

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2025/0823

DECISION DATE: 13 May 2026

DATE RECEIVED: 01/12/2025

APPLICANT:

Mr Zaid Tariq
Longworth House
Higher Ramsgreave Road
Ramsgreave
BB1 9DJ

AGENT:

Sheila Wright
Sheila Wright Planning Ltd
The Studio
61 Rosemont Road
Liverpool
L17 6BY

DEVELOPMENT PROPOSED: Proposed conversion of vacant care home (Use Class C2) 622 sq.m. into two semi-detached residential 5 bed dwellinghouses; Use of two storey annex as incidental accommodation; erection of two storey rear extension to one dwelling and erection of single storey side and rear extension to one dwelling together with dormers to front and rear elevation, first floor balconies to rear elevation, portico to front elevation, changes in fenestration and introduction of additional doors and windows to both properties and associated parking and landscaping

AT: Longworth House Higher Ramsgreave Road Ramsgreave BB1 9DJ

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposed two storey rear gable extension, front and rear dormers, rear balcony and front porticos would read as bulky, over dominant and largely unsympathetic additions to the building. As a result they would harm the character and appearance of the building so that it would fail to be in keeping with its surroundings in terms of its form and design. Concerns are also raised in respect of the large residential curtilage proposed and the urbanising impact this would have on the countryside character. Accordingly, the proposal fails to satisfy the requirements of Policies DMG1, DMG2, DMH3 and DMH4 of the Ribble Valley Core Strategy and Paragraphs 135 and 139 of the National Planning Policy Framework.

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- 2 The rear balcony proposed to serve the new westerly dwelling, by virtue of its size and close proximity to the shared boundary, would result in unacceptable levels of overlooking for future occupiers of the easterly dwelling. As such the proposal would conflict with policy DMG1 of the Ribble Valley Core Strategy by virtue of unacceptable impacts on residential amenity.

Note(s)

- 1 Applications for planning permission are assessed against the National Planning Policy Framework and the policies within the Core Strategy for the Ribble Valley. The Local Planning Authority adopts a positive and proactive manner and will consider representations, liaise with consultees, and seek amendments to proposals where appropriate within statutory timescales.
- 2 The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable. It was therefore not possible to approve the application.
- 3 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.

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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.