

Appeal 6009691

## Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	Land, Land off Shire Lane (adj Shire Lane House), Hurst Green, BB7 9QR
Agent contact details	[REDACTED]
Application number	3/2026/0159

## Before you start

Which local planning authority (LPA) do you want to appeal against?	Ribble Valley
Have you received an enforcement notice?	No
What type of application is your appeal about?	Outline planning
What date did you submit your application?	10 Mar 2026
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	13 Apr 2026

## Appellant's appeal

Was the application made in the appellant's name	No
Applicant's name	David Warbrick
Contact details	Evan Owen
Phone number	[REDACTED]

<b>Site address</b>	Land Land off Shire Lane (adj Shire Lane House) Hurst Green BB7 9QR
<b>What is the area of the appeal site?</b>	2900 m <sup>2</sup>
<b>Is the site in a green belt</b>	No
<b>Site fully owned</b>	Yes
<b>Will an inspector need to access the land or property?</b>	No
<b>Agricultural holding</b>	No
<b>Site health and safety issues</b>	No
<b>Application reference</b>	3/2026/0159
<b>Was your application for a major or minor development?</b>	Minor
<b>Was your application about any of the following?</b>	Minor dwellings
<b>Enter the description of development</b>	Permission in principle for up to 3 no. self-build dwellings to include 1 no. bungalow for over 55's.
<b>Did the local planning authority change the description of development?</b>	No
<b>Preferred procedure</b>	written
<b>Are there other appeals linked to your development?</b>	No
<b>Did the appellant apply for an award of appeal costs?</b>	Yes

## Appellant's documents

<b>Application form</b>	<a href="/published-document/9ee4fe31-b881-4760-af64-a09dbe9de399">26_0159_App_Form_Redact.pdf (/published-document/9ee4fe31-b881-4760-af64-a09dbe9de399)</a>
<b>Plans, drawings and supporting documents</b>	<a href="/published-document/5ab49a6a-4321-462d-aa52-069fecfb9798">Location Plan 1 with road name and blue boundary.pdf (/published-document/5ab49a6a-4321-462d-aa52-069fecfb9798)</a> <a href="/published-document/de4c21bb-30f6-4b20-">26_0159_Location_plan.pdf (/published-document/de4c21bb-30f6-4b20-</a>

[99c1-241dbe2649c6\)](#)

[Location Plan Roads with road names.pdf \(/published-document/91625220-f2f6-417e-a24d-b710f89e9412\)](#)

[26 0159 Amended Proposed Elevations 20mar26.pdf \(/published-document/9d5e1fe9-3497-4266-9afd-dc917a7f5e31\)](#)

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**Separate ownership certificate in application**

No

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**Design and access statement in application**

[PLANNING STATEMENT.docx \(/published-document/159b2034-5d8a-4ca9-be8e-93d3dae4f9b0\)](#)

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**Decision letter**

[26 0159 Decision Notice.pdf \(/published-document/b5f14389-45af-4e74-ae9b-da7eb9b31c09\)](#)

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**Appeal statement**

[Statement of Case and cost application.pdf \(/published-document/34e3d925-9803-4134-892a-aad89a51968e\)](#)

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**New plans or drawings**

[3372635 Appeal Decision.pdf \(/published-document/0410de78-fd1e-4049-95c0-02d181df0233\)](#)

[Land offered to mitigate highway concerns..png \(/published-document/1b601540-9815-4266-9a4d-3b0a536a21f2\)](#)

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**Planning obligation**

No

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**New supporting documents**

[26 0159 Delegated Report.pdf \(/published-document/d3131294-01db-4db5-8868-05fbbaf8e24c\)](#)

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**Costs application**

[Introductory letter.pdf \(/published-document/16d44614-5149-4930-8264-5cd14faaea8c\)](#)

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## Additional documents

**Additional documents**

1. [Email regarding highways concerns.pdf \(/published-document/3779aaf4-7026-42e8-b03a-07bb00b2770a\)](#)
  2. [Agricultural shed.pdf \(/published-document/baf27247-8c82-447b-83dc-093d7bf09d87\)](#)
  3. [Agent Email 15 5 26 submitting MD imported re 6009691 FIRST EMAL.msg \(/published-document/595cc285-0d77-4af9-98fd-5a27661443be\)](#)
  4. [Agent Email 15 5 26 submitting MD imported re 6009691 TWO.msg \(/published-document/e521c94d-1c9f-4dfd-84ab-af48adbd0d76\)](#)
  5. [Agent Email 14 5 26 submitting additional information imported re 6009691.msg \(/published-document/7b4e0e1d-bc62-4320-9b20-f6a9842ab83f\)](#)
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