

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0556

DECISION DATE: 14 August 2013

DATE RECEIVED: 19/06/2013

APPLICANT:

Mr T Wilson
Rowan Garth
Stoneygate Lane
Ribchester
Lancashire
PR3 2ZS

AGENT:

AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

DEVELOPMENT PROPOSED: Proposed single storey side (North) extension and single storey porch extension to the rear (East).

AT: Rowan Garth Stoneygate Lane Knowle Green 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. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 9th July 2013 carrying drawing reference: 2954/200a.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

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: To ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

Relevant planning policy

Policy G1 - Development Control

Policy H10 - Residential Extensions

SPG - "Extensions and Alterations to Dwellings"

Policy DMG1 - General Considerations.

Policy DMH5 - Residential and Curtilage Extensions.

Summary reason for approval

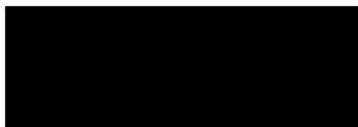
The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

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.

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