

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2025/0295

DECISION DATE: 17 July 2025

DATE RECEIVED: 16/06/2025

APPLICANT:

Mrs Iris Owen
The Pentre
Pendle Road
Clitheroe
BB7 1JQ

AGENT:

Mr David Owen
David Owen Architects Ltd
Flat 28 Highpoint
North Hill
London
N6 4BA

DEVELOPMENT PROPOSED: Erection of one new single storey residential building adjacent to The Pentre. Construction of new boundary fence/wall separating the properties.

AT: The Pentre Pendle Road Clitheroe BB7 1JQ

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposal is considered to result in significant direct conflict with Policy DMG1 of the Ribble Valley Core Strategy which seeks to protect against development that would result in measurable harm to the character or visual amenities of the area. Particularly insofar that approval would result in a form of development that fails to respond positively to the inherent pattern, configuration and scale of nearby surrounding development - with the proposal also resulting in a cramped form of development, exacerbated by the proposals overall scale and proximity to the northern and southern boundaries of its associated proposed residential curtilage.
- 2 The proposal is considered to be in direct conflict with Policy DMG1 of the Ribble Valley Core strategy which seeks to ensure of adequate standards of residential amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby affected existing residential amenities. Particularly insofar that the proposal would result in an unsympathetic overbearing impact and loss of light upon the residential amenities of the occupiers of The Pentre.

- 3 The proposals would result in significant direct conflict with Key Statement EN4 and Policies DME1, DME2 and DME3 of the Ribble Valley Coire Strategy. Particularly insofar that it has not been adequately demonstrated that the proposal will result in an overall net enhancement in biodiversity, nor has it been demonstrated that the proposed loss of trees, hedgerow and habitat can be adequately compensated for on-site.

It is further considered that the applicant has failed to demonstrate that the proposal would be exempt from the mandatory Biodiversity Requirements imposed pursuant to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) insofar that no appropriate legal mechanism has been submitted to ensure that the dwelling would be for that of 'self-build' housing for the purposes of the Self-build and Custom Housebuilding Act 2015.

Note(s)

1. Applications for planning permission are assessed against the National Planning Policy Framework and the policies within the Core Strategy for the Ribble Valley. The Local Planning Authority adopts a positive and proactive manner and will consider representations, liaise with consultees, and seek amendments to proposals where appropriate within statutory timescales.
2. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable. It was therefore not possible to approve the application.
3. 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

**RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF PLANNING PERMISSION CONTINUED**

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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.