

A photograph of a rural scene. In the foreground, a large, leafless tree with a thick trunk and sprawling branches stands on the right. To its left is a wooden gate with a cross-hatch design, set in a stone wall. A green field lies beyond the gate. In the background, a long barn with a dark roof and several skylights is visible. The sky is overcast. The text "Buckley's Barn, Cripple Gate Lane, Roach Road, Hoghton, Preston PR5 0RR" is overlaid in white at the bottom.

**Buckley's Barn, Cripple Gate Lane,
Roach Road, Hoghton, Preston PR5 0RR**

Preston 5 miles

M6 Motorway Junction 31 3 miles

Buckley's Barn, Cripplegate Lane, Hoghton, PR5 0RR is a detached agricultural barn set in about an acre of land ready for conversion into a 4 bedroom house. Included there is a stabling shed capable of homing 2 horses and an established vegetable garden.

Planning permission for this self-build in Greenbelt was granted by the South Ribble Borough Council on 23rd July 2024. This for a 2-storey detached dwelling following the demolition of existing barn, with hard and soft landscaping. A deed of easement is in place with the De Hoghton Estate establishing a right of access from Cripplegate Lane.

The permission is for a dwelling with a floor area of 256 sqm or 2755 sq ft over 2 floors.

Ground floor consists of Entrance Hall, Kitchen, Dining Room, Lounge, Bedroom 4, Bathroom, Cloakroom, WC, Utility, Boot Room, Snug and Plant Room. First floor consists of Master Bedroom with en-suite, Bedroom 2, Bedroom 3, Family Bathroom and generous storage space.

The design is M4(2) compliant for future proofing and easy adaptation for people with disabilities of any ages.

The build benefits from a southerly aspect with unimpeded views over fields to nearby Duxon Hill. The main bedroom features a south facing balcony. Internally the entrance hall and dining room are both double height with a 1st floor mezzanine walkway.

The location is ideally situated with Preston and Blackburn 5 miles and Chorley 7 miles away. Access to the motorways M6, M61 and M65 are within 3 miles. Mainline trains can be caught from Preston serving London, Edinburgh, Manchester and Liverpool. Airports of Manchester, Liverpool and Leeds Bradford are within an hour's drive. Nearby roads have regular bus service to Preston, Blackburn and Burnley.

There are multiple local footpaths and the Lancashire Cycleway passes close by. The nearest pub, The Boars Head, is only a 20 minutes walk. Brockholes, a nearby nature reserve, is 3 miles away. The Lake District, Yorkshire Dales, Peak District and North Wales are within easy reach via the motorways.

Tenure Freehold with vacant possession

Price £325,000

Viewing Strictly by appointment with the Selling Agents

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH. Tel. 01200 441351 email to sawley@rtturner.co.uk

What3Words ///earmarked.hobby.palace

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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PLANNING PERMISSION

APPLICANT:

AGENT:

REFERENCE NUMBER: 07/2024/00076/F/UL DATE OF APPLICATION: 12 February 2024

PARTICULARS AND LOCATION OF DEVELOPMENT:

Erection of detached two-storey dwelling following demolition of existing barn, with associated hard and soft landscaping (resubmission of 07/2023/00620/F/UL)

at:

The Hollins, Roach Road, Samlesbury, Preston, Lancashire, PR5 0RB

The South Ribble Borough Council hereby give notice in pursuance of the above mentioned regulations that **permission has been granted** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted or other such amended plans that may be agreed in writing by the Local Planning Authority subject to the following conditions:

1. That the development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.

2. No work shall be commenced until details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

REASON: To ensure the satisfactory appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan.

3. Prior to the commencement of development, a ground level survey to include existing ground levels and existing and proposed ground and slab levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved levels.

REASON: To ensure the satisfactory appearance and drainage of the site and to accord Policy 17 of the Core Strategy

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order) no development of the type described in Classes A, B, D and E of Part 1 of Schedule 2 of that Order shall be undertaken without the express permission of the Local Planning Authority

REASON: To enable the Local Planning Authority to retain control over future development in the interest of residential amenity and the character and appearance of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

5. No development shall take place, including any further works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) wheel washing/road sweeping measures
- (ii) measures to control the emission of noise during demolition and construction
- (iii) details of external lighting to be used during the construction
- (iv) a scheme for the recycling/disposing of waste resulting from demolition and construction works

REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy.

6. No machinery shall be operated; no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times:

0800 hrs to 1800 hrs Monday to Friday
0800 hrs to 1300 hrs Saturday

No activities shall take place on Sundays, Bank or Public Holidays.

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy.

7. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

REASON: In order to satisfy the Local Planning Authority that the final details of proposed surface water drainage are acceptable before work commences on site, for the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy

8. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution, and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy

9. Prior to first occupation of the dwelling hereby approved, an Electric Vehicle Recharge point shall be provided to the dwelling. The charging point shall be maintained and retained thereafter.

REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy

10. Prior to first occupation of the dwelling, that part of the access extending from Roach Road at the highway boundary for a minimum distance of 5m into the private track, shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users in the interests of highway safety in accordance with Policy G17 in the South Ribble Local Plan 2012-2026

11. Prior to first occupation of the dwelling hereby approved, the associated parking spaces shall be drained and surfaced, and shall be retained at all times thereafter.

REASON: To ensure the provision and retention of adequate on-site parking in the interests of residential amenity and highway safety as required by Policy F1 and Policy G17 in the South Ribble Local Plan 2012-2026

12. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at South Ribble Borough Council. Works in that location should cease and the problem area be roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a verification statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building/s, which confirms that no adverse ground conditions were found.

REASON: To ensure that the site is suitable for its intended end use and development work will not cause pollution of ground and surface waters both on and off site, in accordance with Policy 17 of the Central Lancashire Development Plan and the National Planning Policy Framework.

13. The approved boundary treatment to the northern boundary, as detailed on the submitted Landscape Design Detail ref. 23010-261C, shall be installed prior to first occupation of the dwelling hereby approved and shall be retained thereafter.

Reason: In the interests of the amenity and to safeguard the living conditions of the nearby residents in accordance with Policy 17 in the Central Lancashire Core Strategy and the NPPF.

14. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees and hedging to be retained on the site as detailed in the Tree Protection Plan. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

REASON: To prevent damage to trees during construction works in accordance with Policy G13 of the South Ribble Local Plan 2012-2026

15. Any tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place during the nesting season, normally between March and August, unless the absence of nesting birds has been confirmed by further surveys or inspections and written approval has been given from the Local Planning Authority.

REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy.

16. The approved landscaping scheme, as detailed on submitted Landscaping Design Detail plan ref. 23010-261C, shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority, in compliance with BS 8545 : 2014 Trees: from nursery to independence in the landscape - Recommendations. This maintenance shall include the watering, weeding, mulching and adjustment and removal of stakes and support systems, and shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026

17. Prior to any demolition works taking the Local Planning Authority shall be provided with either of the following for approval:

- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a license

REASON: To ensure the protection of schedule species protected by the Wildlife and Countryside Act 1981 and so as to ensure work is carried out in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

18. The development hereby approved, including site preparation, shall proceed in full accordance with the Reasonable Avoidance Measures Statement and recommendations in relation to Great Crested Newts detailed within the submitted 'Great Crested Newt and Bird Survey' dated 16th May 2024..

REASON: To ensure the protection of scheduled species protected by the Wildlife and Countryside Act 1981 in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

19. Prior to the first occupation of the new the dwelling hereby approved the existing barn identified for removal shall be demolished and all associated material permanently removed off site in accordance with a detail to be submitted to and be approved in writing by the Local Planning Authority.

REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 of the Core Strategy.

20. The dwelling hereby approved shall be constructed as a self-build and custom housebuilding dwelling within the definitions of self-build and custom housebuilding in the 2015 Self-Build and Custom Housebuilding Act (as amended by the 2016 Housing and Planning Act):

- i. The first occupation of each unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the dwelling;
- ii. The Council shall be notified of the persons who intend to take up first occupation of the dwelling hereby permitted at least two months prior to first occupation.

REASON: To ensure the development complies with the self-build and custom house building definition and helps to meet the District's self-build requirement, in accordance with National Policy.

21. The approved biodiversity enhancement measures resulting from the formation of a new orchard, as detailed on submitted Landscaping Design Detail plan ref. 23010-261C and contained within the submitted Biodiversity metric spreadsheet dated 17th May 2024, shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter to the satisfaction of the Local Planning Authority, in compliance with be BS 8545 : 2014 Trees: from nursery to independence in the landscape - Recommendations. This maintenance shall include the reseedling of the orchard should the grass become seriously diseased or dies by the same species.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy, Policy G13 and Policy G17 in the South Ribble Local Plan 2012-2026

22. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans 23010-259C (Future Disability Provision), 23010-260C (Landscape Design Detail), 23010-261C (Landscape Design Detail), 23010-262A (Site Access), 23010-263C (Site Elevation 1), 23010-264C (Environmental Sustainability), 23010-266E (Material Selection), 23010-289 (Material Selection 2), 23010-267B (Tree Protection), 23010-280 (Floor Plans May 2024), 23010-284A (Elevations May 2024), 23010-286A (Roof Plan May 2024), 23010-287 (Proposed Sections), 23010-289 (Materials Selection 2), 21020-17A (Location Plan) and 23010-288 (Volume Calculations June 2024).

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan 2015.

Advice Note:

1. The applicant is reminded that Barn Owls are protected under schedule 1 of the Wildlife & Countryside Act 1981 (as amended). It is an offence to take, injure or kill a barn owl or destroy its nest, eggs or young. It is also an offence to recklessly disturb the birds close to their nest during the breeding season. If a barn owl is found to be nesting on or near the site during the development work should cease and a suitably experienced ecologist employed to how best to safeguard the barn owl(s).

2. The South Ribble CIL Infrastructure Charging Schedule provides a specific chargeable amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development will be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule and the Community Infrastructure Levy Regulations 2010 (as amended).

Informative: The decision to grant planning permission has been taken having regard to the policies and proposals in the South Ribble Local Plan and the Central Lancashire Core Strategy as set out below, and to all relevant material considerations including Supplementary Planning Guidance:

NPPF - National Planning Policy Framework

1 - Locating Growth (Core Strategy Policy)

4 - Housing Delivery (Core Strategy Policy)

5 - Housing Density (Core Strategy Policy)

6 - Housing Quality (Core Strategy Policy)

16 - Heritage Assets (Core Strategy Policy)

17 - Design of New Buildings (Core Strategy Policy)

22 - Biodiversity and Geodiversity (Core Strategy Policy)

27 - Sustainable Resources and New Developments (Core Strategy Policy)

29 - Water Management (Core Strategy Policy)

POLF1 - Car Parking

POLG1 - Green Belt

POLG13 - Trees, Woodlands and Development

POLG16 - Biodiversity and Nature Conservation

POLG17 - Design Criteria for New Development

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please contact the Development Control Section who will be able to assist and can provide a copy of the application report if required.

Email: planning@southribble.gov.uk.

Important Note: This permission relates only to that required under the Town and Country Planning Act. It does not provide any consent or approval under any other enactment, byelaw, order or regulation including the Building Regulations. If you are in any doubt about the need to obtain approval under the Building Regulations then please contact the Building Control Section, Civic Centre, West Paddock, Leyland on 01772 625400 or email: blccontrol@southribble.gov.uk

The applicant is advised that all planning permissions granted on or after the 1st September 2013 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website <https://www.southribble.gov.uk/content/community-infrastructure-levy> or contact the CIL Officer CIL@southribble.gov.uk

In determining the above planning application, the Council has implemented the requirements of paragraph 38 of the NPPF 2019 and worked proactively and positively with the applicant.

Appeal to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. <https://www.gov.uk/appeal-planning-decision>
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.
6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

1. If either the local planning authority or the Secretary of State for the Environment refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
2. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V, Chapter I of the Town and Country Planning Act 1990.



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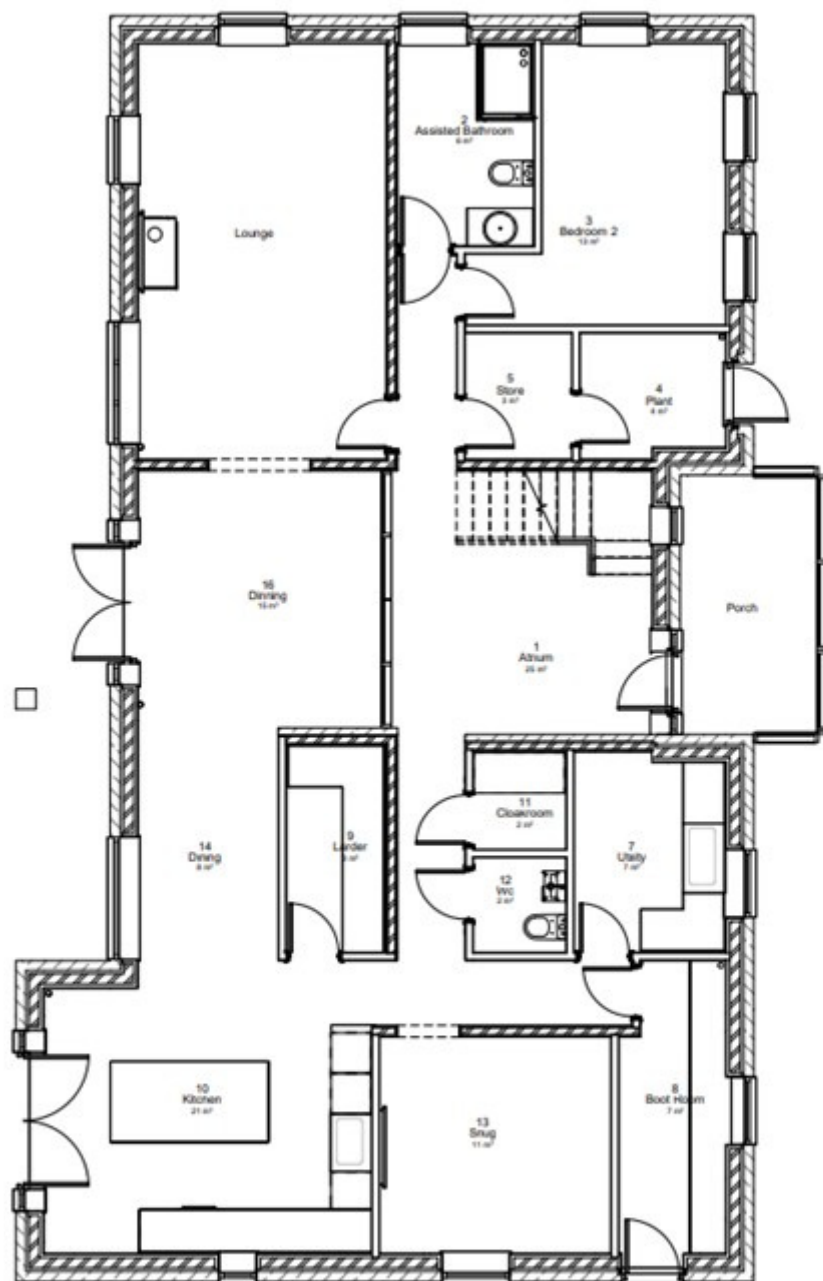
Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

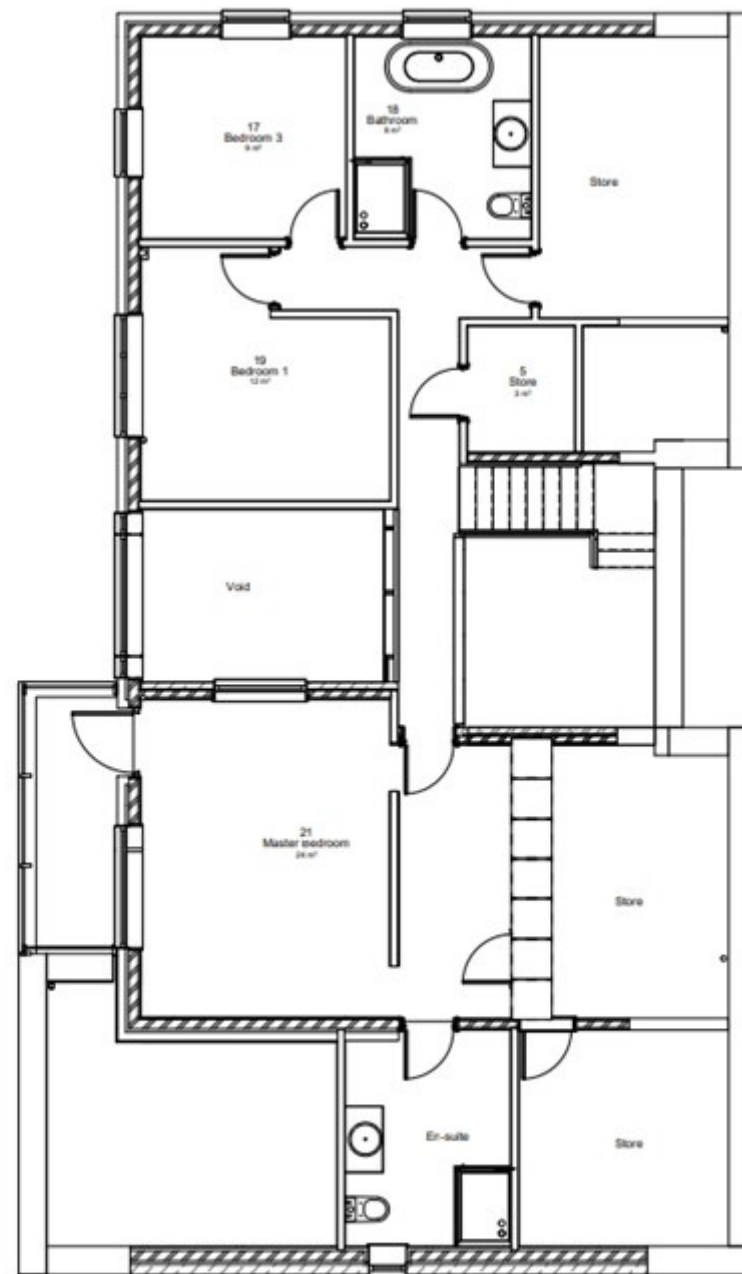
001: A. General arrangements to layout, Jan 2024
 002: B. Civils to be installed, Feb 2024
 003: C. Road profile amended. Drawings revised, June 2024

Hollins Barn **Project:**
 Mr and Mrs N. Buckley **Client:**
 Landscape Design Detail **Drawing:**
 23010 - 261 C **Reference:**
 January 2024 **Date:**
 1/200@A1 **Scale:**

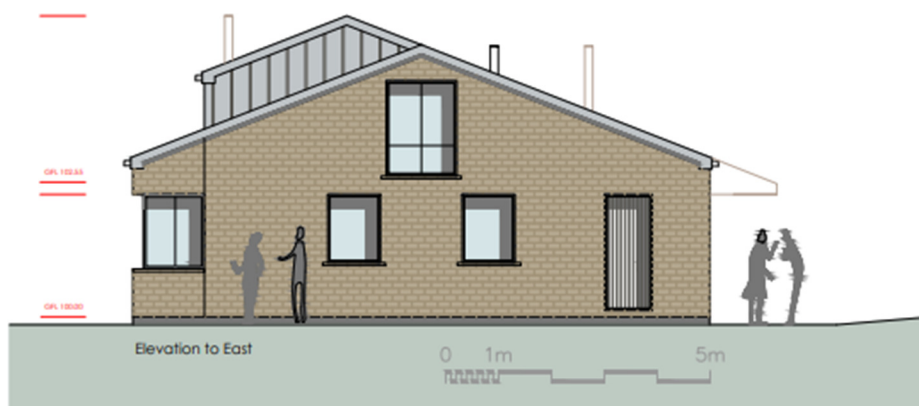
3D Eco
 [Signature Line]



1 Ground Floor Level - Planning
1 : 50



2 First Floor Level - Planning
1 : 50

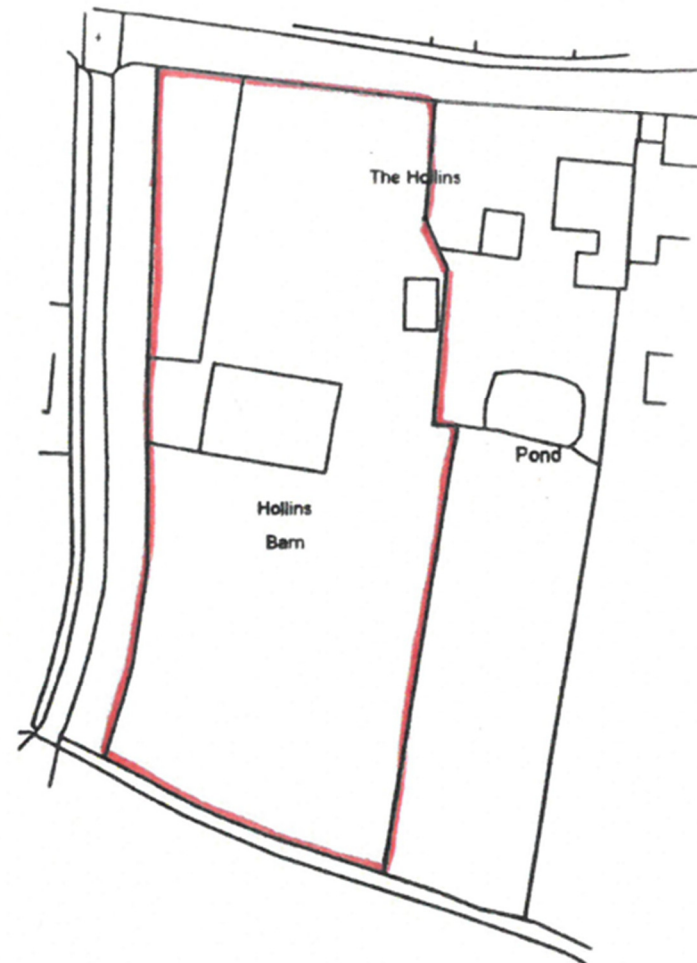


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Drawn: A. June 2024, PV added, Windows amended.
Rev:
Rev:

Holins Barn **Project:**
Mr and Mrs N. Buckley **Client:**
Elevations May 2024 **Drawing:**
23010 - 284A **Reference:**
May 2024 **Date:**
1/50@A1 **Scale:**

3DEco





Richard Turner & Son, Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH