

# RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

## PLANNING PERMISSION

**APPLICATION NO:** 3/2011/0343

**DECISION DATE:** 12 October 2011

**DATE RECEIVED:** 23/05/2011

### **APPLICANT:**

Hilary Shepherd  
9 York Lane  
Langho  
Blackburn  
Lancs  
BB6 8Dt

### **AGENT:**

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

**DEVELOPMENT PROPOSED:** Proposed alterations to the existing farmhouse and adjoining barn/shippon to create refurbished living accommodation. Works to include new Velux rooflights, and adapted and new openings in the external facades.

**AT:** Withinreap Farm Moss Side Lane Thornley Longridge 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. This permission shall relate to Drawing No: HS/JD/4 in relation to the application site, land in the applicants ownership and the extent of residential curtilage, amended plan HS/JD/3A received on the 12th of September 2011 in relation to the proposed landscaping of the site and the extent of residential curtilage, Drawing No: PH/HS/100 in relation to the existing floor plans and elevations, amended plan HS/JD/2 received on the 12th of September in relation to the proposed elevations and amended plan HS/JD/1A received on the 7th of October in relation to the proposed floor plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans in order to comply with Policies G1, ENV3, H15, H16 and H17 of the Ribble Valley Districtwide Local Plan.

2. Notwithstanding the provisions of the Town and Country Planning General Permitted Development 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 Schedule 2 Part 1 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 H17 of the Ribble Valley Districtwide Local Plan.

3. Notwithstanding the details shown upon the approved plans, the Velux roof lights shall be of the Conservation Type, recessed with a flush fitting and remain as such in perpetuity.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

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4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking, amending or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, 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 H17 of the Ribble Valley Districtwide Local Plan.

5. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 6th May 2011. 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.

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. 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.

Relevant planning policy

Policy G1 - Development Control  
Policy ENV3 - Development in 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 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.

   
JOHN HEAP  
DIRECTOR OF COMMUNITY SERVICES