

Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/103318/01-L01

Your ref: 3/2012/0054

Date: 20 February 2012

20 FEB 2012

FOR THE
EXTENSION OF

Dear Sir/Madam

**PROPOSED EXTENSION OF EXISTING FLAT ROOFED FIRST FLOOR
BEDROOM TO PROVIDE ENLARGED MASTER BEDROOM. REPLACEMENT OF
FLAT ROOF WITH NEW PITCHED ROOF. REMOVAL OF REAR SINGLE
STOREY PORCH AND CONSTRUCTION OF EXTERNAL CHIMNEY BREAST
AND STACK. ADDITION OF FIRST FLOOR BALCONY TO REAR ELEVATION
PEAR TREE COTTAGE, BLACKBURN ROAD, RIBCHESTER**

Thank you for referring the above application which was received on 14 February 2012.

We have no objection in principle to the proposed development but wish to make the following comments:-

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written Consent of the Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the main river watercourse, River Ribble.

The site is located within Flood Zone 3, which is defined as the high-risk flood zone in Planning Policy Statement 25: Development & Flood Risk. Considering the nature and scale of the proposed development, any flood risks associated with the proposal are considered to be no worse than at present.

A copy of this letter has also been sent to the applicant/agent.

Yours faithfully

Gemma Jackson
Planning Liaison Officer

Environment Agency
PO Box 519, Bamber Bridge, Preston, PR5 8GD.
Customer services line: 03708 506 506
www.environment-agency.gov.uk
Cont/d...

Direct dial 01772 714269

Direct fax 01772 697032

Direct e-mail nwnorthplanning@environment-agency.gov.uk

cc Mr Christopher Holden