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RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2015/0112

DECISION DATE: 12 May 2015

DATE RECEIVED: 19/03/2015

APPLICANT:

Mrs Wilson
Lynwood
Neddy Lane
Billington
BB7 9ND

AGENT:

Miss Jessica Townson
AJH Associates
21 Deanfield Court
Clitheroe
BB7 1QS

DEVELOPMENT PROPOSED: Roof lift to create a two storey dwelling.

AT: Lynwood Neddy Lane Billington BB7 9ND

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, by virtue of its scale, design and massing, would result in an incongruous addition that would harm the rhythm of the streetscene and would impact adversely upon the visual amenities of the the wider built environment contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.
- 2 The proposed development, by virtue of its design, would lead to overlooking of neighbouring windows resulting in a loss of privacy that would have a severely detrimental effect upon the residential amenities of the occupiers of The Old Coach House. This is considered contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

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