

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2013/0126

DECISION DATE: 20 June 2013

DATE RECEIVED: 25/04/2013

APPLICANT:

Mrs B Ellis
3 Horton Lodge
Horton-in-Craven
Skipton
Nth Yorks
BD23 3JX

AGENT:

DEVELOPMENT PROPOSED: Retrospective application for the installation of Solar PV Panels to South facing roof.

AT: 3 Horton Lodge Horton-in-Craven Skipton Nth Yorks BD23 3JX

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

1. The retrospective proposal is considered contrary to Policies G1, ENV3 and H17 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DME2, DME4 and DMH4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and policies within the National Planning Policy Framework. The solar panels by virtue of their siting, number, and location to the southern roofslope of the building are viewed as an incongruous and prominent feature resulting in harm to the visual appearance, character, and significance of this traditional rural building, and the visual amenities of the countryside.
2. The retrospective proposal if approved would set a dangerous precedent for the acceptance of other similar proposals which would cause visual harm to the building, a non designated heritage asset and the landscape in which the building is set, and render more difficult the implementation of the established planning principles of the Local Planning Authority.

Note(s)

1. For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

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REFUSAL OF PLANNING PERMISSION CONTINUED

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