

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: 3/2025/0607

DECISION DATE: 14 November 2025

DATE RECEIVED: 26/08/2025

APPLICANT:

Ms F Adam
Glendene
Barker Lane
Mellor
Blackburn
BB2 7EE

AGENT:

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

DEVELOPMENT PROPOSED: Proposed replacement self-build dwelling following demolition of existing house and garage plus extension of the residential curtilage.

AT: Glendene Barker Lane Mellor BB2 7EE

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 (1:1250)

(Amended) Proposed Site Plan (dwg no. A0.3 Rev A dated 5th November 2025)

(Amended) Proposed Ground Floor (dwg no. A1.4 Rev A dated 5th November 2025)

(Amended) Proposed First Floor (dwg no. A3.2 Rev A dated 5th November 2025)

(Amended) Proposed Elevations (dwg no. A2.2 Rev A dated 5th November 2025)

Proposed Visuals (dwg no. A0.2 dated 5th November 2025)

Proposed and Existing Site Sections (dwg no. A2.1 dated 7th July 2025)

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

3. The materials to be used on the external surfaces of the development hereby approved as indicated within the application form and on approved drawings (Amended) Proposed Elevations (dwg no. A2.2 Rev A dated 5th November 2025) and Proposed Visuals (dwg no. A0.2 dated 5th November 2025) shall be implemented as indicated.

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.

4. The windows in the northern elevation of the replacement dwelling hereby approved shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The windows shall remain in that manner in perpetuity at all times.

Reason: To protect nearby/ neighbouring and future residential amenity.

5. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan or Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved plan/ statement shall provide details of:

- The parking of vehicles of site operatives and visitors
- The loading and unloading of plant and materials
- The storage of plant and materials used in the construction of the development
- The erection and maintenance of security hoarding
- Wheel washing facilities for the full period of construction for the cleaning of the wheels of vehicles leaving the site to prevent mud, stones and debris being carried onto the highway
- Measures to control the emission of dust and dirt during construction
- A scheme for recycling/ disposing of waste resulting from demolition and construction works
- Delivery, demolition and construction working hours
- Routing of delivery vehicles to/from site.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period of the development.

Reason: In the interest of the safe operation of the adopted highway during the demolition and construction phases.

6. The development hereby permitted shall not be occupied until such time as the parking facilities have been implemented in accordance with dwg no. A0.3 Rev A dated 5th November 2025. The parking area shall be surfaced with porous hard bound material (not loose aggregate) or if surfaced in impermeable materials then the surface water runoff shall be drained within the site and to a suitable internal outfall. Thereafter, the onsite parking provision and porous material/drainage shall be maintained in perpetuity.

Reason: In the interest of highway safety and to prevent water from being discharged and deleterious material being deposited onto the public highway.

7. The development hereby permitted shall be carried out in strict accordance with the Method Statement and Reasonable Avoidance Measures detailed within the submitted Bat Survey Report and Method Statement European Protected Species (Bats) dated 10th July 2025 and carried out by Dave Anderson.

For the avoidance of doubt, the Two Greenwood Eco Habitats two crevice bat box shall be installed within the site prior to work commencing and retained thereafter.

Reason: In the interest of biodiversity and to enhance nesting opportunities for species of conservation concern and to reduce the impact of development.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) Schedule 2, Part 1, Classes A to D, no alterations or extensions to the dwelling hereby approved shall be undertaken without express planning permission first being obtained.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area.

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.