

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: 3/2025/0300

DECISION DATE: 21 July 2025

DATE RECEIVED: 21/05/2025

APPLICANT:

Ms T Gilliat
The Barn
Preston Road
Longridge
Preston
PR3 3BL

AGENT:

Mr Peter Bamber
PGB Architectural Services Ltd
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ

DEVELOPMENT PROPOSED: Proposed replacement windows, additional velux windows, alterations to window opening to form new door, provision of pigeon hole vents to gable wall. Glazed link to and conversion of garage to art studio, infilling of door and replacement of vehicular door. Installation of Air Source Heat Pumps and acoustic/absorptive screening.

AT: The Barn Preston Road Longridge PR3 3BL

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 1:2500

Amended Proposed Site Plan drawing ref: 101 B (received 17 July 2025)

Amended Proposed Ground Floor Plan drawing ref: 102 A (received 18 July 2025)

Proposed First Floor Plan drawing ref: 103

Amended Proposed Elevations drawing ref: 104 A (received 17 July 2025)

Amended Proposed Elevations drawing ref: 105 B (received 18 July 2025)

Air Source Heat Pump specification (Samsung Product Code: HHSM-G600012-1)

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 as indicated on the Householder Application Form 3/2025/0300 hereby approved and as contained within the submitted information shall match the existing dwelling.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area, in accordance with Policies DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Plan.

4. All new and replacement windows and doors shall be constructed in timber as outlined in the approved plans, of which the colour of and section details shall be submitted and approved in writing by the Local Planning Authority prior to their installation.

The development shall be carried out in strict accordance with the approved details; the approved details shall thereafter be retained in perpetuity.

Reason: To ensure a satisfactory standard of appearance in the interests of the visual amenities of the area and to protect the character and appearance of the existing building, in accordance with Policy DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Plan.

5. Notwithstanding the details shown upon the approved plans, the proposed roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the area.

6. Prior to the commencement of development, a compensatory bat box (Two Greenwood Eco Habitats two crevice box) as recommended within the submitted Preliminary Bat Roost Assessment Report by Dave Anderson dated 15.05.2025 shall be installed within the site and shall remain in perpetuity. The development shall be carried out in strict accordance with the Precautionary Method Statement and Reasonable Avoidance Measures outlined in this report and the approved details.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

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7. 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 conversion hereby permitted shall only be used for purposes which are wholly incidental to the occupation of the adjacent dwelling known as 'The Barn'.

Reason: To define the scope of the permission and prevent the use of the building for purpose(s) which may be considered inappropriate or unsustainable in a rural location.

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.

1	Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK. The building contractors shall take made aware that solitary roosting bats can be disturbed or exposed beneath roof materials such as roofing slates, timber battens and roofing membranes. Building contractors shall take additional care when removing fascia boards, verge tiles, ridge tiles, lead flashing and roofing felt.. Timing of works Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand. Transitional roosts - April -September/October Feeding roosts - May - November Maternity roosts - May - August Satelite roosts - May - August Mating roosts - September -November Night roosts - March - November Day roosts - March - November Hibernation roosts - October - March Mating/swarming roosts - August - November In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.
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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.

