

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: 3/2013/0823

DECISION DATE: 17 October 2013

DATE RECEIVED: 20/09/2013

APPLICANT:

Mr Stephen Kelly
13 Spring Gardens
Clitheroe
BB7 3HH

AGENT:

Mr Philip Thompson
Ribble Valley Homes Ltd
De Lacy House
Station Road
Clitheroe
BB7 2JT

DEVELOPMENT PROPOSED: Conversion of mid terraced property into 2 No. flats including demolition and erection of extension to rear, stripping out and remodelling of floors and walls

AT: 77 Woone Lane Clitheroe BB7 1BJ

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 proposals as detailed on drawings:

01: Dwg ref: 20:13:3000:02

REASON: For the avoidance of doubt to clarify which plans are relevant.

3. 1:25 section details of the proposed external staircase including details of proposed materials to be used including their colour and texture 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 appearance of the external stairwell and materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and policies DMG1 and DME2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) ensuring a satisfactory standard of appearance given the location of the property.

APPLICATION NO. 3/2013/0823

DECISION DATE:

4. Elevational details of the opening/access to be formed to the south eastern boundary wall and any associated doors 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 proposed alterations are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and policies DMG1 and DME2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) ensuring a satisfactory standard of appearance given the location of the property.

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