


# Appeal 6005526

Submitted on 24 February 2026.

## Before you start

<b>Local planning authority</b>	Ribble Valley
<b>Appeal type</b>	Householder
<b>Decision date</b>	20 February 2026

## Prepare appeal

<b>Was the application made in your name?</b>	No, I'm acting on behalf of the applicant
<b>What is the applicant's name?</b>	Ms Jan Hardman
<b>Contact details</b>	Steven Hartley HP and DA ltd
<b>What is your phone number?</b>	
<b>What is the address of the appeal site?</b>	Highcroft Painter Wood, Whalley Old Road Billington Lancs BB7 9JD
<b>What is the area of the appeal site?</b>	2354
<b>Is the appeal site in a green belt?</b>	Yes
<b>Do you own all of the land involved in the appeal?</b>	Yes
<b>Access for inspection</b>	Yes In order to assess the likelihood of surface water flooding
<b>Are there any health and safety issues on the appeal site?</b>	No
<b>What is the application reference number?</b>	3/2025/0971
<b>What date did you submit your application?</b>	11 December 2025
<b>Enter the description of development that you submitted in your application</b>	Partial demolition and partial conversion of an existing 5 bedroom property and new build

extension to form a 5 bedroom dwelling on the same site.

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**Did the local planning authority change the description of development?**

No

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**Are there other appeals linked to your development?**

No

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## Upload documents

**Application form**

[Application forms.pdf \(/document/45289bf5-8b29-4984-ad23-4ae84935174b\)](#)

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**Decision letter**

[Approval Notice for ext mats but refusal for drainage condn 290226.pdf \(/document/e4ddd227-95ca-409f-bebc-71e52c75a4e1\)](#)

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**Appeal statement**

[UU drainage doc.pdf \(/document/58a15922-32c6-4199-b84a-08ed8af4faed\)](#)  
[7676-al\(05\)0600-P01. Prop external materials. North and West elevatiopns.pdf \(/document/7c3d57a2-c5ea-454f-b0a4-266c01c492c2\)](#)  
[Appeal decision 3364654.pdf \(/document/16c79db3-514e-4f16-8fea-2a7cbb80e84e\)](#)  
[Ministerial Statement in the PPG.pdf \(/document/578e2a52-59ec-40c7-a6c2-3bb674b6559c\)](#)  
[Post decision email to UU 200226.pdf \(/document/1d6fec48-f70b-4b3f-aa2c-44044ef75564\)](#)  
[Validation of applicatoin to discharge condition 121226.pdf \(/document/6e1ce99c-9f2a-45aa-96b5-6fdab034d733\)](#)  
[Drainage plan for garden area 310126.pdf \(/document/5c0dc80f-efa2-4e77-a653-70003079bb65\)](#)  
[7676-al\(05\)0601-P01. Prop external materials, South and east elevations.pdf \(/document/ab478efe-33f1-48cf-80d5-8db992c5d686\)](#)  
[7676-al\(05\)0602-P01. Samples of prop external materials.pdf \(/document/03f1960f-db51-4c1d-8cb5-9dd6cd78e217\)](#)  
[Appeal Statement.docx \(/document/d0b21850-6c25-4eee-a9bc-bab5d37ec30a\)](#)  
[25\\_0971\\_United Utilities response 200226.pdf \(/document/c4b3758d-e41c-4c15-bc4f-caa8ed22189b\)](#)  
[24\\_1022\\_Amended Prop Retaining Walls P04\\_19mar25.pdf \(/document/40e15d1a-3aa8-4efe-8252-d58e1938f286\)](#)

**Do you want to apply for an award of appeal costs?**

No

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