

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2024/0029

DECISION DATE: 05 March 2025

DATE RECEIVED: 08/05/2024

APPLICANT:

Reilly Developments Ltd
C/o Agent

AGENT:

Mr Josh Hellawell
PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

DEVELOPMENT PROPOSED: Proposed two-storey extension to rear, decking to side and new vehicular access and parking area to front, changes to land levels and provision of retaining walls.

AT: 5 The Dene Hurst Green BB7 9QF

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. 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:

Location Plan (dwg no. 1424-PL01)
Proposed Site Layout (dwg no. 1424-PL06H)
Proposed Floor Plans (dwg no. 1424-PL07D)
Proposed Elevations (dwg no. 1424-PL08D)
Proposed Street Scenes (dwg no. 1424-PL09E)

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

2. The materials to be used on the external surfaces of the development as indicated within the application form and on drawings 'Proposed Elevations' (dwg no. 1424-PL08D) and 'Proposed Street Scenes' (dwg no. 1424-PL09E) 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.

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3. Notwithstanding the details shown on the approved plans, the proposed rooflights shall be of Conservation Type, recessed with a flush fitting, and shall thereafter be retained as such in perpetuity.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the area.

4. The access arrangements and parking facilities hereby approved shall be implemented in accordance with dwg no. 1424-PL06H. The access and drive shall be 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 water from being discharged and deleterious material being deposited onto the public highway.

5. The installation of a Greenwoods Ecohabitats Two Chamber Bat Box or Kent Bat Box shall be incorporated into the site and made available for use before the extension 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.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

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| 5. | <table><tr><td>1</td><td>Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), you may need consent from the Lead Local Flood Authority if you want to carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.

"Consent must be obtained before starting any works on site. It cannot be issued retrospectively.
"Sites may be inspected prior to, during and after the issuing of consent.
"Unconsented works within the highway or sustainable drainage system may prevent the adoption of highway and sewer assets.</td></tr></table> | 1 | Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), you may need consent from the Lead Local Flood Authority if you want to carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.

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"Applications to culvert an existing open ordinary watercourse will generally be refused.
"Enforcement action may be taken against unconsented work.

For the avoidance of doubt, once planning permission has been obtained it does not mean that ordinary watercourse consent will automatically be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays.

You should contact the Lead Local Flood Authority to obtain ordinary watercourse consent. Information on the application process and relevant forms can be found here:
<https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse/>

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

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.