

# 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:** 3/2012/0726

**DECISION DATE:** 10 October 2012

**DATE RECEIVED:** 16/08/2012

### **APPLICANT:**

Mrs M Eccles  
Banks House  
Back Lane  
Chipping  
Lancashire  
PR3 2QA

### **AGENT:**

DT Architecture Ltd  
The Coach House  
Hollowforth lane  
Woodplumpton  
Preston  
Lancs  
PR4 0BD

**DEVELOPMENT** Proposed single storey garden room infill rear extension.

### **PROPOSED:**

**AT:** Banks House Back Lane Chipping Lancashire PR3 2QA

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 submitted plans entitled: 'Proposed Floor Plan and Elevations - Carrying Drawing No: P04 2034

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

### **Relevant planning policy**

Policy ENV1 - Area of Outstanding Natural Beauty  
Policy G1 - Development Control  
Policy H10 - Residential Extensions  
SPG - "Extensions and Alterations to Dwellings"

### **Summary of reasons for approval**

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

P.T.O.

**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**