

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: 3/2026/0140

DECISION DATE: 15 July 2026

DATE RECEIVED: 17/03/2026

APPLICANT:

Mr Damian and Mrs Romy Hanson
Rose Hill Farm
Whalley Old Road
Billington
Clitheroe
BB7 9JF

AGENT:

Mrs Zara Moon
Zara Moon Architects
21 Church Street
Clitheroe
BB7 2DF

DEVELOPMENT PROPOSED: Proposed demolition of existing dwelling and replacement with one new dwelling (self-build), outbuilding and garage.

AT: Rose Hill Farm Whalley Old Road Billington BB7 9JF

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 within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

(Amended) Location Plan (dwg no. 01 Rev A)
(Amended) Proposed Site Plan (dwg no. 07 Rev F)
(Amended) Proposed Site Plan - Ground Floor (dwg no. 08 Rev F)
(Amended) Proposed Floor Plans (dwg no. 09 Rev E)
(Amended) Proposed Elevations (dwg no. 10 Rev E)
(Amended) Proposed Elevations (dwg no. 11 Rev D)
(Amended) Proposed Outbuilding (dwg no. 12 Rev D)
Proposed Garage (dwg no. 13 Rev A)

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.

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3. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved (roof, walls, windows and doors) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the proposed materials respond positively to the character of the area.

4. Notwithstanding the submitted details, prior to their installation, details of the proposed roof mounted Photovoltaic Panels (including section details) shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design and external appearance of the proposal is appropriate to the locality and responds positively to the inherent character of the area.

5. The dwelling hereby permitted shall not be occupied until the car parking and turning area has been provided in full and is available for use. The car parking and turning area shall be surfaced or paved in a porous hard bound material and thereafter kept free of obstruction and available for the parking and manoeuvring of vehicles at all times.

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

6. All tree works/ tree protection shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment (Revision C dated 2nd July 2026).

Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all retained trees and hedgerows shall be protected in accordance with the Tree Protection Plan (dwg no. LTC336-TPP Rev C) dated July 2026 and BS5837 2012 (Trees in Relation to Demolition, Design and Construction).

The protection measures shall remain in place until all building works has been completed, and all excess materials have been removed from the site, including soil/ spoil and rubble.

New service and drainage provisions shall be sited so as to avoid the Root Protection Areas of retained trees and hedges as far as practicable. Where the installation of services and drainage within Root Protection Areas cannot be avoided, excavation must be carried out using hand-held tools only and in accordance with the NJUG Volume 4 guidance, taking care to minimise any root damage.

No tree felling or pruning shall be implemented without prior written consent, which will only be granted when the Local Authority is satisfied that it is necessary in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

Reason: In order to ensure that all trees identified within influencing distance to the development are afforded protection from the potential adverse effects of the development.

7. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/ hedgerow clearance or tree works/ removal shall commence or be undertaken on site until a European Protected Species Mitigation Licence has been submitted to and obtained from Natural England. A copy of the licence obtained shall then be submitted to and agreed in writing by the Local Planning Authority in consultation with Natural England.

The actions, methods and timings included in the mitigation measures identified and the conditions of the Natural England 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) and 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 in accordance with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy.

8. The development hereby permitted shall be carried out in complete accordance with the recommendations and ecological enhancement measures detailed within Section 5 of the submitted Ecological Survey and Assessment, dated July 2026 and prepared by ERAP (Consultation Ecologists) Ltd.

The artificial bat roosting and bird nesting sites shall be installed before the development is first brought into use and thereafter retained.

Reason: In the interest of biodiversity and to enhance nesting/ roosting opportunities for species of conservation concern and reduce the impact of development.

9. No external lighting shall be installed on the dwelling hereby approved, or elsewhere within the site, until details of a scheme for any external building or ground mounted lighting/ illumination have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the submitted details shall include the location, design, surface finish, luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/ pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/ mitigated.

The development shall be carried out strictly in accordance with the approved details.

Reason: In order to reduce the harmful impact of artificial lighting on the natural foraging/ roosting/ nesting behaviour of protected species and species of conservation concern.

10. No development, including any site preparation, demolition, scrub/ hedgerow clearance or tree works/ removal shall commence or be undertaken during the bird breeding season (1st March - 31st August inclusive) unless a nesting bird survey carried out immediately prior to any works, by a licenced ecologist, confirms the absence of nesting birds. A letter from the ecologist confirming the absence of nesting birds shall be submitted to and approved in writing by the Local Planning Authority within one month of the survey being undertaken.

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds, to protect the bird population and species of importance or conservation concerns from the potential impacts of the development.

11. Notwithstanding the submitted details, no development including any site preparation, demolition, scrub/ hedgerow clearance or tree works/ removal shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority.

The approved soft landscaping shall be implemented in the first planting season following occupation or use of the development and shall be maintained thereafter for a period of not less than 10 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any trees or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: To ensure the proposal is satisfactorily landscaped in the interest of the visual amenities of the area.

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12. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- ii. A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by the investigations);
- iii. Levels of the proposed drainage system including proposed ground and finished floor levels in AOD;
- iv. Mitigation measures to manage the risk of sewer surcharge where applicable; and
- v. Foul and surface water drained on separate systems.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (June 2025) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) Schedule 2, Part 1, Classes A to H, no alterations to the dwelling hereby approved shall be undertaken and no buildings or structures, other than those shown on the approved plans, shall be erected or placed anywhere within the residential curtilage to which this consent relates, unless express planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the area, particularly given its Green Belt location.

14. The residential curtilage hereby approved shall solely relate to the area within the confines of the green edge labelled 'Domestic Curtilage' as indicated on (Amended) Proposed Site Plan (dwg no. 07 Rev F). No extension of the residential curtilage shall be undertaken without express planning permission has first been granted by the Local Planning Authority.

Reason: To define the scope of the consent hereby approved and to protect against encroachment of residential curtilage.

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15. The detached garage shall not be occupied or used for any other purpose than those incidental to the residential use of the dwellinghouse hereby approved.

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

16. The annex accommodation provided within the detached outbuilding shall not be used for any other purposes than those ancillary to the residential use of the dwellinghouse hereby approved 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(s) of separate residential accommodation.

Reason: To define the scope of the permission and prevent the use of the building 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.

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.

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- 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.