

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2024/1016

DECISION DATE: 22 April 2025

DATE RECEIVED: 31/01/2025

APPLICANT:

Mr S Ronnan
Ronnan Corporation Ltd
Marathon House
The Sidings
Whalley
BB7 9SE

AGENT:

Donna Barber
Eden Planning
1 market Street
Altrincham
WA14 1QE

DEVELOPMENT PROPOSED:

Regularisation of works including extension to rear ground floor to include internal secure residents cycle store with roller shutter door; re-instate rear boundary wall to 1.351m high maximum; alterations to rear external staircases; upvc windows and doors to front, side and rear; aluminium windows to the front dormer; screening feature to the rear balconies; ground floor bin store; central cladding to front dormer window on third floor; rooflights; external lighting scheme to rear and two electric charging points.

AT: 1 to 7 The Picture House George Street Whalley BB7 9TH

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

1. The proposed uPVC windows on the front, rear and side elevations, the dark grey cladding on the front dormer and rear gables, the rear wall enclosing the first floor terraced area and balcony areas in the absence of any suitable mitigation, the lighting scheme and the proposed larch cladding to the rear stairwell, are prominent, incongruous, and conspicuous and result in a harmful impact upon the character and appearance of Whalley Conservation Area and the setting of nearby listed buildings namely 10 – 16 (consecutive) Church Lane and the Church of Mary and All Saints. This is contrary to The Planning (Listed Buildings and Conservation Areas) Act 1990, Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy 2008 – 2028 as well as the National Planning Policy Framework.

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2. The proposal fails to demonstrate that the scheme does not result in significant measurable harm to the residential amenities of the occupiers of numbers 4 - 8 (consecutive) Church Lane by virtue of overlooking and loss of privacy from the first floor roof terraced area. In addition, the proposed lighting scheme would have an unacceptable impact on neighbouring properties 6 and 7 Church Lane, by virtue of the resultant light pollution. This would undermine and diminish the enjoyment of the occupiers of the properties contrary to Policy DMG1 of the Ribble Valley Core Strategy 2008 – 2028 as well as the National Planning Policy Framework.

3. The proposed uPVC windows on the front, rear and side elevations, dark grey cladding on the front dormer and rear gables, rear wall enclosing the first floor terraced area and balcony area in the absence of any suitable mitigation, the lighting scheme and the proposed larch cladding to the rear stairwell, results in an incongruous, unsympathetic, and discordant form of development, that fails to respond positively to the visual character of the area contrary to Policy DMG1 of the Ribble Valley Core Strategy 2008 – 2028 and the National Planning Policy Framework.

Note(s)

1. Applications for planning permission are assessed against the National Planning Policy Framework and the policies within the Core Strategy for the Ribble Valley. The Local Planning Authority adopts a positive and proactive manner and will consider representations, liaise with consultees, and seek amendments to proposals where appropriate within statutory timescales.

2. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable. It was therefore not possible to approve the application.

3. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

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.

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· 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.