

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2004/1174

DECISION DATE: 23 DECEMBER 2004

DATE RECEIVED: 22 NOVEMBER 2004

APPLICANT:

MR ADRIAN ATKINSON
4 WHINS LANE
SIMONSTONE
LANCS
BB12 7QR

AGENT:

PPY DESIGN LTD
2 HELMSHORE ROAD
HOLCOMBE VILLAGE
RAMSBOTTOM
LANCS BL8 4PA

DEVELOPMENT CONSERVATORY TO REAR. RE-SUBMISSION.

PROPOSED:

AT: 4 WHINS LANE SIMONSTONE

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following **condition(s)**:

1. The development must be begun not later than the expiration of five 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the extension hereby approved shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

Reason: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

Relevant planning policy

Policy G1 - Development Control.

Policy ENV3 - Development in Open Countryside.

Policy H10 - Residential Extensions.

SPG - "Extensions and Alterations to Dwellings"

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact

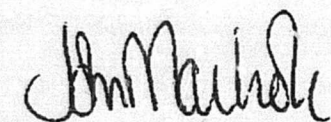
RIBBLE VALLEY BOROUGH COUNCIL
PLANNING PERMISSION CONTINUED

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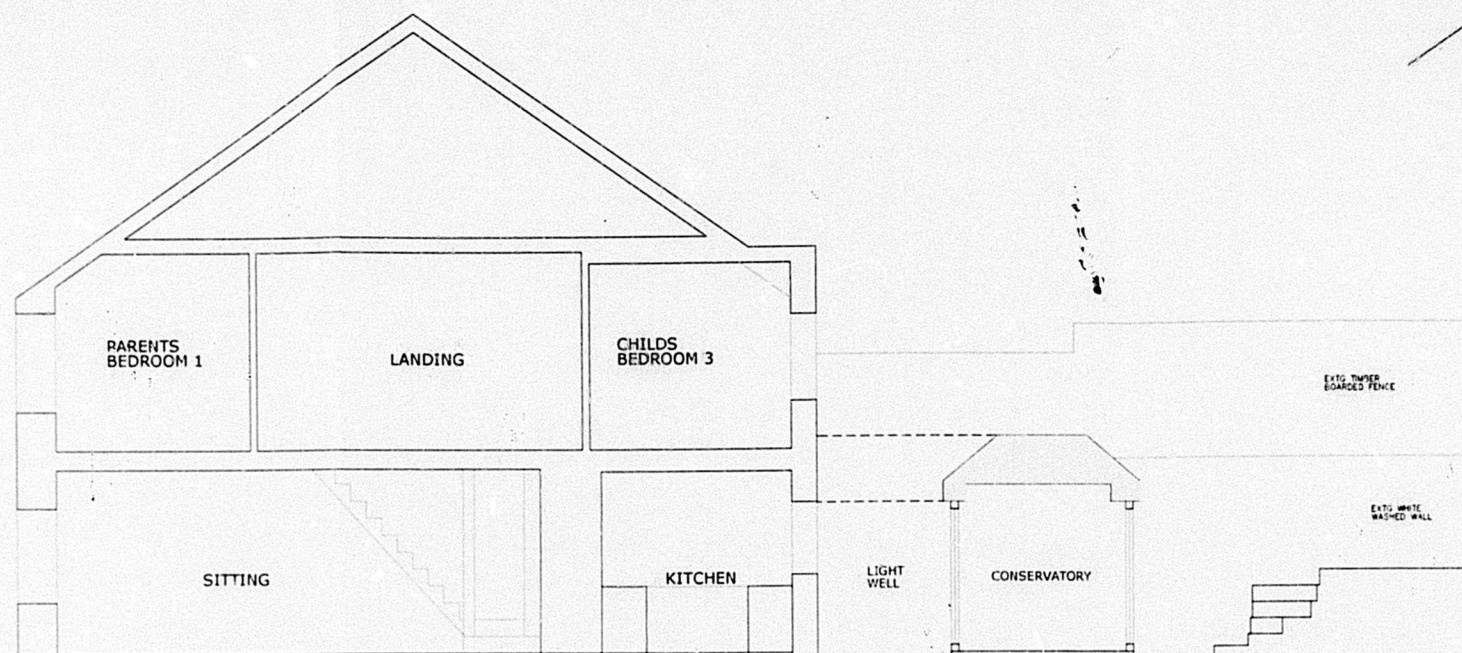
Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application

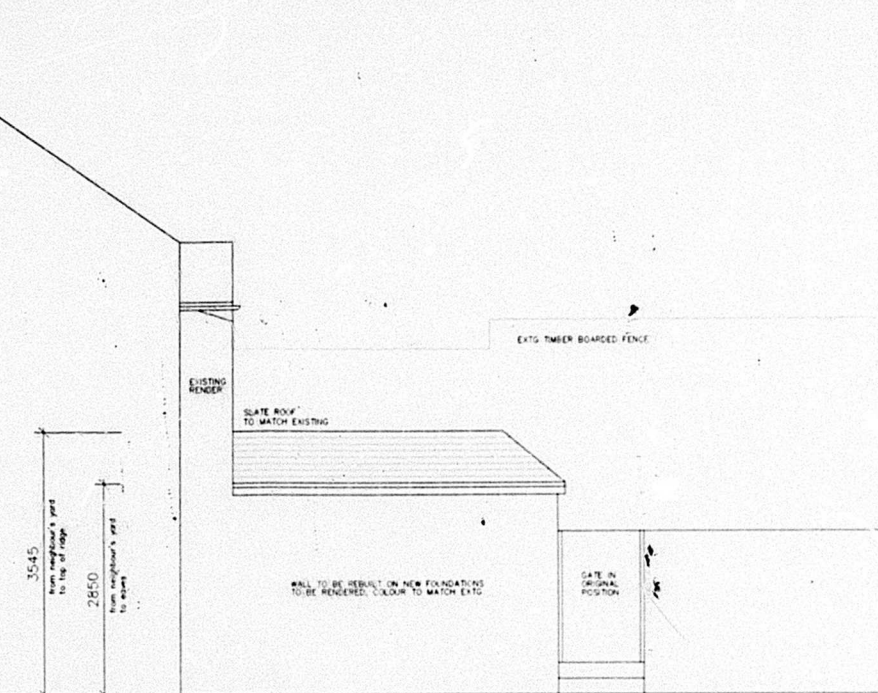


 STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

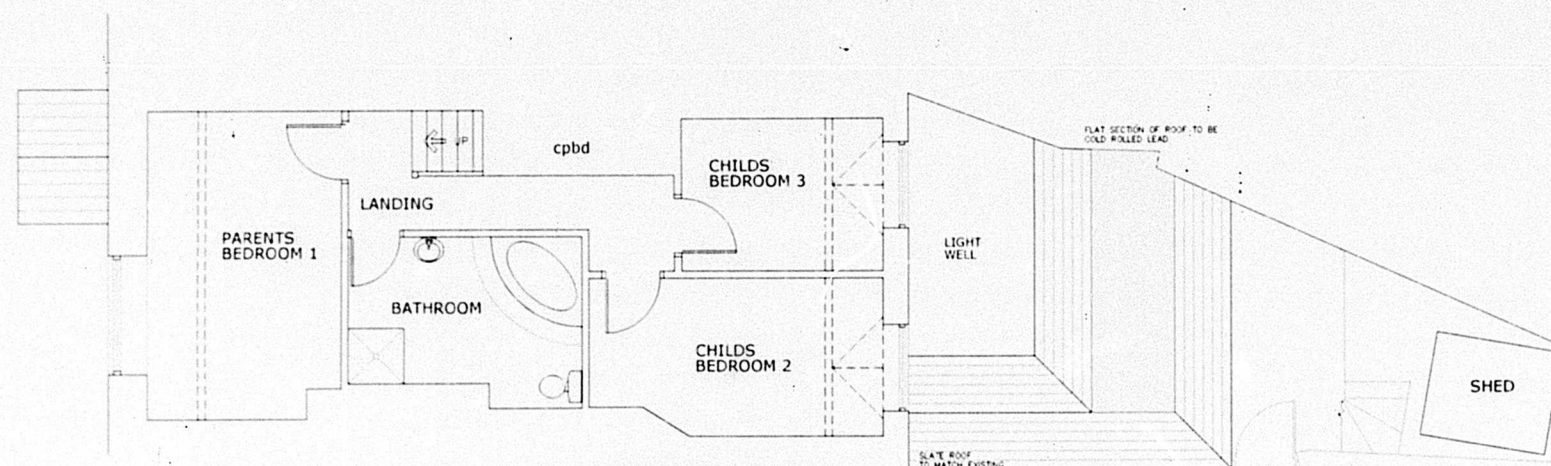
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PROPOSED SECTION



PROPOSED YARD ELEVATION



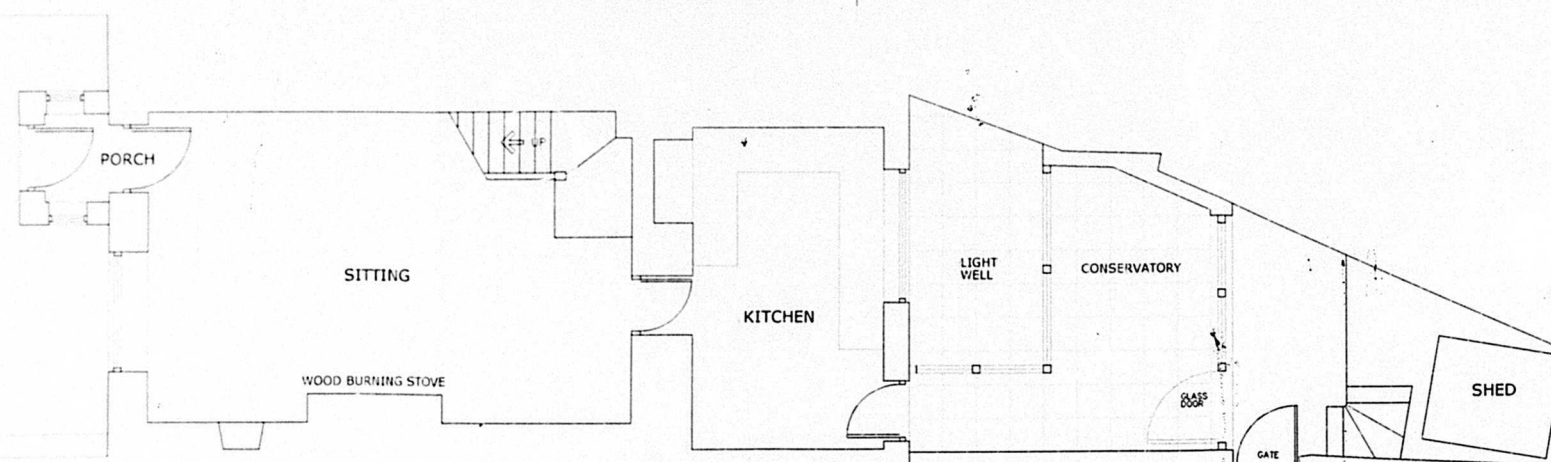
PROPOSED PLAN FIRST FLOOR



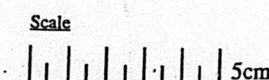
PROPOSED REAR SECTION



PROPOSED REAR ELEVATION



PROPOSED PLAN GROUND FLOOR



32 00 41 17 4 P

Ribble Valley Borough Council
Local and Country Planning Act 1990
Granted with Conditions
23 DEC 2004

4 White Lane
Simonstone
BB12 7QE
AA-02A
Proposed Plans
Elevation & Section
PPY design Ltd

2, Helmsley Road, Helmsley Village
Ramsbottom, Lancashire, BL6 4PA
Car. 0161 251 1111, 0161 251 1112
www.ppydesign.co.uk