

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2013/1013

DECISION DATE: 03 February 2014

DATE RECEIVED: 04/12/2013

APPLICANT:

Ms Louise Entwistle
Neddy Barn
Neddy Lane
Billington
BB7 9ND

AGENT:

Trevor Hobday
Biriston
Littlemoor Road
Clitheroe
BB7 1EW

DEVELOPMENT PROPOSED: Increase the height of the existing barn arch opening

AT: Neddy Barn Neddy Lane Billington BB7 9ND

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 proposed alterations to the existing arched window would result in a development that would be unsympathetic and harmful to the historic character, setting and significance of the converted barn. The development would be visually prominent and incongruous within the landscape. This is contrary to policies G1 and H17 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DMH4 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) and Sections 7 & 12 of the National Planning Policy Framework.

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.
The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. There were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.



JOHN HEAP

DIRECTOR OF COMMUNITY SERVICES