

Appeal 6006097

Submitted on 9 March 2026.

Before you start

Local planning authority	Ribble Valley
Appeal type	Full planning
Decision date	27 February 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	T Burns
Contact details	Lee Greenwood LJG Planning Consultancy Ltd
What is your phone number?	[REDACTED]
What is the address of the appeal site?	Land adjacent to Preston Road Ribchester Lancashire PR3 3XL
What is the area of the appeal site?	0.19 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	3/2026/0050
What date did you submit your application?	22 January 2026
Was your application for a major or minor development?	Minor development

Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Erection of up to two dwellings
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	Ribchester app forms.pdf (/document/88b939f9-f6dd-40da-afb8-a4078071510b)
Decision letter	26_0050_Decision_Notice.pdf (/document/9c1792d0-2946-44a4-b760-978bc33c7e96)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Appeal Statement - Preston Road, Ribchester.pdf (/document/1be4a206-1b60-4584-bdba-8d29cb017ecd)
Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	No
Plans, drawings and supporting documents	PIP Ribchester.pdf (/document/a3b8fbff-5ef5-489a-8c96-76638ca7b012) Supporting Letter - Ribchester PiP.pdf (/document/03a8653d-846d-493e-b6e4-7a4a0e3c0f24)
Do you have any new plans or drawings that support your appeal?	No
Do you have any other new documents that support your appeal?	Yes

Other new supporting documents

[3372635 Appeal Decision - Chatburn.pdf](#)
(/document/581d01c3-3c23-44f3-a875-
5668010fe32d)
