

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (TCPA 1990)

ENFORCEMENT NOTICE

TO: Mr Stephen Woodward,
2, Northcote Park,
Langho,
Blackburn.
BB6 8FB.

Issued by: Ribble Valley Borough Council (the Council)

1. ENFORCEMENT NOTICE

This is a formal notice issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (b) of section 171A(1) of the TCPA 1990, at the Land. It is considered expedient to issue this notice, having regard to the provisions of the development plan and to all other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND AFFECTED BY THIS NOTICE

Land at - 2 Northcote Park, Langho, Blackburn. BB6 8FB shown edged red on the attached plan (the Land).

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

On 22 July 2025 planning permission was granted by the Council under reference number 3/2025/0288 for a detached garden room to the rear and changes to land levels subject to conditions.

One of those conditions (condition 2) was that the permission shall relate to the development as shown on drawing nos. 25001-P02 received 18th July 2025 and 25001 P03 received 17th July 2025.

It appears to the Council that the condition has not been complied with, because the building has not been constructed in accordance with the approved drawings and additional changes to land levels have been undertaken to facilitate the enlarged building footprint.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last ten years.

The breach of planning control consists of the erection of a development not in compliance with the approved plans. The breach has resulted in a detached outbuilding, which by virtue of its size, scale and massing, introduces an incongruous and unsympathetic form of development that fails to appear subordinate to the primary dwellinghouse or respond positively to its immediate context. The outbuilding visually competes with the host dwelling as a large building in its own right, significantly reducing its incidental appearance and causing significant harm to the area's spacious qualities. Accordingly, the development is considered to be in direct conflict with the aims and objectives of Policy DMG1 of the Ribble Valley Core Strategy and Paragraph 135 of the National Planning Policy Framework.

5. WHAT YOU ARE REQUIRED TO DO

You must take all necessary steps to alter the outbuilding so that it physically complies with the approved drawings, including but not limited to removal of all building works (walls, roofing, flooring and any associated fixtures and fittings) that have been undertaken outside of the approved footprint and reinstate land levels once the building works have been removed, and install a new wall on the east elevation in compliance with the drawing.

6. TIME FOR COMPLIANCE

The period for compliance with the steps set out in paragraph 5 is three months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 10th November 2025, unless an appeal is made against it beforehand.

Date: 9th October 2025

Signed:



Nicola Hopkins

Director of Economic Development and Planning on behalf of Ribble Valley Borough Council of Council Offices, Church Walk, Clitheroe, BB7 2RA

ANNEX

Ribble Valley Borough Council has issued an enforcement notice relating to land at 2 Northcote Park, Langho, Blackburn, BB6 8FB, and you are served with a copy of that notice as you have an interest in the Land. Copies of the notice have also been served on the parties listed at the end of the Annex.

YOUR RIGHT OF APPEAL

You can appeal against this enforcement notice, but any appeal must be **received** by the Planning Inspectorate (or be posted or electronically communicated at such time that, in the ordinary course of post or transmission, it would be delivered to the Planning Inspectorate) **before** the date specified in paragraph 7 of the notice.

If you want to appeal against this enforcement notice you can do it:

- Online at the Planning Casework Service area of the Planning Portal (www.planningportal.gov.uk/pcs).
- By getting enforcement appeal forms from the Planning Inspectorate on 0303 444 5000 or by e-mailing the Planning Inspectorate at enquiries@pins.gsi.gov.uk.

You MUST make sure that PINS receive your appeal before the effective date on the enforcement notice.

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:

- The name of the local planning authority.
- The site address.
- Your address.
- The effective date of the enforcement notice.

PINS MUST receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.

The Planning Inspectorate's address and contact details are as follows:

The Planning Inspectorate

CST Room 3/13

Temple Quay House

2 The Square

BRISTOL BS1 6PN

Direct line: 0303 444 5000

Fax number: 0117 372 8782

Under section 174 of the TCPA 1990 you may appeal on one or more of the following grounds that:

- In respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged.
- Those matters have not occurred.
- Those matters (if they have occurred) do not constitute a breach of planning control.
- At the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters.
- Copies of the enforcement notice were not served as required by section 172 of the TCPA 1990.
- The steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by such breach.
- Any period specified in the notice in accordance with section 173(9) of the TCPA 1990 falls short of what should reasonably be allowed.

Not all of these grounds may be relevant to you.

If you appeal under ground (a) of section 174(2) of the TCPA 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee of £924.00 You should pay the fee to Ribble Valley Borough Council

If you decide to appeal, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

A copy of sections 171A, 171B and 172 to 177 of the TCPA 1990 are attached for your information

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

Persons served with a copy of this enforcement notice are as follows:

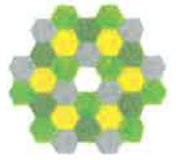
Mr Stephen Woodward, 2, Northcote Park, Langho, Blackburn. BB6 8FB.

Mrs Kimberley Woodward, 2 Northcote Park, Langho, Blackburn. BB6 8FB

HSBC UK BANK PLC, (Co. Regn. No. 9928412) Customer Service, BX8 4HB.

HM Land Registry
Official copy of
title plan

Title number **LAN251734**
Ordnance Survey map reference **SD7034NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lancashire : Ribble
Valley**



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