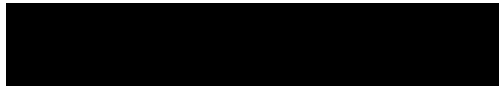


Appeal 6003796

Appeal details

Appeal type Planning
Appeal procedure Written
Appeal site 19, Pendle St East, Sabden, BB7 9EQ
Appellant contact details



Application number 3/2025/0531

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? Full planning

What date did you submit your application? 7 Jul 2025

Was your application granted or refused? Refused

What is the date on the decision letter from the local planning authority? 21 Nov 2025

Appellant's appeal

Was the application made in the appellant's name? Yes

Contact details Mr & Mrs Whitehurst

Phone number



Site address 19
Pendle St East

Sabden
BB7 9EQ

What is the area of the appeal site?	2020 m ²
Is the site in a green belt	No
Site fully owned	Yes
Will an inspector need to access the land or property?	No
Agricultural holding	No
Site health and safety issues	Yes 2 Dogs which can be put in the house for any visiting of the site
Application reference	3/2025/0531
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	To Build a 2 Bed bungalow in the garden of 19 Pendle St East Sabden BB9 7EQ
Did the local planning authority change the description of development?	No
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	25_0531_ApplicationFormRedacted.pdf (/published-document/2ee5ef2c-838f-4218-93b4-8809473e2b39)
Plans, drawings and supporting documents	25_0531_24_045_PL04_rA_PROPOSED_PLANS_SECTIONS_A_ND_ELEVATIONS.pdf (/published-document/d518f540-40e9-4be9-b12f-0c47eade29a4) 25_0531_Parish_response_010825.pdf (/published-document/47d2c28b-82e4-4075-80ad-2f55fc304d56) 25_0531_Unilateral_Undertaking.pdf (/published-document/585b3318-

[22be-45d9-a27d-4663f220cd9e\)](#)
[25_0531_BA25091RP01P01_Noise_Impact_Assessment_5Nov25.pdf \(/published-document/27588022-8532-4693-81b5-681f1ad3b466\)](#)
[25_0531_Planning_Support_Statement_\(1\).pdf \(/published-document/48f08100-d9c5-4c7c-a1db-7b57ab4ef521\)](#)
[25_0531_Highways_response_060825.pdf \(/published-document/825bf003-763b-4ebd-902a-865ebd0bd0ab\)](#)
[25_0531_Tree_Survey.pdf \(/published-document/849a8152-835c-4093-8ecd-8f7fd7cd45a9\)](#)
[25_0531_24_045_PL05_PROPOSED_CYCLE_STORE.pdf \(/published-document/f6b15215-2d25-40ff-803a-ba3ce78f9f30\)](#)
[25_0531_24_045_PL02_EXISTING_SITE_PLAN.pdf \(/published-document/c51646db-fa57-4cd7-a6fc-bd738a0dc37b\)](#)
[25_0531_Sweptpath_Analysis_and_Visibility_Splays_\(1\).pdf \(/published-document/c6e0fc0a-0158-4725-a798-e35000a983db\)](#)
[25_0531_24_045_PL01_rA_LOCATION_PLAN.pdf \(/published-document/02ce88a9-e21f-49c2-aae5-ef21acb697f8\)](#)
[25_0531_24_045_PL03_PROPOSED_SITE_PLAN_\(1\).pdf \(/published-document/e3604571-5c46-460d-9325-f04433cefb84\)](#)

Separate ownership certificate in application

No

Design and access statement in application

[25_0531_Sweptpath_Analysis_and_Visibility_Splays.pdf \(/published-document/e3f77fd3-806d-448d-95d6-580846febe26\)](#)
[25_0531_Planning_Support_Statement_\(1\).pdf \(/published-document/c185a953-a232-4d39-9b79-9ab97c2dc69c\)](#)
[Design and Access Statement.pdf \(/published-document/3f2b7aaf-4559-48b8-ac67-b0a5191a347c\)](#)
[Access Appraisal - Land to Rear of Pendle Street East.pdf \(/published-document/c5e3a043-6605-41e1-be36-c7a3ff31f3f0\)](#)

Decision letter

[25_0531_Delegated_Report.pdf \(/published-document/39ecc9e0-e860-4208-8c88-20df31513373\)](#)
[25_0531_Decision_Notice.pdf \(/published-document/e9b097f4-da21-4e65-aa65-fb49d0bc7e60\)](#)

Appeal statement

[Appeal Statement 2.pdf \(/published-document/edad4ebb-6e9e-4bb6-b8a7-b91d8213b0a8\)](#)

New plans or drawings

[Amended Plan..pdf \(/published-document/1839f394-94b9-4959-bc6c-2243bb4ce986\)](#)
[New Plan Statement.pdf \(/published-document/94092196-bc4f-4fd0-9950-a2ae16321ad8\)](#)

Planning obligation status

not started yet

Planning obligation

No

New supporting documents

[Supporting Statement from Steve and Anne.pdf \(/published-document/bf091d6c-78d0-4828-a1b1-fff130a20b99\)](#)