

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2013/0341

DECISION DATE: 06 June 2013

DATE RECEIVED: 05/04/2013

APPLICANT:

Mr & Mrs Clarke
The River House
Balderstone Hall Lane
Balderstone
Lancashire
BB2 7LA

AGENT:

PDE Construction Ltd
65 Pennymoor Drive
Middlewich
Cheshire
CW10 9QP

DEVELOPMENT PROPOSED: Proposed single storey rear extension.

AT: The River House Balderstone Hall Lane Balderstone Lancashire

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

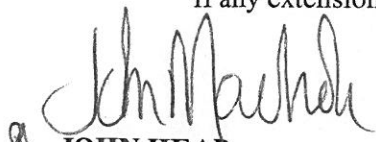
The proposal is considered contrary to the provisions of Policies G1, ENV3, and H17 of the Districtwide Local Plan and Policies DMG1, DME2, DME4 and DMH4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) by virtue of a design which is unsympathetic to the original form and character of the barn in terms of its domestic appearance and modern materials. Approval would thus be detrimental to the intrinsic character and appearance of this traditional rural building, a non-designated heritage asset and the visual amenities of the area.

Note(s)

1

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

Policies in the Framework have been considered but in light of the facts in this case the National Planning Policy Framework does not alter the Borough Council's conclusions and it was considered inappropriate to negotiate with the applicant as it is considered a complete redesign will be necessary if any extension is deemed to be acceptable.


JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES