

Peter Hitchen Architects Ltd  
Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE

10 November 2025

**STATEMENT TO SUPPORT THE PLANNING APPEAL**

**Evesons Barn, Simonstone Lane, Simonstone, BB12 7NU**

**Ribble Valley Borough Council - Application Ref: 3/2025/0146**

**Development: Change of use of land for residential access including boundary treatments, parking at the rear of the dwelling, and bin storage**

**Decision: Refused (10 October 2025)**

This statement should be read to support the formal planning appeal and provides pertinent supplementary information with regard to the time line of events since the submission of the proposal.

The application (following the online planning portal application in March 25) underwent a vigorous exercise of validation in advance of the formal registration which involved providing information regarding the following matters :-

*Please provide details of materials for the track have not been provided. Any access gates and boundary details need to be included on the form.*

*Please amend the description to include a change of use of the land to residential access and include the length of the track.*

*The access gate and any boundary details to the track including heights need to be included.*

*The boundary wall/fence to the original vehicular access and bin store have not been approved. The parking area to the rear has not been approved. These should be included in the description.*

*The boundary wall/fence to the original vehicular access and bin store have not been approved.*

*The parking area to the rear has not been approved. Please provide a site location plan that includes these in the red edge.*

***Please note this scheme differs from the landscaping scheme approved for condition 13 under 3/2023/0935.***

***A Change of Use involved therefore the fee is £578***

***Existing plan shows a temporary access which was not approved as part of the development. This needs to be removed.***

***Site Levels Plans / Sectional Drawings- Section of the proposed track with levels to the adjacent highway including existing hedge and wall***

***BNG Report / matrix or clear information on exemption- Clear reason needs to be given as the site area is states as 1,200sq.m. The grass track is proposed to be hard surfaced. Please provide details of any surface water run off needs to be provided.***

***Tree Survey / Arboricultural Impact Assessment -There are hedges and trees on the site which would be affected by the proposed development, please provide details***

Following the completion and compilation of all the information through communications and assistance from the relevant consultants and ultimately the registration of the application on 5 June 2025, we confirm the following as the timeline of emailed communication between ourselves acting as agent for the application and the appointed case officer :-

23/7/25 – First email from RVBC requesting an extension of time until 11/8/25 following receipt of the BNG matrix amendments

19/8/25 - Enquiry about the status of the application following the passing of the agreed EOT date. Response from the case officer the same day requesting an extension of time until 27/8/25

11/9/25 - Enquiry about the status of the application following the passing of the agreed EOT date. No response

26/9/25 - Enquiry about the status. No response

1/10/25 - Enquiry about the status. No response

8/10/25 – Enquiry about the status. Response from the case officer requesting an extension of time to 13/10/25 which we agreed.

10/10/25 – Refusal notice issued

It is extremely disappointing that we had no meaningful dialogue from the case officer since the agreement of the initial extension of time date until the decision notice. This equates to a period of approximately 8 weeks. It is clear from the reasons for the refusal and as outlined in the supporting statements that we could and should have had the opportunity to address the matters through modifications and revisions to the proposal. At no time were we made aware of any issues with the details submitted, which is alarming given the substantial material we provided at the outset of the application.

We request the planning inspector considers all the relevant comments stated within the appellants supplementary statement and the appeal statement prepared by the consultant and allows the appeal.

