

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2013/0201

DECISION DATE: 24 February 2014

DATE RECEIVED: 22/02/2013

APPLICANT:

Mr Finegan
129 Whalley Road
Sabden
Lancashire
BB7 9EA

AGENT:

AJH Associates
21 Deanfield Court
Clitheroe
Lancs
BB7 1QS

DEVELOPMENT PROPOSED: Proposed demolition of part of the rear of the property and a proposed conservatory extension to the rear and side of the dwelling.

AT: 129 Whalley Road Sabden Lancashire BB7 9EA

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 proposed conservatory extension by virtue of its design and materials would prove visually prominent from the public realm and would seriously detract from the property, a Building of Townscape Merit, the conservation area in which it is set and the visual amenities of the street scene and the AONB. This would be contrary to Policies G1, ENV1, ENV16 and H10 of the Ribble Valley Districtwide Local Plan, the Council's SPG on Extensions and Alterations to Dwellings, Sabden Conservation Area Appraisal, Policies DMG1, EN2, DME4 and DMH5 of the Ribble Valley Core Strategy (Post Submission Draft) and policies within the National Planning Policy Framework.
- 2 The proposal would adversely effect the amenities of the neighbour at 127 Whalley Road by virtue of its extensive glazing and close proximity to the neighbouring dwelling would lead to overlooking of habitable rooms and their rear yard area and result in loss of privacy. This would be contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the Council's SPG on Extensions and Alterations to Dwellings, and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Post Submission Draft).

Note(s)

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

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF PLANNING PERMISSION CONTINUED**

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The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.



**JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES**