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Planning Department
Ribbles Valley Borough Council
Council Offices
Church Walk
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11th August 2026

**RE: VARIATION OF CONDITION APPLICATION REFERENCE PP-15150526;
FOR PLANNING APPROVAL 3/2026/0140; ROSE HILL FARM, WHALLEY OLD ROAD, BILLINGTON, BB7
9JF**

To whom it may concern,

Application 3/2026/0140, for the proposed demolition of an existing dwelling and outbuilding, and replacement with one new self-build dwelling, outbuilding and garage was approved on 15th July 2026.

During the course of the planning application period, the scheme experienced various design amendments. Following the above approval, a number of revisions are proposed to reinstate some accommodation by including part-subterranean accommodation to ensure the visible volume would not be impacted, and the overall scale remains in-line with the recent approval, whilst ensuring the scheme still meets the applicant's needs.

Part-subterranean element - House:

The proposed ground floor layout of the house reinstates the WC and store within the games room. However, to maintain the extant elevation, this element of the building is part-subterranean, hiding the WC and store within the existing gradient of the South garden. The proposed elevations therefore remain unchanged.

Part-subterranean element - Outbuilding:

The size of the outbuilding was reduced in scale which resulted in a significant loss of accommodation to the guest suite and gym. A basement level has now been proposed below the outbuilding. By introducing a basement level, the scale of the approved outbuilding remains unchanged at ground floor level, whilst allowing the applicants to incorporate a larger guest suite and gym without impacting the volume or visual appearance of the outbuilding.

As the house accommodation was scaled down during the application period, the plant and service spaces within the house were omitted. As the house will be highly sustainable, including solar panels, battery storage and a sustainable heating and ventilation system, a plant and service space is still required and is therefore proposed within the basement level of the outbuilding.

Garage amendments:

The garage was reduced from a triple garage to a double garage when the scheme needed to reduce the overall volume, however as a result of further reductions during the course of the application, the final volume figure was

reduced below the requested 30-40% to 23%. As the planning officer had no issues with the scale of the garage, and the applicants require space to store 2 cars and a ride-on-mower to maintain their land, the garage outbuilding has been increased in depth. By increasing the depth within an area of the site which is hidden from view, the applicants achieve their required accommodation without causing any visual impact.

Please therefore find attached the following drawings to accompany this application:

- 07G PROPOSED SITE PLAN
- 08G PROPOSED SITE PLAN – GROUND FLOOR
- 09F PROPOSED FLOOR PLANS
- 10F PROPOSED ELEVATIONS
- 11F PROPOSED ELEVATIONS
- 12E PROPOSED OUTBUILDING
- 13B PROPOSED GARAGE

Condition 2

As a result of the design revisions stated above, we would request the following variation of condition 2, to substitute the proposed drawings. Condition 2 currently reads –

2. Unless explicitly required within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

(Amended) Location Plan (dwg no. 01 Rev A)
(Amended) Proposed Site Plan (dwg no. 07 Rev F)
(Amended) Proposed Site Plan - Ground Floor (dwg no. 08 Rev F)
(Amended) Proposed Floor Plans (dwg no. 09 Rev E)
(Amended) Proposed Elevations (dwg no. 10 Rev E)
(Amended) Proposed Elevations (dwg no. 11 Rev D)
(Amended) Proposed Outbuilding (dwg no. 12 Rev D)
Proposed Garage (dwg no. 13 Rev A)

Variation of Condition 2:

The revised Condition 2 would read as follows:

2. Unless explicitly required within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

(Amended) Location Plan (dwg no. 01 Rev A)
*(Amended) Proposed Site Plan (dwg no. 07 Rev **G**)*
*(Amended) Proposed Site Plan - Ground Floor (dwg no. 08 Rev **G**)*
*(Amended) Proposed Floor Plans (dwg no. 09 Rev **F**)*
*(Amended) Proposed Elevations (dwg no. 10 Rev **F**)*
*(Amended) Proposed Elevations (dwg no. 11 Rev **E**)*
*(Amended) Proposed Outbuilding (dwg no. 12 Rev **E**)*
*Proposed Garage (dwg no. 13 Rev **B**)*

If you require any further information with regards to this application, please do not hesitate to contact us.
Yours Sincerely,

Zara Moon. BA Hons. MArch. PGDip. ARB. RIBA.
Director. Architect. Planning Consultant.


Zara Moon
ARCHITECTS