

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2012/0639

DECISION DATE: 09 January 2013

DATE RECEIVED: 16/07/2012

APPLICANT:

Mr J Weld-Blundell
Leagram Hall
Chipping
Preston
Lancs
PR3 2RD

AGENT:

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

DEVELOPMENT PROPOSED: Proposed conversion of barn into two dwellings, creation of curtilages and installation of new package treatment plant.

AT: Windy Hills Farm Chipping Lancashire PR3 2QR

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 two years beginning with the date of this permission.

REASON: In accordance with the requirements of Policies G1 and H16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy in order that the Local Planning Authority shall retain effective control of the development and to ensure the continued structural integrity of the building.

2. All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

Reasons: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy.

3. The permission shall relate to the development as shown on Drawing No:

01 - Plan as Existing
02 - Elevations as Existing;
03A - Proposed Floor Plans and Block Plan, received 10 Decemeber 2012;
04A - Proposed Elevations and Sections, received 10 December 2012; and,
05D - Location Plan and Block Plan.

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

P.T.O.

4. 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 first have 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 in accordance with Paragraph 141 of the National Planning Policy Framework.

5. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated June 2012. 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 and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy 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 and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy 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 and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy to ensure a satisfactory standard of appearance in the interests of visual amenity.

8. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy to ensure a satisfactory standard of appearance in the interests of visual amenity.

9. The proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

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 and Policies DMG1 and DMH4 of the Regulation 22 Submission Draft Core Strategy.

10. 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 the 11 June 2012.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Regulation 22 Submission Draft Core Strategy. P.T.O.

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11. The window serving bedroom 3 on the North West elevation of the building (shown on the Courtyard House Elevation) and the internal windows shown on the Courtyard House Elevation shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.
Reason: In order to protect the residential amenity of occupiers of the two bed cottage as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policies DMG1 and DMH5 of the Regulation 22 Submission Draft Core Strategy.
12. 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, ENV1, and H17 of the Ribble Valley Districtwide Local Plan.
13. 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 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, ENV1 and H17 of the Ribble Valley Districtwide Local Plan.

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Relevant planning policy

Districtwide Local Plan
Policy G1 - Development Control.
Policy G5 - Settlement Strategy.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV7 - Protected Species.
Policy H10 - Residential Extensions.
Policy H12 - Curtilage Extensions.
Policy H15 - Building Conversions - Location.
Policy H16 - Building Conversions - Building to be Converted.
Policy H17 - Building Conversions - Design Matters.
Policy SPG - Extensions and Alterations to Dwellings.

Regulation 22 Submission Draft Core Strategy
Policy DMG1 - General Considerations.
Policy DMG2 - Strategic Considerations.
Policy DME2 - Landscape and Townscape Protection.
Policy DME3 - Sites and Species Protection and Conservation.
Policy DME4 - Protecting Heritage Assets.
Policy DMH3 - Dwellings in the Open Countryside and AONB.
Policy DMH4 - Conversion of Barns and Other Buildings to Dwellings.
Policy DMH5 - Residential Extensions and Curtilage Extensions.


National Planning Policy Framework (NPPF)
Achieving Sustainable Development.
Section 7 - Requiring Good Design.
Section 11 - Conserving and Enhancing the Natural Environment.
Section 12 - Conserving and Enhancing the Historic Environment.

English Heritage - The Conversion of Traditional Farm Buildings Best Practice Guide.

The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

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.
3. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath nos. 1 and 2 in the parish of Bowland and Leagram affects the site.


JOHN HEAP - DIRECTOR OF COMMUNITY SERVICES