

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: 3/2025/0316

DECISION DATE: 25 July 2025

DATE RECEIVED: 24/04/2025

APPLICANT:

Mr Mark Byrne
Boutique Homes Ltd
4 Park Farm View
Barrow
Clitheroe
BB7 9YS

AGENT:

Mr Paul Derbyshire
PD Construction Consultants
7 Beech Street
Clitheroe
BB7 2LL

DEVELOPMENT PROPOSED: Proposed change of use from (Use class E/Use Class C3) to House in Multiple Occupation with six rooms (Use ClassC4).

AT: Ground Floor Unit and First Floor Flat 27-29 Bawdlands Clitheroe BB7 2LA

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.

P.T.O

2. The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and reports received by the Local Planning Authority unless prohibited by any other condition.

Plans

- Block Location Plan Drawing No: 1749 - 101
- (Amended) Proposed Ground Floor Plan Drawing No: 1749 - 06 REV D (received 07.07.2025)
- (Amended) Proposed Side Access Detail Drawing No: 1749 - 12 REV E (received 07.07.2025)
- Proposed First Floor Plan Drawing No: 1749 - 07
- Proposed Front Elevation Drawing No: 1749 - 08
- (Amended) Proposed Side Elevation Drawing No: 1749 - 09 REV A (received 07.07.2025)
- Proposed Rear Elevation Drawing No: 1749 - 10
- Proposed Cycle Storage Drawing No: 1749 - 13 (received 07.07.2025)
- (Amended) General Design Statement July 2025 (received 09.07.2025)
- Katana Planning: Planning Statement May 2025

REASON: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. The development hereby approved shall be carried out in complete accordance with the sound mitigation / attenuation measures detailed within the section titled: "Action Required to Comply with Approved Documents" of the submitted noise sound insulation scheme titled "Acoustic Insulation Assessment and Specification" dated 10 May 2024 and carried out by PD Construction Consultants. The approved sound mitigation/attenuation measures shall be installed in strict accordance with the approved details prior to the use hereby approved first becoming operative and thereafter retained.

REASON: In order that the Local Planning Authority may ensure that the activities associated with the proposal are appropriate to the locality and to protect the residential amenities of nearby residents / occupiers.

4. Refuse storage for the development hereby approved shall be provided in accordance with the details as shown on (Amended) Proposed Ground Floor Plan Drawing No: 1749 - 06 REV D (received 07.07.2025) prior to the use hereby approved first becoming operative and thereafter retained. All refuse and recycling bins shall be stored within the confines of the application property at all times, save for when they need to be presented on the street on bin collection day(s).

REASON: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and in the interests of public safety.

5. Cycle storage for the development hereby approved shall be provided and retained in accordance with the details as shown on (Amended) Proposed Ground Floor Plan Drawing No: 1749 - 06 REV D (received 07.07.2025) and Proposed Cycle Storage Drawing No: 1749 - 13 (received 07.07.2025) prior to the use hereby approved first becoming operative and thereafter retained.

REASON: To allow for the promotion of sustainable forms of transport and aid social inclusion.

6. Details of the proposed mechanical extraction to serve the property's bin store area shall be submitted to and approved in writing by the Local Planning Authority prior to the use hereby approved first becoming operative and thereafter retained. The development shall be carried out in accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and that any externally mounted equipment is not of detriment to the residential amenities of nearby occupiers or visual amenities of the area.

7. The house in multiple occupation hereby approved shall have no more than six bedrooms as marked on approved plans (Amended) Proposed Ground Floor Plan Drawing No: 1749 - 06 REV D (received 07.07.2025) and Proposed First Floor Plan Drawing No: 1749 - 07, with each of the bedrooms occupied as single rooms only and not exceeding one bedspace.

The areas hereby approved as kitchen / dining and cycle storage / laundry room space shall not be laid out with bed-space provision.

REASON: Occupation above that listed above would result in overly intensive use of the property to the detriment of the amenity of future occupiers and nearby neighbours as well as the character and function of the immediate area.

8. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent re-enactment, the approved use shall only be used as a small house in multiple occupation (Use Class C4) for up to six occupants.

REASON: To clarify the permitted use of the property. Occupation above that listed above would result in overly intensive use of the property to the detriment of the amenity of future occupiers and nearby neighbours as well as the character and function of the immediate area.

9. Communal space for the development hereby approved shall be provided and retained in accordance with the details as shown on (Amended) Proposed Ground Floor Plan Drawing No: 1749 - 06 REV D (received 07.07.2025) prior to the use hereby approved first becoming operative and thereafter retained.

REASON: To ensure that future occupants have appropriate communal space provision.

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.