



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

My reference: 3/2025/0340

Direct Dial: (01200) 425111

Email: [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

Date: 24 June 2025

Dear Peter,

**Notification of a proposed larger home extension under the provisions of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019**

Ribble Valley Council, as the Local Planning Authority, hereby confirm that **PRIOR APPROVAL IS NOT REQUIRED** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the approved details shown below:

**Address of the proposed development**

36 Painter Wood, Whalley Old Road, Billington BB7 9JD.

**Description of the proposed development**

Prior notification for enlargement of dwelling by construction of one additional storey.

**It is important that you read and understand all of the following conditions:**

It is a requirement of the conditions within subparagraph (2) and subparagraph (3) that

**The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;**

**Following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.**

**Before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.**

**The development must be completed within a period of 3 years starting with the date prior approval is granted.**

**The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and**

**That notification must be in writing and include**

- a. The name of the developer;**
- b. The address of the dwellinghouse; and**
- c. The date of completion**

This letter confirms that the proposed development constitutes permitted development under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) at the date of this letter. Please note, legislation can change and if you do not carry out the development straightaway, you are advised to contact the Local Planning Authority to check whether the legislation has changed.

Yours sincerely

*Nicola Hopkins*

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

**Applicant:**

**Mr Tim Stephenson**  
**36 Painter Wood**  
**Billington**  
**Clitheroe**  
**BB7 9JD**

**Agent:**

**Mr Peter Hitchen**  
**Peter Hitchen Architects**  
**Marathon House**  
**The Sidings Business Park**  
**Whalley**  
**Clitheroe**  
**BB7 9SE**

**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/planning-inspectorate>. 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.