

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: 3/2013/0552

DECISION DATE: 27 September 2013

DATE RECEIVED: 02/08/2013

APPLICANT:

Mr & Mrs Hull
Siddows Hall
Henthorn Road
Clitheroe
Lancashire
BB7 3BY

AGENT:

PJK Design
13 Green Street
Great Harwood
Lancashire
BB6 7JL

DEVELOPMENT Proposed single storey side extension to form new garage.

PROPOSED:

AT: Siddows Hall Henthorn Road Clitheroe Lancashire BB7 3BY

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 amended by the plan dated the 24 September 2013, Drawing Number: 2013/02 Rev.A.

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

3. The external materials shall match in colour, form and texture those of the existing building and there shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and harmonise with the existing property in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

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.

P.T.O

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