

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: 3/2026/0049

DECISION DATE: 26 March 2026

DATE RECEIVED: 27/01/2026

APPLICANT:

Mr Klark Robinson-Carlin
11 St Peters Close
Clayton le Dale
Blackburn
BB1 9HH

AGENT:

Mr Benjamin Woodhead
The Barn
Gisburn Road
Blacko
Nelson
BB9 6NG

DEVELOPMENT PROPOSED: Demolition of existing side car port with erection of single-storey rear extension and two-storey side extension with integral garage.

AT: 11 St Peters Close Clayton le Dale BB1 9HH

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:

Proposed Site Location Plan (dwg no. (00) 02)
Existing and Proposed Ground Floor Plan (dwg no. (00) 03 Rev A)
Existing and Proposed First Floor Plan (dwg no. (00) 04 Rev A)
Existing and Proposed Roof Plan (dwg no. (00) 05 Rev A)
Proposed GA Elevations (dwg no. (00) 07 Rev A)

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

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3. The materials to be used on the external surfaces of the development as indicated within the application form and on drawing 'Proposed GA Elevations' (dwg no. (00) 07 Rev A) 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.

4. The windows in the north-western side elevation of the extension hereby approved shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 of the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The windows shall remain in that manner in perpetuity at all times.

Reason: To protect nearby/ neighbouring and future residential amenity.

5. The development hereby permitted shall not be occupied until such time as the parking facilities detailed on dwg no. (00) 03 Rev A have been implemented in full. The parking area shall be surfaced with porous hard bound material (not loose aggregate). 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 prevent deleterious material being deposited onto the public highway, in the interest of highway safety.

6. The development hereby permitted shall be carried out in strict accordance with the Recommendations detailed within pages 8-10 of the submitted Preliminary Ecological Survey and Assessment in Respect of Bat Species and Nesting Birds, dated 25th January 2026 and carried out by Echo Calls Bat Surveys.

Reason: In the interest of biodiversity and to enhance nesting/ 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.

5. If any bats are discovered, disturbed, or harmed during the construction works, all work must cease immediately, and further advice sought from a licenced ecologist

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.