

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: 3/2013/0311

DECISION DATE: 20 May 2013

DATE RECEIVED: 25/03/2013

APPLICANT:

Mrs C Green
5 Stoneygate Lane
Ribchester
Lancashire
PR3 3YN

AGENT:

RSCE Consulting Engineers
2nd Floor
55 Garstang Road
Preston
Lancs
PR1 1LB

DEVELOPMENT PROPOSED: Proposed erection of a single storey extension at rear for use partly as a kitchen extension and partly as acupuncture consultation and treatment room and demolition of existing garage.

AT: 5 Stoneygate Lane Ribchester Lancashire PR3 3YN

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 Plan Reference 2357-002 and 2357-001 Rev. B.

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

3. This permission shall inure for the benefit of the owner/occupier of no. 5 Stoneygate Lane only and not for the benefit of the land nor any other person or persons, whether or not having an interest in the land.

Reason: Permission may not have been given for the proposed development but for the specific circumstances applying in this case. A different proposal or use would need further consideration against existing Local and National Plan Policies.

4. The extension hereby approved shall be constructed with its rooflights obscurely glazed, details of which shall be submitted to, and agreed in writing, by the Local Planning Authority before development commences. Thereafter they shall be maintained in that condition in perpetuity to the satisfaction of the Local Planning Authority.

Reason: In order to protect nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and RV Core Strategy (Regulation 22 Submission Draft) Policy DMG1.

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5. Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used 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 and RV Core Strategy (Regulation 22 Submission Draft) Policy DMG1.

6. The use of the D1 treatment room and reception area hereby approved shall be restricted to the hours between,

0800hrs to 2100hrs Monday - Friday,
0830hrs to 1800hrs Saturday, and
0900hrs to 1600hrs Sunday.

Reason: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and RV Core Strategy (Regulation 22 Submission Draft) Policy DMG1 and in order to safeguard residential amenities.

7. Any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and the gates shall open away from the highway.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and RV Core Strategy (Regulation 22 Submission Draft) Policy DMG1, and to permit vehicles to pull clear of the carriageway when entering the site.

8. Notwithstanding the approved plans, the existing walls that face the highway frontage of the site to Stoneygate Lane shall be permanently maintained henceforth at a height not greater than 1.2m above the crown level of the carriageway, for a minimum of 2m back from the edge of the carriageway.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to ensure adequate visibility for the drivers of vehicles entering and leaving the site.

9. The proposed treatment room and reception area shall not be opened for trading until the existing garage on site has been demolished, in accordance with the submitted plans.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and RV Core Strategy (Regulation 22 Submission Draft) Policy DMG1, in order to provide sufficient parking on site and to prevent unsatisfactory highway conditions in advance of the completion of the development.

10. No materials or equipment shall be stored on the site outside the building except for waste materials contained within bins for periodic removal unless otherwise agreed in writing.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and RV Core Strategy (Regulation 22 Submission Draft) Policy DMG1, in the interests of the visual amenity of the area and to safeguard, where appropriate, neighbouring residential amenity.

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Relevant planning policy

NPPF.

Policy G1 - Development Control.

RV Core Strategy (Regulation 22 Submission Draft) Policy DMG1 - General Considerations.

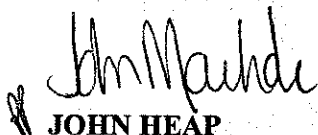
Summary of reasons for approval

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

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



JOHN HEAP

DIRECTOR OF COMMUNITY SERVICES