



DESIGN AND ACCESS STATEMENT
28 February 2026

Client: Mr Les Howarth
Annex, 8 Longridge Road, Hurst Green

DESIGN AND ACCESS STATEMENT

Annex, 8 Longridge Road, Hurst Green. BB79QP

3/2020/0407: Planning permission APPROVED 17/06/20.

3/2020/0555: Discharge of condition 4 (materials) CONFIRMED 28/02/25

3/2025/0856: Legalised steps and access to Annex APPROVED 17/12/25

3/2021/0603: Vehicle crossing (drop kerb) APPROVED 23/07/21

SNN3–21/63: Postcode (naming and numbering) APPROVED 17/11/21

Suitable site and setting:

Previously infill, the annex has transformed the site into a beautifully landscaped space with the building having a natural wood cladding exterior (see Page 2).and natural green roofs (see Page 3). Extensive planting of new shrubs, grasses and a fruit tree orchard has increased biodiversity encouraging more birds, bees and butterfly species.

The Annex is a **1 bedroom property** and has its own separate driveway/parking, postcode, electricity, water and internet/telecom services.

Adequate access for all users:

The upper car park has it's own access (drop kerb) to Longridge Road and is within the 30 mph speed limit of Hurst Green. The car park (120 sq. metres) has adequate room to turn around and drive on/off in a forward position (see Page 4).

Steps lead down to the annex (steps light by PIR lighting) and a raised walkway leads to the 1st floor front door (see Page 5).

Access to public services: There is a **bus stop** only 100 metres from the Annex (with a regular bus service) and also a local **cafe** and **pub** a similar distance from the property.

Hurst Green is well known for the Primary School (St Joseph's) and also Stonyhurst College (1 mile).

Provision of bike racks (upper parking area) will be made for anyone wishing to commute or exercise on bicycles.



Annex: Natural Timber Cladding.



Annex: Green Roofs encouraging natural biodiversity.



Parking Area Drop Kerb Access from Longridge Road



Steps to Upper Parking Area and Walkway Access to Annex 1st Floor

DOCUMENTS



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

Ribble Valley Borough Council
Council offices
Church Walk
CLITHEROE

BB7 2RA

My reference: 3/2020/0555
Direct Dial: (01200) 425111
Fax: (01200) 414487
Email: planning@ribblevalley.gov.uk
Date: 28 February 2026

Location: 8 Longridge Road Hurst Green BB7 9QP
Proposal: Discharge of condition 4 (materials) from planning permission 3/2020/0407.

I write in response to your application to discharge the conditions pursuant to planning approval 3/2020/0555

Condition 4 (materials) from planning permission 3/2020/0407 be partially discharged and fully discharged upon implementation. It is considered that the locally sourced random natural stone is suitable as a walling material for retaining wall and the timber Larchwood cladding for the main building is appropriate having regard to the locality.

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Mr Les Haworth

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: 3/2021/0603

DECISION DATE: 23 July 2021

DATE RECEIVED: 03/06/2021

APPLICANT:

Mr Les Howarth
Dene House
8 Longridge Road
Hurst Green
Clitheroe
BB7 9QP

AGENT:

DEVELOPMENT PROPOSED: Construction of vehicle crossing (drop kerb) onto Longridge Road providing an alternative means of vehicle access to the applicant's land for the applicant's personal use and to allow United Utilities to access, repair and future maintenance to the existing rising sewer main between The Dene and Longridge Road.

AT: Dene House 8 Longridge Road Hurst Green BB7 9QP

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:

21-0603 Location Plan
21-0603 Internal Parking Area & Drainage
21-0603 Visibility Splays

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

P.T.O.

The materials to be used on the external surfaces of the development as indicated on Proposed Plan: 21-0603 Internal Parking Area & Drainage shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on the drawing titled "Internal Parking Area and Drainage" have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2019).

5. No part of the development hereby permitted shall be occupied until such time as 1.0 metre by 1.0 metre pedestrian visibility splays have been provided on the highway boundary on both sides of the access with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway and, once provided, shall be so maintained in perpetuity.

Reason: In the interests of pedestrian safety and in accordance with the National Planning Policy Framework (2019).

6. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 1 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: In the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

7. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the drawing titled "Internal Parking Area and Drainage". 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 enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

P.T.O.

The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

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 operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, 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.

John Macholc

pp 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.

P.T.O.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. 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.



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

RIBBLE VALLEY BOROUGH COUNCIL

Please ask for: Daniel McCaffrey

Direct line: 01200 414471

Email: daniel.mccaffrey@ribblevalley.gov.uk

My ref: DM/9/40/1

Office ref: SNN3 – 21/63

Date: 17.11.2021

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Sir/Madam,

OFFICIAL NAMING AND NUMBERING

RE: DEV OF 1No DWELLING AT 8 LONGRIDGE ROAD, HURST GREEN,
CLITHEROE, BB7 9QP

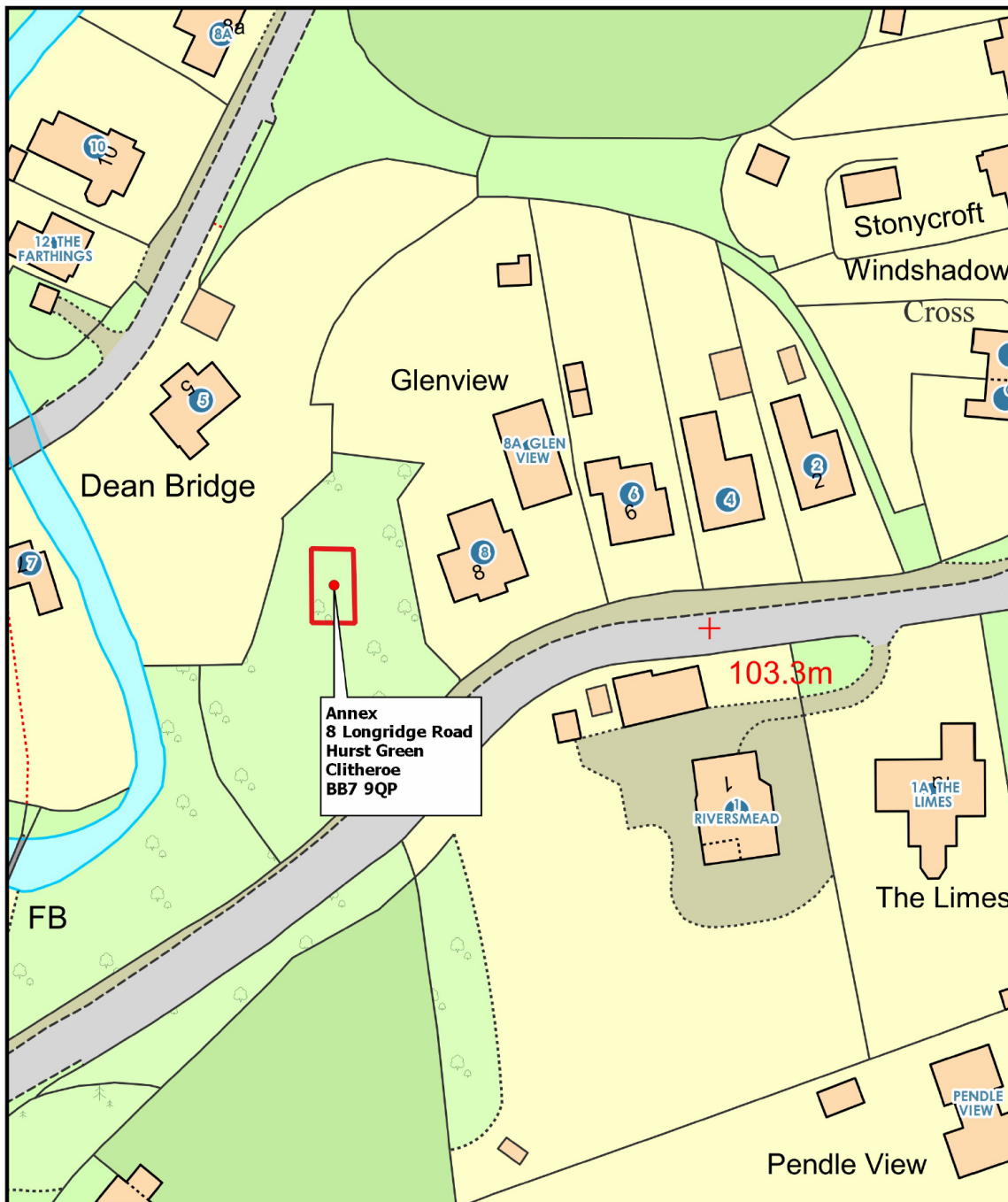
Further to your recent street naming and numbering enquiry in respect of the above. I can now confirm that the official allocated postal address for this property will be as follows:

Annex
8 Longridge Road
Hurst Green
CLITHEROE
BB7 9QP

All relevant statutory authorities have been informed of the new address (i.e. Royal Mail, Fire, Police, Ambulance etc.). As the owner/developer of the property it is your responsibility to ensure that the property name/number is clearly displayed so as not to cause confusion and to notify all bodies that may hold your address.

Yours faithfully

Naming & Numbering Officer



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

STREET NAMING AND NUMBERING

John C Heap - Director of Community Services
Ribble Valley Borough Council Offices,
Church Walk, Clitheroe, Lancashire, BB7 2RA
Tel: 01200 425111

Scale: 1:771.952894
Date: 11/11/2021
Reference: DM/9/40/1
Easting: 368405
Northing: 437863

© Crown copyright and database rights 2021 Ordnance Survey 100018641. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

5 CLITHEROE - CHIPPING via Barrow Brook, Hurst Green (outbound)

Monday to Saturday

<i>Operator</i>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>
<i>Notes</i>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<i>Variations</i>												
CLITHEROE TOWN CENTRE,Interchange (Stand 5)	06:25	07:23	08:28	09:28	10:28	12:28	13:28	14:28	15:58	17:23	18:18	19:28
BARROW,Business Village (by)	06:32	07:31	08:36	09:36	10:36	12:36	13:36	14:36	16:06	17:31	18:25	19:35
WHALLEY,Bus Station (Stand A)	06:39	07:38	08:43	09:43	10:43	12:43	13:43	14:43	16:13	17:38	18:32	19:42
HURST GREEN,Shireburn Arms (o/s)	06:51	07:52	08:57	09:57	10:57	12:57	13:57	14:57	16:27	17:52	18:44	19:54
RIBCHESTER,Black Bull (by)	07:01	08:03	09:08	10:08	11:08	13:08	14:08	15:08	16:38	18:03	18:54	20:04
LONGRIDGE,Post Office (opp)	07:08	08:11	09:16	10:16	11:16	13:16	14:16	15:16	16:46	18:11	19:01	20:11
CHIPPING,Kirklands Estate (by)	07:23	08:26	09:31	10:31	11:31	13:31	14:31	15:31	17:01	18:26	19:16	20:26

Sunday

<i>Operator</i>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	
<i>Notes</i>	\$	\$	\$	\$	\$	\$	
<i>Variations</i>							
CLITHEROE TOWN CENTRE,Interchange (Stand 5)	----	09:28	11:28	13:28	15:28	17:28	
BARROW,Business Village (by)	----	09:35	11:35	13:35	15:35	17:35	
WHALLEY,Bus Station (Stand A)	----	09:42	11:42	13:42	15:42	17:42	
HURST GREEN,Shireburn Arms (o/s)	----	09:54	11:54	13:54	15:54	17:54	
RIBCHESTER,Black Bull (by)	----	10:04	12:04	14:04	16:04	18:04	
LONGRIDGE,Post Office (opp)		08:11	10:11	12:11	14:11	16:11	18:11
CHIPPING,Kirklands Estate (by)		08:26	10:26	12:26	14:26	16:26	18:26

5 CLITHEROE - CHIPPING via Barrow Brook, Hurst Green (inbound)

Monday to Saturday

<i>Operator</i>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>	<u><i>VISB</i></u>
<i>Notes</i>	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<i>Variations</i>												
CHIPPING,Kirklands Estate (by)	06:23	07:28	09:33	10:33	11:33	13:33	14:33	15:33	17:08	18:28	19:18	20:28

LONGRIDGE,Post Office (o/s)	06:37	07:43	09:48	10:48	11:48	13:48	14:48	15:48	17:23	18:42	19:32	20:42
RIBCHESTER,Black Bull (opp)	06:44	07:51	09:56	10:56	11:56	13:56	14:56	15:56	17:31	18:49	19:39	----
HURST GREEN,Shireburn Arms (opp)	06:53	08:01	10:06	11:06	12:06	14:06	15:06	16:06	17:41	18:58	19:48	----
WHALLEY,Bus Station (opp)	07:05	08:13	10:18	11:18	12:18	14:18	15:18	16:18	17:53	19:10	20:00	----
BARROW,Business Village (by)	07:11	08:20	10:25	11:25	12:25	14:25	15:25	16:25	18:00	19:16	20:06	----
CLITHEROE TOWN CENTRE,Interchange (Stand 5)	07:18	08:28	10:33	11:33	12:33	14:33	15:33	16:33	18:08	19:23	20:13	----

Sunday

<i>Operator</i>	<u>VISB</u>	<u>VISB</u>	<u>VISB</u>	<u>VISB</u>	<u>VISB</u>	<u>VISB</u>
<i>Notes</i>	\$	\$	\$	\$	\$	\$
<i>Variations</i>						
CHIPPING,Kirklands Estate (by)	08:28	10:28	12:28	14:28	16:28	18:28
LONGRIDGE,Post Office (o/s)	08:42	10:42	12:42	14:42	16:42	18:42
RIBCHESTER,Black Bull (opp)	08:49	10:49	12:49	14:49	16:49	----
HURST GREEN,Shireburn Arms (opp)	08:58	10:58	12:58	14:58	16:58	----
WHALLEY,Bus Station (opp)	09:10	11:10	13:10	15:10	17:10	----
BARROW,Business Village (by)	09:16	11:16	13:16	15:16	17:16	----
CLITHEROE TOWN CENTRE,Interchange (Stand 5)	09:24	11:24	13:24	15:24	17:24	----

Key

- \$ - Operated on behalf of Lancashire County Council
- VISB - Vision Bus Ltd