

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: 3/2025/0163

DECISION DATE: 16 May 2025

DATE RECEIVED: 31/03/2025

APPLICANT:

Mr and Mrs Briggs
4 Church Street
Ribchester
Preston
PR3 3XP

AGENT:

Mr R Maudsley
Sunderland Peacock and Assoc Ltd
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT Proposed loft conversion, dormer to rear and two velux rooflights to front.

PROPOSED:

AT: 4 Church Street Ribchester PR3 3XP

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 Scale 1:1250

Proposed Site Plan drawing ref: 6487 - P02

Existing Site Plan drawing ref: 6487 - E02

Existing Floorplans and Elevations drawing ref: 6487 - E01

Proposed Floorplans and Elevations drawing ref: 6487 - P01 Rev A

Construction Management Plan received 16 May 2025

Reason: For the avoidance of doubt 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 shall match those stated within the submitted Application Form. This includes the use of hanging slate cladding on the rear dormer to matching those used on the existing slate roof.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and to conserve the character and appearance of the Ribchester Conservation Area in accordance with Key Statement EN5 and Policies DMG1, DMG2, DME4 and DMH5 of the Ribble Valley Core Strategy.

4. The development shall be implemented in accordance with the approved 'Construction Management Plan' received 16 May 2025.

Reason: In the interests of the safe operation of the adopted highway during the demolition and construction phases in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. Deliveries during construction to the approved development shall only be accepted between the hours of 9.30am and 2.30pm Monday to Friday, to avoid peak traffic on the surrounding highway network.

Reason: In the interest of highway safety in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

6. The roof lights hereby approved shall be of the Conservation Type, recessed with a flush fitting, and retained as such thereafter.

Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity and to preserve the character and appearance of the Conservation Area in accordance with Key Statement EN5 and Policies DMG1, DMG2, DME4 and DMH5 of the Ribble Valley Core Strategy.

7. The development shall be implemented in accordance with the Precautionary Method Statement and Reasonable Avoidance Measures outlined within the Preliminary Bat Roost Assessment Report dated 26th March 2025. The artificial bat boxes outlined in this report shall be implemented during the construction phase of the development and retained in perpetuity.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern.

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.
5.
 - There must be no storage of materials in the public highway at any time.
 - There must be no standing or waiting of machinery or vehicles in the public highway at any time.
 - A licence to erect hoardings adjacent to the highway (should they be proposed) may be required. If necessary, this can be obtained via the County Council (as the Highway Authority) by contacting the Council by telephoning 01772 533433 or emailing lhsstreetworks@lancashire.gov.uk
 - All references to public highway include footway, carriageway, and verge.

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

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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.