

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2016/0171

DECISION DATE: 07 April 2016

DATE RECEIVED: 15/02/2016

320160412P

APPLICANT:

Mr Malcolm Vaughn
Austin House
Malt Kiln Lane
Chipping
PR3 2GP

AGENT:

Mr Stephen Bialecki
Rosedale
Back Lane
Grindleton
Clitheroe
BB7 4RZ

DEVELOPMENT PROPOSED: Erection of a two storey rear extension and basement to form extended residential accommodation.

AT: Austin House Malt Kiln Lane Chipping PR3 2GP

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 no later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of 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 Number: 6006
Drawing Number: 6007
Drawing Number: 6008

Reason: For the avoidance of doubt since the proposal was the subject of agreed design improvements/amendments and to clarify which plans are relevant to the consent

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3. Precise specifications or samples of all external surfaces, including surfacing materials of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

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 and DMH5 of the Ribble Valley Core Strategy.

4. No part of the development hereby granted consent shall be commenced until a European Protected Species Licence has been issued by Natural England. The licence shall comply with all the recommendations detailed in the updated protected species survey dated the 28th of January 2016 and include all the of the mitigation and compensation strategy details identified in the method statement, including timetable of works.

A copy of the approved licence shall be submitted to the local planning authority and the supervising licensed ecologist.

Reason: The property continues to be used by breeding bats

To ensure that there are no adverse effects on the favourable status of a bat population

To protect the bat population from damaging activities and reduce or remove the impact 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.
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.
- 4.


JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

