

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2012/0763

DECISION DATE: 13 June 2013

DATE RECEIVED: 28/08/2012

APPLICANT:

Mr Robin Percival
Lower Monubent House
Hellifield Road
Bolton By Bowland
Lancashire
BB7 4LY

AGENT:

DEVELOPMENT Proposed open car port in traditional materials

PROPOSED:

AT: Lower Monubent House Hellifield Road Bolton By Bowland Clitheroe Lancashire BB7 4LY

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 the amended plan dated the 01 November 2013.

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

Relevant planning policy

Ribble Valley Districtwide Local Plan

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy H10 - Residential Extensions.

Policy SPG - Extensions and Alterations to Dwellings.

Ribble Valley Core Strategy (Regulation 22 Submission Draft)

Policy DMG1 - General Considerations.

Policy DMG1 - Strategic Considerations.

Policy EN2 - Landscape.

Policy DME2 - Landscape and Townscape Protection.

Policy DME4 - Protecting Heritage Assets.

Policy DMH5 - Residential and Curtilage Extensions.

P.T.O.

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National Planning Policy Framework

Section 11 - Conserving and enhancing the natural environment.

Section 12 - Conserving and enhancing the historic environment.

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.

NPPF Working with applicants

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. Public Footpath no.35 in the parish of Gisburn Forest affects the site.



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES