

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0373

DECISION DATE: 10 June 2013

DATE RECEIVED: 16/04/2013

APPLICANT:

Mr R Algar
Intack Farm
Old Clitheroe Road
Dutton
Preston
PR3 2YU

AGENT:

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

DEVELOPMENT PROPOSED: The removal of an existing conservatory and stone porch to be replaced with new two storey entrance porch as well as the erection of a single storey garage.

AT: Intack Farm Old Clitheroe Road Dutton Preston Lancashire

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 the amended drawings received on the 14 May 2013, drawing numbers:

4368-00 A - Location Plan (illustrating the extent of residential curtilage)

4368-01 A - Existing Floor Plans and Elevations

4368-02 A - Proposed Scheme

4368-03 A - Proposed Garage Drawings

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

3. No development shall take place until a further bat survey has been carried out during the last optimum bat activity period of May to September prior to the commencement of development. The findings of the updated survey shall be submitted to and agreed in writing with the Local Planning Authority. If such a use by bats of buildings is established a mitigation plan including appropriate protected species license details, shall be submitted to the local planning authority and approved in writing.

Reason: In order to confirm whether or not the species of bat (Pipistrelle) identified in the preliminary bat survey dated the 21 May 2013 is using any part of the building as a roost site in accordance with Policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and Policy DME3 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

P.T.O.

4. Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A Report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

REASON: To ensure that the site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DME6 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

Relevant planning policy

Ribble Valley Districtwide Local Plan

Policy G1 - Development Control.

Policy G5 - Settlement Strategy.

Policy ENV1 - Area of Outstanding Natural Beauty.

Policy ENV7 - Protected Species.

Policy H10 - Residential Extensions.

Policy SPG - "Extensions and Alterations to Dwellings".

Ribble Valley Core Strategy (Regulation 22 Submission Draft)

Policy DMG1 - General Considerations.

Policy DMG2 - Strategic Considerations.

Policy DME2 - Landscape and Townscape Protection.

Policy DME3 - Site and Species Protection and Conservation.

Policy DMH5 - Residential and Curtilage Extensions.

National Planning Policy Framework

Achieving Sustainable Development.

Section 7 - Requiring good design.

Section 11 - Conserving and enhancing the natural environment.

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

NPPF Working with applicants

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.

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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

