

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: 3/2013/0323

DECISION DATE: 10 June 2013

DATE RECEIVED: 26/03/2013

APPLICANT:

Mr & Mrs R Lofthouse
6 Bowling Green Cottages
Old Lanhgo
Blackburn
Lancs
BB6 8BL

AGENT:

Oakworth Homes
Sustainable Building Centre
35 Handsworth Road
Handsworth
Sheffield
Yorks
S6 4AA

DEVELOPMENT PROPOSED: Proposed clearance of previous Bowling Green & Gardens for the erection of 1no. detached 2.5 storey property with detached garage and 1no. detached 2.5 storey property with integral garage.

AT: The Bowling Green Old Lanhgo Blackburn Lancashire BB6 8BL

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 Drawing numbers 2A:01, 2A:02, 2A:03, 2A:04, 2A:05, 2A:06, 2A:10 Rev. A, 2A:12, 2A:13, 2A:14 and 2A:15.

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

3. 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, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 (or any order revoking or re-enacting that Order) any future extensions or external alterations to either dwelling, including any development within the curtilage, hard standing or fences, as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the dwellings shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

6. The proposed garages shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

REASON: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings" and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

7. Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services, all trees identified in the arboricultural/tree survey/Tree Constraints Plan [Group of Trees G2] submitted with the application, along with those highlighted to be retained on plan drawing no. A02 shall be protected in accordance with the BS5837 [Trees in Relation to Construction] the details of which shall be agreed in writing and implemented in full.

In addition a tree protection-monitoring schedule shall be agreed in writing and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection zone shall be 12 x the DBH and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order are afforded maximum physical protection from the adverse affects of development. In order to comply with Policies G1 and ENV13 of the District Wide Local Plan, Policy DMG1 and Key Statement EN2 of the Core Strategy (Regulation 22 Submission Draft). To ensure that trees of visual amenity/botanical/historical value included in the Brockhall Tree Preservation Order are protected against adverse affects of the development.

8. The development hereby permitted shall not be commenced until details of replacement tree planting scheme has been submitted to and agreed in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following completion of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub, which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

9. Notwithstanding the details submitted on the approved plans, the following first floor windows shall be obscurely glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity,
- a) The window in the southwest facing elevation of the property on Plot 1,
 - b) The window on the left hand side of the northeast facing elevation of the property on Plot 1, and
 - c) The window in the northeast facing elevation of the property on Plot 2.

Reason: In order to protect nearby residential amenity as required by with Policy G1 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

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10. Precise specifications and details of the photovoltaic panels to be used, including details of their fittings, shall have been submitted to and approved by the Local Planning Authority before their installation on the proposed dwellings.

REASON: In order that the Local Planning Authority may ensure that the installation to be used is appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and Policy DMG1 of the Regulation 22 Submission Draft Ribble Valley Core Strategy.

Relevant planning policy

NPPF.

Policy G1 - Development Control.

Policy ENV13 - Landscape Protection.

Policy T7 - Parking Provision.

SPG - "Extensions and Alterations to Dwellings".

Policy DMG1 of the Core Strategy (Regulation 22 Submission Draft).

Policy DMG3 of the Core Strategy (Regulation 22 Submission Draft).

Key Statement EN2 of the Core Strategy (Regulation 22 Submission Draft).

Summary of reasons for approval

The proposal will have no adverse visual impact or significant or detrimental impact on the amenities of the occupiers of adjacent dwellings, and nor would it be to the detriment of highway safety at this location.

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.
3. Ribble Valley BC imposes a charge to the developer to cover the administration, and delivery costs in providing wheeled bins to each household within a new build property or conversion. Details of current charges are available from the RVBC Contact Centre on 01200 425111.



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES