



**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

My reference: 3/2014/0079

Direct Dial: (01200) 414571

Fax: (01254) 664481

Email: planning@ribblevalley.gov.uk

Date: 3rd March 2014

Dear Sir/Madam,

Town & Country Planning Act 1990

Class A1(e) of Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No.2362 & SI 2013 No.1101)

In accordance with Section 60 (2B) and (2C) of the Town & Country Planning Act 1990 (as amended by Section 4(1) of the Growth & Infrastructure Act 2013)

Ribble Valley Borough Council, as local planning authority, hereby confirm that their **PRIOR APPROVAL IS GRANTED** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development

300 Pleckgate Road, Blackburn, BB1 8QU.

Description of the proposed development

Erection of Single Storey monopitch garden room to rear, projecting 4.68m beyond original wall, with an eaves height of 2.25m and a ridge height of 3.5m.

Limitations and Requirements of Class A Condition A.4

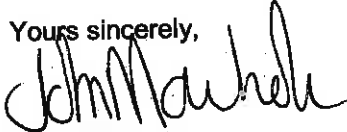
1. This notice indicates that prior approval is not required under Schedule 2 Part 1 Class A Condition A.4 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No.2362 and SI 2013 No. 1101).
2. It is important to note that this written notice does not indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2, Part 1, Class A. You must ensure that the proposed development complies with the other limitations and conditions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house.
3. It is a requirement of the above condition A.4, that the development shall be carried out in accordance with the information that the developer provided to the local

planning authority, unless the local planning authority and the developer agree otherwise in writing.

4. It is a requirement of the above condition A.4, that the development shall be completed on or before the 30th May 2016.
5. It is a requirement of the condition A.4, that the developer shall notify the local planning authority of the completion of the development as soon as practicable after completion, and that this notification shall be in writing (form attached to this notice).

If you want confirmation that the proposed development would be lawful development on the basis that it would comply with all of the limitations and conditions of Schedule 2, Part 1, Class A, then you should submit an application to the local planning authority for a Lawful Development Certificate (LDC).

Yours sincerely,



John Macholc
Head of Planning Services

Mr David Fisher
Vision Garden Rooms
15 Church House
The Drive
Brockhall Village
Old Langho
Blackburn
Lancashire
BB6 8BJ