

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:** 3/2025/0773

**DECISION DATE:** 1 December 2025

**DATE RECEIVED:** 01/10/2025

**APPLICANT:**

Roy Dent  
Wiswell Moor Developments Ltd  
Longsight Road  
Clayton Le Dale  
Preston  
BB2 7JA

**AGENT:**

Peter Bamber  
PGB Archcitectural Services Ltd  
12 Glen Avenue  
Knowle Green  
Preston  
PR3 2ZQ

**DEVELOPMENT PROPOSED:** Proposed extensions and alterations to include two-storey front extension, single-storey rear extension, single storey link side extension adjoining proposed two storey garage with bedroom in roofspace and the construction of a new gated vehicular access and driveway.

**AT:** Hambledon View Clerk Hill Road Sabden Lancashire BB7 9DR

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  
Proposed Site, Block and Roof Plan 004  
Ground Floor Plan 005  
First Floor Plan 006  
North East and South East Elevation 007  
North West and South West Elevation 008  
Bat Survey 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 materials to be used on the external surfaces of the development as indicated on the Householder Application Form 3/2025/0773 hereby approved and as contained within the submitted information shall be implemented in accordance with the approved details.

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 parking and manoeuvring area shall thereafter always remain available for parking of vehicles associated with the dwelling. The parking areas shall be properly consolidated and surfaced in bound porous materials, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure satisfactory levels of appropriately constructed off-street parking are achieved within the development and to avoid unnecessary parking on the highway to the detriment of highway safety

5.

Any gateposts erected at the access shall be positioned 5m behind the nearside edge of the highway. The gates shall open away from the highway. All gates and associated mechanisms to be located outside the highway and the gates shall have physical restraints to prevent the gates from opening onto the highway.

Reason: To permit vehicles to pull clear of the carriageway when entering the site and to ensure adequate inter-visibility between highway users when exiting, in the interests of highway safety.

6.

Notwithstanding the submitted details, no development, except for works relating to the construction of the access, driveway and attached garage structure, shall commence or be undertaken on site until a copy of a European Protected Species Mitigation Licence has been submitted to and approved in writing by the Local Planning Authority. In the event that Natural England determine an EPS License isn't required, evidence to that effect will be submitted.

The actions, methods & timings included in the mitigation measures identified and the conditions of the Licence shall be fully implemented and adhered to throughout the lifetime of the development.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended), in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

7. The development shall be carried out in strict accordance with the method statement and mitigation measured outlined in the submitted Bat Survey (August 2025).

The artificial bat boxes outlined in the Bat Survey shall be implemented during the construction phase of the developemnt and retained in perpetuity.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern

### **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. | 1 | The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin. |
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*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.