

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: 3/2025/0286

DECISION DATE: 06 June 2025

DATE RECEIVED: 17/04/2025

APPLICANT:

Mr and Mrs Mulcock
Club Farm
West Lane
Worston
Clitheroe
BB7 1QA

AGENT:

Mr Andrew Wolstenholme
AW and A Architects Ltd
Robinsons Barn
West Lane
Worston
Clitheroe
BB7 1QA

DEVELOPMENT PROPOSED: Variation of condition 1 (approved plans) on planning permission 3/2018/0678 (for new two storey extension to side and conversion of attached barn to existing residential dwelling; demolition of outbuildings and erection of garaging/office/store. Modification of access and landscaping works) to allow an alternative design of garage.

AT: Club Farm Worston BB7 1QA

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 permission shall relate to the development as shown on Plan References:

Proposed Site Plan: 25-009 PL02 Rev:A

Design Proposal Visual Impact Drg No 18-200-05d received on 18/12/18.

Design Proposal Rear Garden Drg No 18-200-04d received on 18/12/18.

Design Proposal Front Garden Drg No 18-200-03d received on 18/12/18.

Design Proposal Design Concept Drg No 18-200-02d received on 18/12/18.

Proposed Plan and Elevations Drg No 400 Rev A received on 18/12/18.

Proposed Floor Plan: 25-009 PL03 Rev:A

Proposed Roof Plan: 25-009 PL04 Rev:A

Proposed Elevations: 25-009 PL05 Rev:A

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

2. Precise specifications of proposed windows, rooflights and doors including elevations cross - sections, glazing type, opening mechanism and surface finish shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved windows shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal safeguards the character of the building and in the interests of visual quality.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area.

4. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 7/7/18.

Reason: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed. To ensure that there are no adverse effects on the favourable conservation status of a bat population. To protect the bat population from damaging activities and reduce or remove the impact of development.

5. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and ensuring a satisfactory standard of appearance given the location of the property in a Conservation Area.

6. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated September 2016. Any deviation from the survey may need to be the subject of a further planning application.

Reason: In the interest of safeguarding the building and visual amenity.

7. The garage hereby approved shall only be used for purposes incidental to the enjoyment of the household and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

Reason: To clarify the nature of the consent hereby approved and to ensure that adequate parking provision is retained on site to serve the household.

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.