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Planning Inspectorate Manage your appeals

Appeal 6017621

Appeal details

Appeal type	Planning
Appeal procedure	Written Part 1
Appeal site	Land Adjacent to 7 Higher Ramsgreave Road, Ramsgreave, Blackburn, BB1 9DJ
Agent contact details	
Application number	3/2026/0645

Before you start

Which local planning authority (LPA) do you want to appeal against?	Ribble Valley
What is your appeal about?	Permission in principle
What date did you submit your application?	20 Aug 2026
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	25 Sep 2026

Appellant's appeal

Was the application made in the appellant's name	No
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Applicant's name	Damion Blades
Application reference	3/2026/0645
Contact details	James Mainwaring
Phone number	07731321521
Site address	Land Adjacent to 7 Higher Ramsgreave Road Ramsgreave Blackburn BB1 9DJ
What is the area of the appeal site?	1200 m ²
Is the site in a green belt	Yes
Site fully owned	Yes
Agricultural holding	No
Will an inspector need to access the land or property?	No
Site health and safety issues	No
Was your application for a major or minor development?	Minor
Was your application about any of the following?	Minor dwellings
Enter the description of development	Permission in Principle for one detached dwelling
Did the local planning authority change the description of development?	No
Why are you appealing?	The site we believe is located within a sustainable location. A bus stop and public house are reachable via a footpath outside the application site. The proposed is adjacent to dwellings.
Significant changes since application	No
Preferred procedure	written
Are there other appeals linked to your development?	No

Did the appellant apply for an award of appeal costs?	No
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Appellant's documents

Application form	26 0645 ApplicationFormRedacted.pdf (/published-document/07bfb0d7-be88-45b2-a3cb-044b94c55dfb)
Decision letter	26 0645 Decision Notice.pdf (/published-document/c96a5bdc-5973-4b78-bcfa-0d76bbca3239)
Planning obligation	No
Separate ownership certificate in application	No
Environmental statement	No