

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: 3/2013/0310

DECISION DATE: 20 May 2013

DATE RECEIVED: 26/03/2013

APPLICANT:

Mr D Hearton
Cowgill House
Gisburn Road
Sawley
Lancashire
BB7 4LH

AGENT:

DEVELOPMENT Proposed garden room.

PROPOSED:

AT: Cowgill House Gisburn Road Sawley Lancashire BB7 4LH

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. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 26th March 2013 carrying Drawing Numbers:

1035-CG-202, 1035-CG-101, 1035-CG-203.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

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.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

a) A desk study which assesses the risk of the potential for on-site contamination and ground gasses and migration of both on and off-site contamination and ground gases.

b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on the risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the start of the site investigation survey.

c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the development. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

Reason: To ensure that the development does not give rise to ground conditions that would be prejudicial to the environment in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and EN2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

Relevant planning policy

Policy G1 - Development Control
Policy ENV3 - Development in Open Countryside
Policy H10 - Residential Extensions
SPG - "Extensions and Alterations to Dwellings"
Policy DMG1 - General Considerations
Policy DMH5 - Residential and Curtilage Extensions
Policy DME2 - Landscape and Townscape Protection

Summary of reasons for approval

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

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


ff **JOHN HEAP**
DIRECTOR OF COMMUNITY SERVICES