

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

OUTLINE PLANNING PERMISSION

APPLICATION NO: 3/2025/0536

DECISION DATE: 01/10/2025

DATE RECEIVED: 23/07/2025

APPLICANT:

Mr D O'Meara
608 Garstang Road
Barton
Preston
PR3 5DR

AGENT:

Mrs Margaret Eastham
PSA Design Ltd
6 The Old Bank House
Berry Lane
Longridge
PR3 3JA

PARTICULARS OF DEVELOPMENT: Part retrospective outline planning permission to demolish the existing bungalow and proposed new detached self-build 4/5-bedroom house with access applied for (all other matters reserved).

AT: Dale Hey Bungalow Preston Road Ribchester PR3 3XL

Ribble Valley Borough Council hereby give notice in pursuance of provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following conditions:

- 1 An application for approval of the reserved matters (namely the appearance, layout, scale and landscaping of the site) must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended 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:

Site Location Plan drawing ref: A4578-PL01

Amended Proposed New Access drawing ref: A4578-PL03 Rev B (received 6 August 2025)

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

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- 3 The residential curtilage hereby approved shall solely relate to the area shown within the red edge on the hereby approved location plan. No extension of the residential curtilage shall be undertaken without separate planning consent having first been granted by the Local Planning Authority.

Reason: To define the scope of the consent hereby approved and to protect against further encroachment of residential curtilage into the defined open countryside.

- 4 Any application for approval of reserved matters shall include details of a sustainable surface water drainage scheme and a foul water drainage scheme, which shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; it is agreed that infiltration is discounted by the investigations);
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.

The surface water from the approved access should be collected within the site and drained to a suitable internal outfall.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

- 5 Prior to first occupation of the dwelling, visibility splays 2.4 metres back from the centre line of the access and extending 152 metres on the nearside carriageway edge in both directions shall be provided at the approved access, as shown on the approved plans. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

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- 6 Any reserved matters application relating to landscaping (boundary treatments) shall demonstrate that any gateposts to be erected at the access will be positioned 5m behind the nearside edge of the footway/carriageway and any visibility splay fences or walls proposed to be erected from the gateposts to the existing highway boundary will be 45° to the centre line of the access. The development shall only be carried out in conformity with the approved details. Any approved gates shall open away from the highway.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

- 7 Before the dwelling hereby permitted is first occupied, the existing hedge and vegetation on the highway frontage of the site to B6245 Preston Road, Ribchester shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the carriageway of B6245 Preston Road, Ribchester.

Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

- 8 Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

- 9 Notwithstanding the submitted details, no development, including any site preparation, additional demolition or new building work (other than works to the access) shall commence until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes, hedgehog nesting boxes and artificial bat roosting sites have been submitted to, and approved in writing by the Local Planning Authority.

For the avoidance of doubt the details shall identify the nature and type of the nesting boxes/artificial roosting sites and the locations(s) or wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into the dwelling during the construction stage of the development and made available for use before the dwelling hereby approved is first brought into use and thereafter retained. The development shall be carried out in strict accordance with the approved details and in accordance with the mitigation measures outlined in Section 5 of the document titled 'Survey & Assessment in Respect of Bat Species and Nesting Birds (including Barn Owl)' by Echo Calls Bat Surveys dated 15 April 2025.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development.

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- 10 Any application for approval of reserved matters relating to scale and/or layout shall be accompanied by full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plan(s) and shall include details identifying the demolition or retention/part retention of the existing outbuilding within the site. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.

Note(s)

1. 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.
2. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, 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.
3. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.
4. This Decision Notice should be read in conjunction with the Unilateral Agreement dated 28th September 2025.
5. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Lancashire County Council as the Highway Authority must specify the works to be carried out. Only a contractor approved by the Highway Authority can carry out these works. Therefore, before any works can start, the applicant must contact the Highway Authority on highways@lancashire.gov.uk to ascertain the details of such an agreement. More information can be found on Lancashire County Council's website at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>
6. This consent does not give approval to a connection being made to the County Council's highway drainage system. The applicant is further advised that the highway surface water drainage system must not be used for the storage of any waters from adoptable United Utility surface water systems or any private surface water drainage systems.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

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.

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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.