

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 Fax: 01200 414488

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2016/0354
DECISION DATE: 22 August 2016
DATE RECEIVED: 18/04/2016

APPLICANT:

Mr and Mrs Hind
The Beeches
Waddington Road
Clitheroe
BB7 2HN

AGENT:

Mr J Marshall
Jeff Marshall and Associates
Swindlehurst Barn
Back Lane
Grindleton
Clitheroe
BB7 4RW

DEVELOPMENT Kitchen and sun room extensions to sides.

PROPOSED:

AT: The Beeches Waddington Road Clitheroe BB7 2HN

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 hereby permitted shall be commenced before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Amended Design - Sun room/conservatory (Received 01/08/2016)

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

P.T.O.

APPLICATION NO. 3/2016/0354

DECISION DATE: 22 August 2016

3. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. The approved materials shall be implemented within the development in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

4. The proposed windows which are to be introduced into the north east elevation of the sun room extension (Amended Design - Sun room/conservatory (Received 01/08/2016) shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect nearby residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

5. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site unless and until the details of a detailed specification drawing for a beam on a pile foundation in accordance with BS5837 Trees in Relation to Demolition, Design and Construction [special materials & working methods for proposed construction within root protection areas] has been submitted to and approved in writing by the Local Planning Authority.

The details as submitted shall also include tree protection fencing in accordance with BS5837 (2012): 'Trees in Relation to Construction' for trees identified T1 and T3 in the Arboricultural Impact Assessment. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

REASON: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development in accordance with Policies DMG1 and DME1 of the Ribble Valley Core Strategy.

P.T.O.

APPLICATION NO. 3/2016/0354

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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