



Ribble Valley Borough Council
The Planning Department,
Council Offices,
Church Walk,
Clitheroe,
BB7 2RA

24 July 2026

Town and Country Planning Act 1990 - Application for Approval of Details Reserved by Condition 11 of Planning Permission 3/2015/0426

Dear Sir / Madam,

I write on behalf of the applicant in support of the accompanying application for the approval of details pursuant to Condition 11 attached to planning permission 3/2015/0426 at Pendle View Holiday Lodges.

Condition 11 relates to the approval of external materials and finishes for the holiday lodges. Details pursuant to this condition were subsequently approved under discharge of condition application 3/2017/0999.

Condition 11 reads as follows:

No phase of development shall take place until details of the location, design and external treatment and appearance of the holiday lodges and cabins, and/or samples of external facing and roofing materials for the construction of the new and/or converted buildings within that phase, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

The following documents have been submitted in support of this application:

- Covering letter (This document)
- Cladding and Colouring Schedule (doc ref: 2026_Lodge_Cladding_Colours)
- Images of lodges (doc ref: Lodge Images)

Since approval of the original materials schedule, a number of holiday lodges have been introduced onto the site incorporating alternative external materials and colour finishes that were not included within the approved 2017 details. The lodges are of the same general character and appearance as those approved and are consistent with the established quality and visual appearance of the holiday park.

Following discussions with the Council's Enforcement Team, the applicant has been advised to submit an updated application pursuant to Condition 11 to include these additional external finishes and regularise the position on site. this application seeks approval of an updated materials and colour schedule incorporating two additional cladding specifications.

The proposal does not seek to alter the approved use of the site, the number of lodges permitted, or their positioning. The application relates solely to the range of external materials and colour finishes that may be utilised across the development. The proposed amendments are considered to accord with Policy DMG1 through the use of materials that are sympathetic to the character of the holiday park and its surroundings, and Policy EN2 insofar as the revised finishes will not adversely affect the landscape character of the area. As the proposal relates solely to external finishes, no impacts would arise in respect of ecological interests protected under Policy DME3.

The revised schedule demonstrates that the proposed finishes remain appropriate to the character of the holiday park and its rural surroundings. As such, the proposal would not result in any adverse visual, landscape or amenity impacts and is considered acceptable in planning terms.

We therefore trust that the Council will look favourably upon this application and approve the submitted details pursuant to Condition 11. Should the council require any clarification or additional information, please do not hesitate to contact us. We would be grateful for written confirmation of this submission.

Yours faithfully,

Matthew McHugh MRTPI

Planner | PWA Planning