

Appeal 6001629

## Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	EVESONS BARN, SIMONSTONE LANE, SIMONSTONE, BB127NU
Agent contact details	PETER HITCHEN [REDACTED]
Application number	[REDACTED] 3/2025/0146

## Before you start

Which local planning authority (LPA) do you want to appeal against? Ribble Valley

Have you received an enforcement notice? No

What type of application is your appeal about? Full planning

What date did you submit your application? 5 Jun 2025

Was your application granted or refused? Refused

What is the date on the decision letter from the local planning authority? 10 Oct 2025

## Appellant's appeal

Was the application made in the appellant's name? No

Applicant's name MR BEN SIMMONDS

Contact details PETER HITCHEN  
Peter Hitchen Architects

<b>Phone number</b>	
<b>Site address</b>	EVESONS BARN SIMONSTONE LANE SIMONSTONE BB127NU
<b>What is the area of the appeal site?</b>	1200 m <sup>2</sup>
<b>Is the site in a green belt</b>	Yes
<b>Site fully owned</b>	Yes
<b>Will an inspector need to access the land or property?</b>	No
<b>Agricultural holding</b>	No
<b>Site health and safety issues</b>	No
<b>Application reference</b>	3/2025/0146
<b>Was your application about any of the following?</b>	Other minor development
<b>Enter the description of development</b>	Proposed change of use of land to residential with access track (60m long), gate (2m high) and boundary treatments (1.2m high fences and 1m high stone wall), bin store and parking area to the rear.
<b>Did the local planning authority change the description of development?</b>	No
<b>Preferred procedure</b>	written
<b>Are there other appeals linked to your development?</b>	No
<b>Did the appellant apply for an award of appeal costs?</b>	No

## Appellant's documents

<b>Application form</b>	<a href="#">25_0146_ApplicationFormRedacted_29May25.pdf (/published-document/47ea5f4a-b91b-4ea0-823b-6f05671d19a6)</a>
<b>Plans, drawings and supporting documents</b>	<a href="#">GATE.pdf (/published-document/4809ab41-4d23-459c-8a89-02081ddc3a8e)</a> <a href="#">GENERAL ARRANGEMENT PLAN.pdf (/published-document/889bc9b1-7db6-4ee4-9531-0db65cde2ffb)</a>

[25\\_0146\\_Site\\_Plan\\_Fence\\_Detail\\_and\\_Aerial\\_Photo\\_29May25.pdf \(/published-document/92cb8919-14e1-4698-a4a4-218499adf5bd\)](#)  
[25\\_0146\\_Plans\\_Views\\_and\\_Section\\_29May25.pdf \(/published-document/362f0642-94d9-4cdf-9bb9-64f9d5930972\)](#)  
[SWEPT\\_PATH\\_1.pdf \(/published-document/10a7cf45-152b-46f8-ad5c-66ed77184bc0\)](#)  
[25\\_0146\\_Location\\_Plan.pdf \(/published-document/01666915-400f-4cf8-a1f9-c80c290416c9\)](#)  
[SWEPT\\_PATH\\_2.pdf \(/published-document/3244774e-f0cc-4933-bce0-cd1e67656f63\)](#)

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**Separate ownership certificate in application**

No

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**Design and access statement in application**

[ACCESS DESIGN STATEMENT 30April.pdf \(/published-document/7b7871f4-16d3-429b-8395-6068f899f6b4\)](#)

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**Decision letter**

[25\\_0146\\_Decision\\_Notice.pdf \(/published-document/57179ce8-5b41-4f0c-81fb-48a51b58a955\)](#)

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**Appeal statement**

[Appellant statement.docx \(/published-document/3c12ad64-c51b-467e-9ca1-9bf7121edbb8\)](#)  
[Architects supporting statement.docx \(/published-document/0d26b4e9-8036-485f-ad89-a2129528c280\)](#)  
[Appeal statement.docx \(/published-document/7a24ca82-cea4-41b7-bb44-bb983011f101\)](#)

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**New plans or drawings**

No

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**Planning obligation**

No

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**New supporting documents**

No

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