

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: 3/2026/0209

DECISION DATE: 13 May 2026

DATE RECEIVED: 09/04/2026

APPLICANT:

Mrs Michelle Dixon
Higher Edge Farm
Tinklers Lane
Slaidburn
Clitheroe
BB7 4TP

AGENT:

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

DEVELOPMENT PROPOSED: Variation of condition 2 (approved drawings) and 8 (land levels) to make internal and external amendments on permission 3/2025/0022 for the proposed demolition of front porch and replacement with new porch. Raising of roof. Construction of two-storey extension to side and single-storey extension to rear. Addition of new windows and insertion of rooflights. Construction of single-storey, pitched-roof, detached building containing borehole to supply filtered water supply to the property. Creation of garden area to rear and paved area to front.

AT: Higher Edge Farm, Tinklers Lane, Slaidburn, BB7 4TP.

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. 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 OS License no: 100051661
 - Proposed Site Plan Drawing No: A1.2 09/01/2025
 - Proposed Floor Plan Drawing No: A8.3 16/03/2026
 - Proposed Floor Plans Drawing No: A8.4 16/03/2026
 - Proposed Elevations 1 Drawing No: A8.1 16/03/2026
 - Proposed Elevations 2 Drawing No: A8.2 16/03/2026

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

P.T.O

2. Notwithstanding any description of materials in the application and the requirements of Condition 2 of this permission, samples or full details of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to their use on site. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and area in the interests of visual amenity.

3. Notwithstanding the submitted details, details or specifications of all window and door materials to be used in the development hereby approved 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 materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. The roof lights as shown on Proposed Floor Plan Drawing No: A8.3 16/03/2026, Proposed Floor Plans Drawing No: A8.4 16/03/2026 and Proposed Elevations 2 Drawing No: A8.2 16/03/2026 shall be of the Conservation Type, recessed with a flush fitting, of which the elevational and section details shall have been submitted and approved in writing by the Local Planning Authority prior to their installation. The roof lights shall be implemented in complete accordance with the approved details and retained as such thereafter.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the area.

5. Notwithstanding the details shown on the approved plans and the requirements of Condition 2 of this permission, within three months of the date of this permission further details regarding the alignment, height, and appearance of any new boundary treatments, fencing, walling, retaining wall structures and gates required to enclose the identified residential curtilage within the confines of the red edge as shown on Proposed Site Plan Drawing No: A1.2 09/01/2025 shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be erected and maintained as such within 2 months of first use of the dwelling hereby approved.

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

6. Notwithstanding the details shown on the approved plans and the requirements of Condition 2 of this permission, within three months of the date of this permission a landscaping scheme for the site (including elements of both 'hard' and 'soft' landscaping) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the proposed surface treatment of all hard surfaced areas and the type, species, siting, planting distances and programme of planting of any trees and shrubs.

The duly approved landscaping scheme shall be carried out within 12 months of the dwellinghouse first being occupied and the areas which are landscaped shall be retained as landscaped areas thereafter.

Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In order to achieve a satisfactory level of landscaping in the interests of visual amenity.

7. The development shall be carried out in accordance with the approved land levels as indicated on Proposed Elevations 1 Drawing No: A8.1 16/03/2026. No other change in land levels shall be undertaken unless precise land level details 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: To ensure the proposed development responds positively to characteristics of the area.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the bore hole enclosure building hereby approved shall only be used for purposes which are wholly incidental to the occupation of the dwelling known as Higher Edge Farm.

Reason: To define the scope of the permission and to enable the Local Planning Authority to exercise control over development which could materially harm nearby residential amenity.

9. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on Proposed Site Plan Drawing No: A1.2 09/01/2025 have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

10. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the mitigation measures detailed/recommended on page 8 (Method Statement and Reasonable Avoidance Measures) of the submitted Ecological Appraisal titled "Bat survey Report and Method Statement" dated 12.02.2024 and carried out by Dave Anderson Batworker.com.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and 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. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

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.