

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)

---

Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2026/0023

**DECISION DATE:** 7 April 2026

**DATE RECEIVED:** 20/01/2026

**APPLICANT:**

Mr Karl Tucker  
The Meadows  
West Lane  
Worston  
Clitheroe  
BB7 1QA

**AGENT:**

Mrs J Douglas  
Judith Douglas Town Planning Ltd  
8 Southfield Drive  
West Bradford  
Clitheroe  
BB7 4TU

**DEVELOPMENT** Single-storey extensions to side and rear. Construction of a detached double garage.

**PROPOSED:**

**AT:** Austin House Slaidburn Road Waddington BB7 3JQ

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 Plan PL05 Rev C  
Proposed Floor Plans PL06 Rev D  
Proposed Elevations 1 PL07 Rev E  
Proposed Elevations 2 PL08 Rev D  
Preliminary Bat Appraisal 8th December 2026

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

APPLICATION NO. 3/2026/0023

DECISION DATE: 7 April 2026

---

3. The materials to be used on the external surfaces of the development as indicated on the Householder Application Form 3/2026/0023 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 methods and mitigation measures outlined in the Bat Survey dated the 24th November 2025 shall be implemented during the construction phase of the development.

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

5. The detached garage hereby permitted shall be used for purposes incidental to the residential use of the dwelling known as Austin House and for no other purpose.

Reason: The use of the building as an independent or ancillary use to the host dwelling would require further consideration in this sensitive location.

#### **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**

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.