

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: 3/2025/0078

DECISION DATE: 23 July 2025

DATE RECEIVED: 04/03/2025

APPLICANT:

Mr and Mrs Parker
Browsholme Hall
Clitheroe Road
Whitewell
Clitheroe
BB7 3DE

AGENT:

Mr Peter Hitchen
Peter Hitchen Architects
Marathon House
The Sidings Business Park
Whalley
Clitheroe
BB7 9SE

DEVELOPMENT PROPOSED: Proposed demolition of existing extensions and erection of part single, part two storey extension and alterations.

AT: Top Lodge Browsholme Hall Clitheroe Road Whitewell BB7 3DE

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:

- Location Plan drawing ref: A0.1
- Amended Proposed Site Plan drawing ref: 5000 received 13 June 2025
- Amended Existing and Proposed Roof Plan drawing ref: 6000 received 13 June 2025
- Amended Proposed Elevations drawing ref: A3.3 received 10 June 2025
- Proposed Ground Floor Plan drawing ref: A2.2
- Amended Proposed First Floor Plan drawing ref: A2.2.1 received 10 June 2025

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent hereby approved.

3. The materials to be used on the external surfaces of the development as indicated on the Householder Application Form 3/2025/0078 hereby approved and as contained within the submitted information shall match the existing dwelling.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area, in accordance with Key Statement EN2 and EN5 of the Ribble Valley Core Strategy and Policies DMG1, DMG2, DMH5 and DME4 of the Ribble Valley Core Strategy.

4. No development shall commence on site until a Natural England Mitigation licence is in place to cover the works and a copy of which is submitted to and approved in writing by the Local Planning Authority together with an updated elevation drawing and an updated site plan which provides details and the location of an integrated bat tube within the gable end of the building and Greenwoods Ecohabitats two crevice box to be provided within the garden.

The approved box within the garden shall be provided prior to the commencement of the development and the approved integrated bat tube shall be incorporated into the design of the development and implemented during the construction phase. Both shall be retained thereafter in perpetuity.

Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in strict accordance with Method Statement and Reasonable Avoidance Measures outlined in the document titled 'Bat Survey Report and Method Statement European Protected Species (Bats) Reasonable Avoidance and Mitigation Measure' by Dave Anderson, dated 14 July 2025 as submitted with the application.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

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.

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.