

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: 3/2013/0316

DECISION DATE: 20 May 2013

DATE RECEIVED: 27/03/2013

APPLICANT:

Ms J Leigh
Glen Roy
Longworth Road
Billington
Lancashire
BB7 9TS

AGENT:

Mike Markham
20 West Leigh Road
BLACKBURN
Lancs
BB1 8JR

DEVELOPMENT Proposed detached garage.

PROPOSED:

AT: Glen Roy Longworth Road Billington Lancashire BB7 9TS

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 proposals as detailed on submitted drawing JL/13/1.

REASON: For the avoidance of doubt to clarify which plans are relevant.

Relevant planning policy

Policy G1 - Development Control

SPG - "Extensions and Alterations to Dwellings"

Policy DMG1 - General Considerations

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.