

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: 3/2026/0152

DECISION DATE: 09 July 2026

DATE RECEIVED: 14/05/2026

APPLICANT:

Mr Geoff Sutcliffe
16 Brookes Lane
Whalley
BB7 9RG

AGENT:

Mr Peter Hitchen
Peter Hitchen Architects
Marathon House
The Sidings Business Park
Whalley
Clitheroe
BB7 9SE

DEVELOPMENT Proposed new garage and alterations to portico.

PROPOSED:

AT: 16 Brookes Lane Whalley BB7 9RG

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 (1:1250)

(Amended) Proposed Site Plan (dwg no. 6000 dated 27th May 2026)

Proposed First Floor Plan (dwg no. A2.2 dated 7th July 2026)

Proposed Elevations Veranda (dwg no. A3.3 dated 7th July 2026)

Proposed Garage Plan (dwg no. A2.4 dated 28th November 2025)

Proposed Garage Elevations (dwg no. A2.3 dated 28th November 2025)

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 drawings 'Proposed Elevations Veranda' (dwg no. A3.3 dated 7th July 2026) and 'Proposed Garage Elevations' (dwg no. A2.3 dated 28th November 2025) 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. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the Arboricultural Impact Appraisal dated June 2026 shall be protected in accordance with the Tree Protection Plan (Ref: BTC3449-TPP) and BS 5837:2012. The details of which shall be implemented in full under the supervision of a qualified arboriculturist.

The tree protection measures shall remain in place until all building work has been completed, and all excess materials have been removed from site. During the building works no excavations or changes in ground levels shall take place and no building materials/ spoil/ soil/ rubble shall be stored or redistributed within the protection/ exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

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 BS 3998 for tree work and carried out by an approved arboricultural contractor.

Reason: To protect trees/ hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development hereby approved.

5. The development hereby permitted shall be carried out in complete accordance with the submitted Flood Risk Assessment dated April 2026 and prepared by KRS Environmental Ltd.

Reason: In order to minimise the risk of flooding.

6. The detached garage shall not be occupied or used for any other purpose than those incidental to the residential use of 16 Brookes Lane, Whalley.

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.
- 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.