

# Planning appeal for planning application 3/2024/1016

Submitted to the Planning Inspectorate on 16 June 2025

## Before you start

Local planning authority Ribble Valley

Planning application type Full planning

Planning decision Refused

Decision date 17 April 2025

## Your contact details

Was the planning application made in your name? No, I'm acting on behalf of the appellant

Appeal made on behalf of MR S RONNAN

Your contact details Andrew Ronnan

## The appeal site

Appeal site address 1 to 7 THE PICTURE HOUSE,  
GEORGE STREET  
WHALLEY, CLITHEROE  
LANCASHIRE  
BB7 9SG

Do you own the land involved in the appeal? You own none of the land involved in the appeal

Telling the landowners I've told all the landowners about my appeal  
I've done this within the last 21 days  
I used a copy of the form in annexe 2A or 2B

Do you know who owns the land involved in the appeal? Yes, I know who owns all the land

Is the appeal site part of an agricultural holding? No

|                                   |     |
|-----------------------------------|-----|
| <b>Visible from a public road</b> | Yes |
| <b>Health and safety issues</b>   | No  |

## Deciding your appeal

|   |   |
|---|---|
| <b>How would you prefer us to decide your appeal?</b> | Hearing   |
| <b>Why would you prefer a hearing?</b>                | The site is of significant local interest within the Whalley Conservation Area. The proposal attracted wide local interest. There needs to be an opportunity for a proper assessment of all the issues by an independent Third Party in a public forum. |
| <b>Draft statement of common ground</b>               | AR - George Street Apartments 126 Statement of Common Ground.pdf  |

## Your planning application

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|---|---|
| <b>Planning application form</b>  | AR - George Street Apartments 150 Application Form.pdf  |
| <b>Did you submit a separate ownership certificate and agricultural land declaration with your application?</b> | No  |
| <b>Planning application number</b>  | 3/2024/1016   |
| <b>Is the description of development on your application form still correct?</b>                                | Yes   |
| <b>Plans, drawings and supporting documents</b>   | AR - George Street Apartments 127 Agent Statement.pdf<br>AR - George Street Apartments 128 As Built Plan First Floor.pdf<br>AR - George Street Apartments 129 As Built Plan Ground Floor.pdf<br>AR - George Street Apartments 130 As Built North - West Elevations.pdf<br>AR - George Street Apartments 131 As Built South - East Elevations.pdf<br>AR - George Street Apartments 132 As Built Second Floor Plan.pdf<br>AR - George Street Apartments 133 As Built Third Floor Plan.pdf<br>AR - George Street Apartments 134 Velux Cross Section.pdf<br>AR - George Street Apartments 135 Amended Heritage Statement.pdf<br>AR - George Street Apartments 136 Lighting Layout.pdf<br>AR - George Street Apartments 137 Lighting Layout Photos.pdf |

AR - George Street Apartments 138 Lighting Layout Second Floor.pdf

AR - George Street Apartments 139 Lighting Layout Third Floor.pdf

AR - George Street Apartments 140 Lighting Statement.pdf

AR - George Street Apartments 141 Planning + Design Statement.pdf

AR - George Street Apartments 142 As Built Plans Side + Rear.pdf

AR - George Street Apartments 143 Rear Boundary Wall.pdf

AR - George Street Apartments 144 Rear Boundary Wall Details.pdf

AR - George Street Apartments 145 Material Samples.pdf

AR - George Street Apartments 146 Site Plan.pdf

AR - George Street Apartments 147 Sound Vent Details.pdf

AR - George Street Apartments 148 Planting Scheme.pdf

AR - George Street Apartments 149 uPVC Window Sections.pdf

AR - George Street Apartments 150 Application Form.pdf

AR - George Street Apartments 151 As Built First Floor Plan.pdf

AR - George Street Apartments 152 As Built North + West Elevations.pdf

AR - George Street Apartments 153 As Built Ground Floor Plan.pdf

AR - George Street Apartments 154 As Built Roof Plan.pdf

AR - George Street Apartments 155 As Built Second Floor Plan.pdf

AR - George Street Apartments 156 As Built South + West Elevations.pdf

AR - George Street Apartments 157 As Built Third Floor Plan.pdf

AR - George Street Apartments 158 Committee Report.pdf

AR - George Street Apartments 159 Committee Report Docx.docx

AR - George Street Apartments 159 DP Letter.pdf

AR - George Street Apartments 160 Window Cross Section.pdf

AR - George Street Apartments 161 Decision Notice.pdf

AR - George Street Apartments 162 First Floor Terrace + Steps.pdf

AR - George Street Apartments 163 Heritage Statement Addendum.pdf

AR - George Street Apartments 164 Hedge Image.pdf

AR - George Street Apartments 165 Committee Late Items.pdf

AR - George Street Apartments 166 Lighting Layout First Floor.pdf

AR - George Street Apartments 167 Lighting Layout Photos.pdf

AR - George Street Apartments 168 Lighting Layout Second Floor.pdf

AR - George Street Apartments 169 Lighting Layout Third Floor.pdf

AR - George Street Apartments 170 Lighting Specification.pdf

AR - George Street Apartments 171 Location Plan.pdf

AR - George Street Apartments 172 Boundary Wall.pdf

AR - George Street Apartments 173 Proposed Materials.pdf

AR - George Street Apartments 174 Proposed Site Plan.pdf

AR - George Street Apartments 175 Planning + Design Statement.pdf

AR - George Street Apartments 176 Window Vent.pdf

AR - George Street Apartments 177 Conservation Area uPVC Survey.pdf  
AR - George Street Apartments 178 Window Cross Section.pdf  
AR - George Street Apartments 179 Appeal Annex Form.pdf

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**Design and access statement submitted with application** Yes

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**Design and access statement** AR - George Street Apartments 141 Planning + Design Statement.pdf

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**Decision letter** AR - George Street Apartments 161 Decision Notice.pdf

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## Your appeal

**Appeal statement** AR - George Street Apartments 194 Appeal Statement PDF.pdf

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**Any plans or drawings to support your appeal** No

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**Do you plan to submit a planning obligation to support your appeal?** No

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**Any documents to support your appeal** Yes

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**Supporting documents** AR - George Street Apartments 9 Archaeologist Report 12.08.22.pdf  
AR - George Street Apartments 192 Appeal Appendix 2.docx  
AR - George Street Apartments 161 Decision Notice.pdf  
AR - George Street Apartments 1 Planning Consent 08.04.22.docx  
AR - George Street Apartments 11 Approved Design Statement.pdf  
AR - George Street Apartments 184 O'Donnell Email 24.09.24.docx  
AR - George Street Apartments 185 DP - RVBC Emails 05-06.03.25.docx  
AR - George Street Apartments 188 DP to RVBC Email 11.03.25.docx  
AR - George Street Apartments 110 RVBC Submission 01.04.25.docx

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