

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0208

DECISION DATE: 28 May 2010

DATE RECEIVED: 15/03/2010

APPLICANT:

Mr S Ainsworth
Eastham House Farm
Clitheroe Road
Mitton
Clitheroe
Lancs
BB7 9PH

AGENT:

Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe
Lancs
BB7 1AW

DEVELOPMENT Conversion of barn to one dwelling and erection of double garage.

PROPOSED:

AT: Eastham House Farm Clitheroe Road Mitton Clitheroe Lancs BB7 9PH

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 Drawing No.CS/10/0208/1 as amended by CS/10/0208/1 REVA received by the Local Planning Authority on 12 April 2008.

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

3. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 17 December 2009. Any deviation from the survey may need to be the subject of a further planning application.

Reason: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan since the application is for the conversion of the building only.

4. 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 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, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

P.T.O.

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

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

6. All doors and windows shall be in timber and retained as such in perpetuity.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

7. 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, external alterations to the dwelling including any development within the curtilage as defined in the Schedule to the Order Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H18 of the Ribble Valley Districtwide Local Plan.

8. Prior to the first occupation of the dwelling hereby permitted a continuous wall shall be erected on the western (roadside) boundary of the site in accordance with precise details (relating to its height, materials of construction and precise position) that have first been submitted and approved in writing by the Local Planning Authority. Thereafter this wall shall be retained in perpetuity in its entirety to the satisfaction of the Local Planning Authority.

Reason: To comply with the approved amended plan and in the interests of highway safety and visual amenity.

9. The windows on the south elevation of the building 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.

Relevant planning policy

Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy ENV3 - Development in Open Countryside
Policy ENV7 - Species Protection
Policy H2 - Dwellings in the Open Countryside
Policy H15 - Building Conversions - Location
Policy H16 - Building Conversions - Building to be Converted
Policy H17 - Building Conversions - Design Matters

Summary of reasons for approval

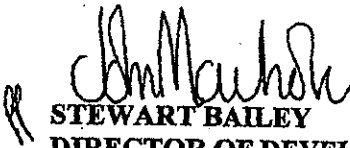
The proposed conversion respects the appearance and character of the building and would not have any seriously detrimental effects upon visual amenity, highway safety or the amenities of any nearby residents.

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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