

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2010/0760

DECISION DATE: 12 November 2010

DATE RECEIVED: 14/09/2010

APPLICANT:

Mrs G Roberts
7 Dale View
Billington
Clitheroe
Lancs
BB7 9LL

AGENT:

LINKS Architecture Ltd
35 Collinfield
Kendal
Cumbria
LA9 5JD

DEVELOPMENT PROPOSED: Proposed extensions to provide a music room to the SW side and rear elevation, extended kitchen and dining room to the rear elevation and external storage to the NE side elevation.
Demolition of the existing garage.

AT: 7 Dale View Billington Clitheroe Lancashire BB7 9LL

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 be implemented in accordance with the proposal as amended by letter and plan received on the 10 November 2010.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the building(s) 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".

4. The permission shall relate to the development as shown on Plan Reference: 10036.02 Rev. B.

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

Relevant planning policy

Policy G1 - Development Control
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