

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2009/0640

DECISION DATE: 11 September 2009

DATE RECEIVED: 23/07/2009

APPLICANT:

Mr A Deeley
c/o agent

AGENT:

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

DEVELOPMENT PROPOSED: Extensions and alterations to dwelling, creation of new vehicular access and access alterations. Erection of one dwelling/conversion of building to form holiday cottage and change of use of paddock to residential curtilage. Re-submission.

AT: Smithy Cottage Tosside Skipton North Yorkshire BD23 4SQ

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 no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. The unit(s) of accommodation on Plot 1 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, RT1 and RT3 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.

3. 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 Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

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4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the units on Plots 1 and 2 including any development within their curtilages as defined in Schedule 2 Part 1 Classes A to H 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 and G6 of the Ribble Valley Districtwide Local Plan.

5. The first floor window on the north west elevation of plot 2 serving an en-suite shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

REASON: In order to protect nearby residential amenity as required by Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to commencement of development precise specifications of the boundary wall treatment of the site to the B6478 shall be submitted to and approved in writing by the Local Planning Authority. The boundary shall be constructed in accordance with the details so approved and thereafter retained in perpetuity.

REASON: In the interests of visual amenity and highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control.
Policy G4 - Settlement Strategy.
Policy G6 - Essential Open Space.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV19 - Listed Buildings.
Policy H10 - Residential Extensions.
Policy H12 - Curtilage Extensions.
Policy SPG - "Extensions and Alterations to Dwellings"
Policy RT1 - General Recreation and Tourism Policy.
Policy RT3 - Conversion of Buildings to Tourism Related Uses.

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have an adverse visual impact or be to the detriment of highway safety.

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