

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: 3/2024/0550

DECISION DATE: 4 November 2024

DATE RECEIVED: 26/07/2024

APPLICANT:

Mr and Mrs Connell
39 Back Lane
Baxenden
Accrington
BB5 2RE

AGENT:

Mr Andrew Wolstenholme
AW and A Architects Ltd
Robinsons Barn
West Lane
Worston
Clitheroe
BB7 1QA

DEVELOPMENT PROPOSED: Proposed demolition of existing dwelling and garage and erection of replacement self-build dwelling and detached garage.

AT: 6 Stubbins Lane Sabden BB7 9EP

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:

1:1250 Location Plan 24-036 PL01
1:125 Existing & Proposed Street Elevations 24-036 PL03 C
1:200 Proposed Site Plan 24-036 PL04 C
1:100 Proposed Ground Floor Plan 24-036 PL05 F
1:100 Proposed Elevations 1 24-036 PL06 D
1:100 Proposed Elevations 2 24-036 PL07 E
1:100 Proposed Landscape Plan 24079-102-B

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

3. The proposed materials to be used on the external surfaces of the dwelling shall be in strict accordance with the details submitted on the application form.

Reason: In order that the materials to be used are appropriate to the locality.

4. The construction phase of the development shall be carried out in strict accordance with the Construction Method Statement received by the Local Planning Authority on 1st November 2024.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases.

5. Prior to commencement of any site works including demolition and site clearance the sycamore tree on the western boundary with no. 10 Alston Close shall be protected in accordance with the BS5837 2012 [Trees in Relation to Demolition, Design & Construction].

The protective fencing shall be implemented in strict accordance with the submitted details prior to any works commencing and shall thereafter remain in place until all building works have been completed and all excess materials have been removed from site. During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

Reason: In order to ensure that trees of visual amenity value are protected against adverse effects of the development.

6. The landscaping scheme shown on the submitted landscaping plan (ref 24079-102-B) shall be implemented in the first planting season following first occupation of the dwelling and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: To ensure an appropriate landscaped setting for the replacement dwelling that provides appropriate screening for this replacement dwelling in this setting.

7. Details of appropriate boundary treatments shall be submitted to and agreed in writing by the Local Planning Authority, and duly implemented in accordance with the approved details, prior to first occupation of the dwelling, hereby approved.

Reason: To ensure that the site is adequately screened and in the interests of residential amenity.

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8. Provision shall be made for a Greenwoods Ecohabitats Two Chamber Bat Box or a Kent Bat Box to be installed on the western gable of the proposed dwellinghouse

The bat box shall be incorporated into the dwelling during the construction stage of the development and made available for use before the dwelling hereby approved is first brought into use and thereafter retained in perpetuity.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of 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.
5. This planning permission is subject to a Legal Agreement.

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.