

# 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:** 3/2014/0641

**DECISION DATE:** 10 October 2014

**DATE RECEIVED:** 16/07/2014

### **APPLICANT:**

Mr Oliver Eminson  
25 Watt Street  
Sabden  
Lancashire  
BB7 9ED

### **AGENT:**

Gareth Storey Associates LLP  
13 Pendle Fields  
Fence  
Burnley  
Lancashire  
BB12 9HN

**DEVELOPMENT** Two storey extension to rear elevation

### **PROPOSED:**

**AT:** 25 Watt Street Sabden Clitheroe Lancashire BB7 9ED

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 Numbers:

14/055/2 – Proposed Site Plan; and,  
14/055/1d – New Extension, received 23 September 2014.

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

3. All new and replacement door and window head and sills shall be natural stone to match existing.

Reason: To comply with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan Key Statement EN5 of the Ribble Valley Core Strategy Submission Version as proposed to be modified to ensure a satisfactory standard of appearance in the interests of visual amenity and to retain and enhance the character, appearance and significance of the host building, a designated heritage asset and the conservation area in which it is sited.

P.T.O.

4. The external materials shall match in colour, form and texture those of the existing building and there shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason: To ensure that the materials to be used are appropriate to the locality, a conservation area, and the host building, a Building of Townscape Merit, in accordance with Policies G1, ENV16, and H10 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings", Key Statements EN2 and EN5 and Policies DMG1, DME4 and DMH5 of the Ribble Valley Core Strategy Submission Version as proposed to be modified.

5. The actions, methods & timing details included in the mitigation notes attached to the protected species survey shall be adhered to and in the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought from a licensed ecologist.

Mitigation refers to practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species

Reason: To ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed 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.
3. The Local Planning Authority worked positively and proactively with the agent to identify solutions during the application process to ensure the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement on Paragraphs 186-187 of the NPPF.

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JOHN HEAP  
DIRECTOR OF COMMUNITY SERVICES