

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0206

DECISION DATE: 03 May 2013

DATE RECEIVED: 25/02/2013

APPLICANT:

Mr M Briggs
Fern Cottage
Hollin Hall
Longridge
Lancs PR3 3TA

AGENT:

ALH Design Services
Barley Cottage
Brewery Street
Longridge
Preston
LANCS PR3 3NB

DEVELOPMENT PROPOSED: Demolition of existing lean-tos to the side and rear and erection of single storey side extensions and two-storey rear extension. Demolition of the existing timber workshop and store and replacement with a studio/workshop. Formation of bedrooms in attic space and rooflights added.

AT: Fern Cottage Hollin Hall
Longridge Lancashire PR3 3TA

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 Drawing Numbers:

10 A (6) - Schematic Plans
25 D (1) - Proposed Elevations
31 A - Proposed Floor Plans & Elevations (Replacement Workshop)
15 D - Proposed Site Plan

01A - Existing Plans
02C - Existing Site Plan
05 A - Existing Elevations

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

P.T.O.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

The external materials shall match in colour, form and texture those of the existing building and there shall be no variation without the prior written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority may ensure that the materials to be used harmonise with the existing property in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the Council's Supplementary Planning Guidance on Extensions and Alterations to Dwellings, and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) in the interests of visual amenity.

4. No works shall commence until a bat survey has been conducted by a licensed ecologist to investigate whether the property is utilised by bats. The results of which shall be passed to the Local Planning Authority for inspection prior to any works commencing at the property and the development shall be carried out in strict accordance with the recommendations of, and mitigation measures within, this survey.

Reason: To ensure that no species protected by the Wildlife and Countryside Act 1981 are destroyed in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

Relevant planning policy

Ribble Valley Districtwide Local Plan
Policy G1 - Development Control.
Policy ENV3 - Development within Open Countryside.
Policy ENV7 - Protected Species.
Policy H10 - Residential Extensions.
Policy SPG - Extensions and Alterations to Dwellings.

Ribble Valley Core Strategy (Regulation 22 Submission Draft)
Policy DMG1 - General Considerations.
Policy DME2 - Landscape and Townscape Protection.
Policy DME3 - Site and Species Protection and Conservation.
Policy DMH5 - Residential and Curtilage Extensions.

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.

Summary of reasons for approval

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

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

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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