

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/1049

DECISION DATE: 06 February 2014

DATE RECEIVED: 16/12/2013

APPLICANT:

Mr N Kinder
3 Bradyll Court
Brockhall Village
Old Langho
Nr Blackburn
BB6 8AS

AGENT:

Beardwood Design Ltd
14 Wycollar Road
Blackburn
Lancs
BB2 7AZ

DEVELOPMENT PROPOSED: Proposed to rear of and above existing garage to form bedroom and en-suite. Proposed alterations to garage to form playroom.

AT: 3 Bradyll Court Brockhall Village Old Langho Nr Blackburn BB6 8AS

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 Drawing Number 13/2094/1.

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

3. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of, and the mitigation measures within, the bat survey and report submitted with the application dated 14 December 2013.

Reason: To ensuring that no species protected by the Wildlife and Countryside Act 1981 are destroyed and to ensure that are no adverse effects on the favourable conservation status of a bat population in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Draft).

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

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 **JOHN HEAP**
DIRECTOR OF COMMUNITY SERVICES