

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2011/0901

DECISION DATE: 12 December 2011

DATE RECEIVED: 08/11/2011

APPLICANT:

Mrs L Wade
Paddock Cottage
Rush Paddock Farm
Osbaldeston Lane
Osbaldeston
Lancs
BB2 7LY

AGENT:

Beardwood Design Ltd
14 Wycollar Road
Blackburn
Lancs
BB2 7AZ

DEVELOPMENT Proposed replacement dwelling (existing dwelling to be demolished).

PROPOSED:

AT: 1 Ribblesdale Place Osbaldeston Lane Osbaldeston 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. 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 Plan Reference 11/1994/1, 11/1994/1a and 11/1994/1S.

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.

4. The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

Reason: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings".

5. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 19 October 2011.

Reason: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

6. The hedgerow on the eastern boundary of the site (adjacent to the highway), shall be protected in accordance with the BS5837 [Trees in Relation to Construction]. A protection zone shall be agreed in writing with the LPA, and shall remain in place until all construction work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

REASON: In order to ensure that the hedgerow affected by development, and considered to be of visual and amenity value, is afforded maximum physical protection from the adverse affects of development.

Relevant planning policy

Policy G1 - Development Control
Policy ENV3 - Development in Open Countryside
Policy H14 - Rebuilding/Replacement Dwellings - Outside Settlements
SPG - "Extensions and Alterations to Dwellings"

Summary of reasons for approval

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

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