

# RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

## REFUSAL OF PLANNING PERMISSION

**APPLICATION NO:** 3/2013/0321

**DECISION DATE:** 20 May 2013

**DATE RECEIVED:** 22/03/2013

### **APPLICANT:**

Mr & Mrs Bamford  
Vine House  
Church Street  
London  
W4 2PD

### **AGENT:**

Sunderland Peacock & Associates Ltd  
Hazelmere  
Pimlico Road  
Clitheroe  
Lancs  
BB7 2AG

**DEVELOPMENT PROPOSED:** Proposed construction of single storey side extension to provide improved living and bedroom space. Amended re-submission.

**AT:** Slimrow Slaidburn Road Newton-in-Bowland Lancashire BB7 3DL

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 It is the opinion of the Local Planning Authority that the proposed development would by virtue of its size, massing and bulk represent an incongruous and unsympathetic addition to the existing dwelling. It is considered that this would be detrimental to the character, setting and visual amenities of the Forest of Bowland AONB. This would be contrary to; Policies G1, ENV1 and H10 of the Ribble Valley Districtwide Local Plan, Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) and the Council's adopted SPG on Extensions and Alterations to Dwellings.

### **Note(s)**

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



**JOHN HEAP**

**DIRECTOR OF COMMUNITY SERVICES**