

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: 3/2025/0739

DECISION DATE: 03 December 2025

DATE RECEIVED: 13/10/2025

APPLICANT:

Sireen Patel
21 Irving Place
Blackburn
BB2 6LR

AGENT:

Mr Charles Stanton
Stanton Andrews
44 York Street
Clitheroe
BB7 2DL

DEVELOPMENT PROPOSED: Proposed replacement dwelling including amendment to facing material from previous approval 3/2022/0449.

AT: Lower Abbott House Abbott Brow Mellor BB2 7HU

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. 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 (dwg no. EX.00 Rev A)
Proposed Site Plan and Floor Plans (dwg no. PL.10 Rev B)
(Amended) Proposed Elevations (dwg no. PL.11 Rev E)

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

2. The materials to be used on the external surfaces of the development hereby approved as indicated within the application form, amended drawing PL.11 Rev E and Planning Conditions Statement 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.

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing PL.10 Rev B. Thereafter, the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interest of highway safety.

4. Before the access is used for vehicular purposes, the part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriately paved in a porous, hard bound material (not loose aggregate) and maintained as such in perpetuity.

Reason: To prevent loose surface material from being carried on to the public highway in the interest of highway safety.

5. Prior to first occupation of the dwelling hereby approved, a photographic record of the remaining building, including what remains of the fireplaces etc. shall be submitted to the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/ site.

6. Details of the alignment, height, and appearance of all boundary treatments, fencing, walling, retaining wall structures and gates to be erected within the development shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory standard of appearance in the interest of the visual amenities of the area.

7. Within three months of the date of this permission, a scheme for the hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in strict accordance with the approved details.

Reason: To ensure the proposal is satisfactorily landscaped.

8. The artificial bat and bird boxes shown on drawing PL.11 Rev E shall be incorporated into the dwelling during the construction and be made available for use before the dwelling is first occupied and thereafter retained.

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

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.