

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2025/0766

**DECISION DATE:** 16 January 2026

**DATE RECEIVED:** 06/10/2025

**APPLICANT:**

Mr and Mrs McDonald  
Calder House  
Settle Road  
Bolton by Bowland  
BB7 4NT

**AGENT:**

Mr Andrew Wolstenholme  
AW & A Architects Ltd  
Robinsons Barn  
West Lane  
Worston  
BB7 1QA

**DEVELOPMENT PROPOSED:** Proposed alterations and improvements to site access, alterations to elevations, creation of annex accommodation and associated works.

**AT:** Calder House, Settle Road, Bolton by Bowland, BB7 4NT.

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 1:250 Drawing No: PL01
- (Amended) Proposed Site Plan Drawing No: PL11 REV A (received 30.10.2025)
- Proposed Floor Plans Drawing No: PL12 REV A
- Proposed Floor Plans Drawing No: PL12 REV A
- Proposed Elevations 1 Drawing No: PL14 REV B
- Proposed Elevations 2 Drawing No: PL15 REV B

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. The materials to be used on the external surfaces of the development shall be implemented as indicated on the following plans / drawings:

- Application Form
- Proposed Elevations 1 Drawing No: PL14 REV B
- Proposed Elevations 2 Drawing No: PL15 REV B.

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

4. Before the access points are used for vehicular purposes, that part of the access points 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 hard material to be approved by the Local Planning Authority.

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

5. The annex hereby permitted shall not be occupied until the car parking spaces and manoeuvring areas have been provided in accordance with the approved plan. The car parking area shall thereafter be kept free of obstruction and available for the parking cars at all times.

Reason: To allow for the effective use of the parking areas.

6. 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 visibility at the access points and be permanently maintained henceforth at a height not greater than 0.9m above the nearside carriageway level.

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

7. The annex accommodation hereby approved as shown on Proposed Floor Plans Drawing No: PL12 REV A and Proposed Floor Plans Drawing No: PL12 REV A shall not be occupied or used for any other purposes than those ancillary to the residential use of the dwelling and shall only be occupied as an extended family unit in conjunction with the property to which it is related. The annex shall not be used as a separate unit of living accommodation nor be divided by way of sale or sub-letting to form a unit or units of separate residential accommodation.

Reason: To define the scope of the permission and prevent the use of the annex for purposes other than those hereby approved.

**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.
5. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 171 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 at [highways@lancashire.gov.uk](mailto: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. For the avoidance of doubt this planning permission does not include any alterations to, or replacement of, the existing roof. The applicant is advised that should any works to the roof be required as part of routine maintenance and repair then the advice of an ecologist should be sought to ensure there are no harm to bats.

*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.