

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2023/0354

**DECISION DATE:** 07 August 2023

**DATE RECEIVED:** 14/06/2023

**APPLICANT:**

Mr and Mrs Sagar  
Fernhill  
Ribchester Road  
Clayton le Dale  
BB1 9EG

**AGENT:**

Mr James Holden  
Holden Lancashire Ltd  
83 Blackburn Road  
Rishton  
Blackburn  
BB1 4ER

**DEVELOPMENT PROPOSED:** Proposed roof alterations, lifting ridge by 1m and incorporating new dormer windows to front and rear. Single storey rear extension to form utility area.

**AT:** Fernhill Ribchester Road Clayton le Dale BB1 9EG

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Proposed Plan (dwg no. 003 Rev D)

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The materials to be used on the external surfaces of the development as indicated within the application form and on drawing(s) 'Proposed Plan' (dwg no. 003 Rev D) shall be implemented as indicated.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. No part of the development hereby permitted shall be occupied until such a time as the access arrangements shown on 'Proposed Plan' (dwg no. 003 Rev D) have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of highway safety.

5. Before the development hereby permitted becomes operative, the existing hedge on the highway frontage of the site shall be reduced to and be permanently maintained henceforth at a height no greater than 0.9m above the nearside carriageway level.

Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

6. The development hereby permitted shall not be occupied until such a time as the access drive (and any turning space) has been surfaced with porous hard bound material (not loose aggregate) or if surfaced in impermeable materials then the surface water runoff shall be drained within the site and to a suitable internal outfall. Thereafter, the porous material/drainage shall be maintained in perpetuity.

Reason: In the interest of highway safety and to prevent any water from being discharged and deleterious material being deposited onto the public highway.

7. The installation of a Greenwoods Eco Habitats two crevice box shall be incorporated into the site during the construction stage of the development and made available for use before the extension(s) hereby approved is first brought into use and thereafter retained.

Reason: In the interest of biodiversity and to enhance roosting opportunities for species conservation concern and to minimise/ mitigate the potential impacts upon protected species resultant from the development.

#### **Note(s)**

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

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| 4. | 1 | The applicant and building contractors should be aware of the legal protection afforded all species of bats in the UK. Roofing work should take place following an evening temperature of +5c and roof tiles should be removed by hand. |
|    | 2 | In the event that any bats are discovered, disturbed or harmed during the development, all work must cease immediately, and further advice be sought from a licenced ecologist.   |
|    | 3 | This consent requires the construction, improvement, or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works  |

	under the Highways Act 1980 Section 171. Before any work begins at the site, please contact <a href="mailto:lhsvehiclecorssing@lancashire.gov.uk">lhsvehiclecorssing@lancashire.gov.uk</a> for the list of approved contractors and to start the section 171 process.
4	The grant of planning permission will require the developer to obtain the appropriate permits to work on, or immediately adjacent to, the adopted highway network. The applicant is advised to contact Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on <a href="mailto:lhsstreetworks@lancashire.gov.uk">lhsstreetworks@lancashire.gov.uk</a> or on 01772 533433.

*Nicola Hopkins*

**NICOLA HOPKINS**

**DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

## Notes

### Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

### Purchase Notices

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If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.