

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: 3/2025/0733

DECISION DATE: 08 September 2026

DATE RECEIVED: 09/02/2026

APPLICANT:

Mrs Jeanette Anderson
41 St Marys Drive
Langho
BB6 8DL

AGENT:

Mr Gary Walker
49 Entwistle Street
Swinton
M27 9SD

DEVELOPMENT Proposed side extension with front and rear dormer roof extensions.

PROPOSED:

AT: 41 St Marys Drive Langho BB6 8DL

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:

Side Extension and Loft Conversion with Front and Rear Dormer - dwg no. 101 Rev C
Side Extension and Loft Conversion with Front and Rear Dormer - dwg no. 001 Rev D
Side Extension and Loft Conversion with Front and Rear Dormer - dwg no. 002 Rev E
Side Extension and Loft Conversion with Front and Rear Dormer - dwg no. 003 Rev D

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

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3. The materials to be used on the external surfaces of the development as indicated within the amended Application Form and on dwg nos. 002 Rev E and 003 Rev D shall be implemented as indicated unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. The development hereby permitted shall not be occupied or brought into use until the car parking areas shown on approved drawing 101 Rev C have been provided in full and are available for use. The car parking areas shall be paved in a hard bound material (not loose aggregate) and shall thereafter be kept available for the parking of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interest of highway safety.

5. The development hereby approved shall be carried out in strict accordance with the Nesting Bird Recommendations and Enhancements outlined within the submitted Preliminary Roost Assessment, dated 14th November 2025 and prepared by Arbtech.

The installation of two bird boxes shall be incorporated into the site during the construction stage of the development and made available for use before the development hereby approved is first brought into use and thereafter retained.

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

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.

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| 5. | <table border="1"><tr><td>1</td><td>This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process.</td></tr></table> | 1 | This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process. |
| 1 | This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process. | | |

Nicola Hopkins

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Notes

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 unless the following apply:

- If this is a decision to refuse planning permission for a householder application or 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.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], 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 this notice.
- 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.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

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.