

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2011/0008

DECISION DATE: 13 December 2011

DATE RECEIVED: 01/04/2011

APPLICANT:

Mr & Mrs D Wilkinson
Carr House Farm
Longsight Road
Clayton-Le-Dale
Lancashire
BB2 7JA

AGENT:

Gary Hoerty Associates
Victoria House
34 Wellgate
Clitheroe
Lancs
BB7 2DP

DEVELOPMENT Proposed conversion of traditional buildings to form two dwellings and a double garage.
PROPOSED:

AT: Carr House Farm Longsight Road Clayton-Le-Dale 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. 1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on the amended plan received by the Local Planning Authority on 18 August 2011 (Drawing Number Wil/241/552/02/C)

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

3. This permission shall relate to the proposed conversion in accordance with the Structural Appraisal Report dated October 2010 that was submitted as part of the application. Any deviation from the Structural Appraisal Report 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, as the application is for the conversion of the building only.

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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 in writing 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.

5. All new and replacement door and window, head and cills shall be natural stone to match the 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. Notwithstanding references to upvc frames on the submitted plans and application forms, 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 dwellings including any development within their curtilage as defined in the Schedule to the Order Classes A-H shall not be carried out without the formal permission 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, H16 and H17 of the Ribble Valley Districtwide Local Plan.

8. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation which shall have first been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building/site in order to comply with the requirements of Policy HE12.3 of PPS5: Planning for the Historic Environment.

9. The mitigation measures in the Protected Species (bats and barn owls) Survey Report dated 9 November 2010 that was submitted with the application shall be followed in their entirety. In the event that any bats are disturbed or harmed during any part of the development, work shall cease until further advice has been sought from a licensed Ecologist.

REASON: In order to reduce or remove the harmful impact of development on a protected species in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan.

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10. Precise details of the boundary treatment for the curtilages of the dwellings shall be submitted to and approved in writing by the Local Planning Authority.
Any walls or fences comprised in the approved details shall be erected prior to the first occupation of either of the dwellings. Any hedges comprised in the approved details shall be planted in accordance with a timescale that has been agreed with the Local Planning Authority, and shall be maintained also in accordance with details to be agreed with the Local Planning Authority.

Reason: In the interests of visual and residential amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control
Policy ENV3 - Development in Open Countryside
Policy ENV7 - Species Protection
Policy H15 - Building Conversions - Location
Policy H16 - Building Conversions - Building to be Converted
Policy H17 - Building Conversions - Design Matters
PPS3:Housing
PPS5:Planning for the Historic Environment

Summary of reasons for approval

The proposed conversion scheme respects the appearance and character of the building and would have no seriously detrimental effects upon visual amenity, highway safety or the amenities of any nearby residents.

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

