

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0523

DECISION DATE: 02 September 2010

DATE RECEIVED: 09/07/2010

APPLICANT:

Mr W Merriman
5 Dewhurst Road
Langho
Blackburn
Lancs
BB6 8AF

AGENT:

DEVELOPMENT PROPOSED: Proposed two-storey and single storey extensions to side and rear of the dwelling. Proposed detached garage.

AT: 5 Dewhurst Road Langho Blackburn Lancashire BB6 8AF

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. This permission shall relate to drawing no. RH/320100523/01 relating to the siting of the garage and driveway, drawing no. RH/320100523/02 relating to the dimensions of the garage and drawing no. RH/320100523/03 relating to existing and proposed floor plans and elevations.

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

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

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.

Notes

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