

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: 3/2026/0530

DECISION DATE: 25 September 2026

DATE RECEIVED: 13/07/2026

APPLICANT:

Mr and Mrs Clarkson
The Pentre
Pendle Road
Clitheroe
BB7 1JQ

AGENT:

Mr Craig Harrison
SPA
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT PROPOSED: Proposed rear and side extension, double garage with roof space storage and external works including new principal access drive from Goosebutts Lane.

AT: The Pentre Pendle Road Clitheroe BB7 1JQ

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

Proposed Site Plan 7336-S07 J

Proposed Floor Plans and Elevations 7336-P06 F

Proposed Garage Floor Plans, Elevations and Section 7336-P07 B

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

P.T.O

3. The materials to be used on the external surfaces of the development as indicated on the Householder Application Form 3/2026/0311 and Proposed Floor Plans and Elevations 7336-P06 F hereby approved and shall be implemented in 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 artificial bat boxes set out in the submitted Bat Survey by Sunderland Peacock Architects dated 18th June 2026 shall be implemented during the construction phase of the development and retained in perpetuity.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern.

5. All trees/hedgerow shown as being retained within the approved details shall be retained as such and shall be protected in accordance with the submitted Arboricultural Impact Assessment (by ROAVR) dated 7th July, 2026 and protected during construction, in accordance with BS5837 and the submitted Tree Protection Plan 26_5837_06_37 Rev 1.

Details of replacement trees including specimen, size and location, as mitigation for tree removal indicated within the submitted tree report and carried out on the site, shall be submitted and agreed in writing by the Local Planning Authority and implemented within the first planting season following first use of the development, whether in whole or part and thereafter retained and maintained 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 tree 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 and trees/hedgerow of landscape/visual amenity value are retained as part of the development.

6. No part of the development hereby permitted shall be occupied until such time as the access arrangements have been implemented in full accordance with Proposed Site Plan drawing no. 7336 S02J.

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.

7. The development shall not be occupied until visibility splays 2 metres back from the centre line of the approved access and extending 43 metres to the South and 26 metres to the North along the nearside carriageway edge have been provided at the access, as shown on Proposed Site Plan drawing no. 7336 S02J.

Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9 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.

Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard porous material.

Reason: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users.

8. The surface water from the approved access shall be collected within the site and drained to a suitable internal outfall or dispersed via porous surface.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

9. The garage hereby permitted shall be used for purposes incidental to the residential use of the dwelling known as The Pentre and for no other purpose.

Reason: The use of the building as an independent or ancillary use to the host dwelling would require further consideration in this countryside location.

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.