

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: 3/2013/0334

DECISION DATE: 12 June 2013

DATE RECEIVED: 02/04/2013

APPLICANT:

Mr T Gornall
1 Swinglehurst Cottages
Garstang Road
Chipping
Lancs
PR3 2QW

AGENT:

J Pye Planning
Hill Crest Farm
Startifants Lane
Chipping
Lancs
PR3 2NP

DEVELOPMENT PROPOSED: Proposed amendment to approved plans to extend the garage building to form a separate kitchen for the holiday let.

AT: 1 Swinglehurst Cottages Garstang Road Chipping Lancashire

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 JP/TLG/3415

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

Relevant planning policy

Ribble Valley Districtwide Local Plan
Policy G1 - Development Control.
Policy G5 - Settlement Strategy.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy RT1 - General Recreation and Tourism Policy.

Core Strategy 2008 - 2008 - A Local Plan for Ribble Valley Regulation 22 Submission Draft
Policy DMG1 - General Considerations.
Policy DMG2 - Strategic Considerations.
Policy DME2 - Landscape and Townscape Protection.
Policy DMB3 - Recreation and Tourism Development.

National Planning Policy Framework.

Summary of reasons for approval

The proposal would not have any seriously detrimental effects upon visual amenity or the amenities of any nearby residents. P.T.O.

The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of 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.

**JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES**