

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2009/0928

DECISION DATE: 09 February 2010

DATE RECEIVED: 27/11/2009

APPLICANT:

Mr Ian Simpson
Aspinalls Farm
Kenyon Lane
Dinckley
Blackburn
Lancs
BB6 8AN

AGENT:

DEVELOPMENT Two-storey side extension providing lounge and two bedrooms.

PROPOSED:

AT: Aspinalls Farm Kenyon Lane Dinckley Blackburn 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. The permission shall relate to the development as shown on Plan Reference SW/2009/0928/1

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Prior to commencement of development details of a screen to be erected on the eastern boundary of the balcony shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be provided in accordance with the approved details prior to occupation of the extension and retained in perpetuity.

Reason: In the interests of safeguarding neighbouring residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

P.T.O.

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.

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