

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: 3/2016/0017

DECISION DATE: 05 February 2016

DATE RECEIVED: 15/12/2015

APPLICANT:

Mr and Mrs Conlon
c/o Agent

AGENT:

Mr Paul Tunstall
JWPC Ltd
Unit 1B Waterview
White Cross
Lancaster
Lancashire
LA1 4XS

DEVELOPMENT Erection of single storey rear extension

PROPOSED:

AT: Howgill Barn Howgill Lane Rimington Lancashire BB7 4EF

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. Unless explicitly required by condition within this consent the development hereby approved shall be carried out in complete accordance with the proposals as detailed on drawings:

Drawing No: 8693 P 02 Rev E - General Arrangements

Reason: For the avoidance of doubt and to clarify which plans are relevant.

P.T.O.

3. The materials used in the construction of the external surfaces of the development hereby permitted shall match those of the attached building in type, size, colour and texture unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

4. Unless otherwise agreed in writing with the Local Planning Authority the development hereby approved shall be carried out in accordance with the recommendations of Section 4.0 of the submitted Bats Building and Activity Survey dated November 2015

Reason: To ensure that no species/habitats protected by the Wildlife and Countryside Act 1981 are destroyed/harmed and to mitigate the impacts of the development upon European protected species in accordance with Policy DME3 of the Ribble Valley Core Strategy

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 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.


JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES