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28 SEP 2026

M/S Emily Pickup,
Planning Office,
Ribble Valley Borough Council,
Council Offices, Church Walk,
Clitheroe,
Lancashire
BB7 2RA

26th September, 2026

**Re Planning Application No 3/2026/0687
Permission for bespoke self-build dwelling
1, Bramley View, Barrow, Clitheroe BB7 9AL**

Dear Sir/Madam,

Regarding the above Planning Application I Object to the proposed development for the under mentioned reasons.

1. A previous application for similar dwelling was made in 2025 on the same piece of agricultural land 3/2025/0450 and was eventually Refused by the Council as it was considered to be in direct conflict with the Ribble Valleys Core Strategy (more detail can be seen in the official notice of refusal) I therefore consider this proposal to sit within the same ruling and should be refused.
2. This application states that the existing use of the land to is a Domestic Garden this is not so, it is Agricultural Land for purposes of a Small Holding.
3. I notice under a previous application for the erection of a new Stable Block planning reference 3/2022/0287 the current use of land was recorded as Equestrian – but now for this Application its recorded as a Domestic Garden!!!
Out of interest I notice that the Original Drawings for the Stable Block showed only a ground floor of some 140 sq mtrs for use as Tack Room and Stables BUT infact it has a First Floor of some considerable size which increases the usable space well above the 140 sq mtrs – its current use on lower level is for storage of cars and the upper level as recreational use – certainly not as a Stable Block .
4. Under the applicants Planning Statement 13.1 (a) it mentions a number of social benefits like making a 'contribution to housing supply ' - this build is for the Sole use of 'one' of the Jackson Family not to go on the open market. It does 'not increase housing choice 'because it is not to be sold on the open market and finally under (a) 'it states 'makes use of land immediately adjoining an established settlement – this is Agricultural Land and not for the purpose of Residential Use!
Under (b) there will be little economic activity through the construction of a single self build property and as for contributing to local household expenditure and Council Tax [REDACTED]
5. To allow this application having already refused the previous application 3/2025/0450 for a similar dwelling would 'set a precedent' for future developments/ possible conversion of the stable block 3/2022/0287 on what is agricultural land and is a small holding – not a 'Domestic Garden' !!

Yours faithfully,

[Redacted signature block]