

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2008/0090

DECISION DATE: 07 March 2008

DATE RECEIVED: 28/01/2008

APPLICANT:

Ron Young
7A Paris
Ramsgreave
Blackburn
Lancs
BB1 9BJ

AGENT:

Chadwick Dryer Architects
Chadwick House
Rosehill
Pleasington
Blackburn
Lancs
BB2 5JG

DEVELOPMENT PROPOSED: Proposed change to design and location on plot of a four bedroom house on the Bosburn Drive plot. Re-submission.

AT: Beech House Bosburn Drive Melloi Brook Lancashire BB2 5PA

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 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. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified shall be protected in accordance with the BS5837 [Trees in Relation to Construction] and tree details attached to this decision notice.

The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone. Cont.... /

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3. No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse affects of development.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995) (or any Order revoking or re-enacting that Order) the dwelling shall not be altered by the insertion of any window or doorway unless a further planning permission has first been granted in respect thereof.

REASON: In order to safeguard nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. The proposed garages shall be for garaging purposes only on the ground floor and there shall be no alterations to the garage doors without the prior written permission of the Local Planning Authority.

REASON: In the interests of protecting residential amenity and to ensure that adequate parking provision exists within the site, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan

Relevant planning policy

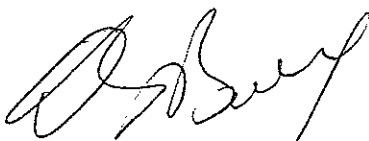
Policy G1 - Development Control.

SUMMARY OF REASONS FOR APPROVAL

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

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