

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2014/0275

DECISION DATE: 15 May 2014

DATE RECEIVED: 20/03/2014

APPLICANT:

Mr and Mrs P Alpe
14 Goose Lane Cottages
Goose Lane
Chipping
Preston
PR3 2QF

AGENT:

Mr Jonathan Hadfield
Springs House
Chipping
Preston
PR3 2GQ

DEVELOPMENT PROPOSED: Four conservation roof lights, two on the front roofslope and two on the rear roofslope.

AT: 14 Goose Lane Cottages Goose Lane Chipping PR3 2QF

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 proposal is contrary to Policies G1, ENV1 and H17 of the Ribble Valley Districtwide Local Plan, Policies DMG1, EN2, DME2, and DMH4 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Draft including Proposed Main Changes and the National Planning Policy Framework in that it would not contribute to the Area of Outstanding Natural Beauty but would cause visual harm to the intrinsic character and appearance of the traditional rural building and as such be to the detriment of the visual amenity of the area.
- 2 If allowed the development would set a dangerous precedent for the acceptance of other similar proposals to the detriment of the visual amenities of the Area of Outstanding Natural Beauty, thereby prejudicing the aims and enhancement of the Area of Outstanding Natural Beauty, and which would render more difficult the implementation of the established planning policies of the Council.

Note(s)#

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.
- 2 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and 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