

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: 3/2009/0038

DECISION DATE: 10 March 2009

DATE RECEIVED: 15/01/2009

APPLICANT:

Mr Alan Kinder
c/o Agent

AGENT:

Alan Kinder Associates Ltd
Town Planning Consultants
79/81 Manchester Road
Burnley
BB11 1JY

DEVELOPMENT PROPOSED: Erection of single storey side extension to form a bungalow, erection of single storey rear extension and widening of driveway.

AT: 16 Colthirst Drive Clitheroe Lancashire BB7 2ES

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in the Schedule to Part 1 Classes A to D shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In the interests of the amenity of the area in accordance with Policies G1 of the Ribble Valley Districtwide Local Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting that Order) the building 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".

P.T.O.

APPLICATION NO. 3/2009/0038

DECISION DATE: 10 March 2009

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in the Schedule to Part I Classes E to F and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

5. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 20th February 2009.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments and in accordance with Policy G1 of the Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control
Policy G2 - Settlement Strategy
Interim Housing SPG
Policy L4 of the Regional Spatial Strategy

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.

