

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: 3/2008/0091

DECISION DATE: 07 March 2008

DATE RECEIVED: 29/01/2008

APPLICANT:

Mr P Rhodes
c/o Agent

AGENT:

AJH Associates
21 Deanfield Court
Clitheroe
Lancs
BB7 1QS

DEVELOPMENT PROPOSED: To convert one dwelling house into a dwelling house and a holiday let cottage. Re-submission.

AT: Deerstones Newton-in-Bowland Clitheroe Lancashire

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 and samples of walling and roofing materials and details of any window and door surrounds including materials to be used 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. All doors and windows shall be in timber and retained as such in perpetuity.

REASON: To comply with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

4. All new and replacement door and window head and sills shall be natural stone to match existing.

REASON: To comply with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

P.T.O.

APPLICATION NO. 3/2008/0091

DECISION DATE: 7 March 2008

5. The new unit of accommodation accessed solely via the front elevation of the buildings shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

REASON: In order to comply with Policies G1, G5, ENV1 and the Policy SPG - "Housing" of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

6. Prior to commencement of use for holiday purposes a scheme allocating a parking space per unit shall be submitted to and approved in writing by the Local Planning Authority. It shall thereafter be retained in perpetuity.

Reason: In order to ensure adequate parking facilities are allocated per unit and to comply with Policy G1 of the Districtwide Local Plan.

Relevant planning policy

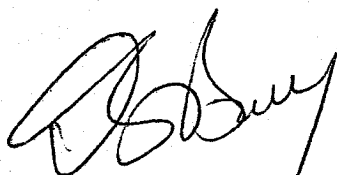
Policy G1 - Development Control.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV16 - Development within Conservation Areas.
Policy H10 - Residential Extensions.
Policy H17 - Building Conversions -Design Matters.
Policy SPG - "Extensions and Alterations to Dwellings"

SUMMARY OF REASONS FOR APPROVAL

The proposal represents an appropriate form of development and will not be significantly detrimental to the visual amenity of the area, to the character of the building or on the setting and character of the Conservation Area and the Forest of Bowland Area of Outstanding Natural Beauty.

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.
3. The applicant's attention is drawn to the consultation response from the County Surveyor and is asked to ensure that in the marketing of the building for holiday let purposes, visitors are reminded of the parking space and asked not to park on the local highway where possible.



STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES