

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2016/0790

DECISION DATE: 14 October 2016

DATE RECEIVED: 22/08/2016

APPLICANT:

Mrs M Hartley
Mary Frances
59 Derby Road
Longridge
Lancashire
PR3 3JT

AGENT:

Mr Peter Bamber
PGB Architectural Services Ltd
Lily Cottage
12 Glen avenue
Knowle Green
Preston
PR3 2ZQ

DEVELOPMENT Rear single storey pitched roof extension to rear of shop.
PROPOSED:

AT: 59 Derby Road Longridge Lancashire PR3 3JT

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 drawings:

Proposed elevations - Job No: 2897 - Drawing No: 04 Rev A
Proposed Floor Plan - Job No: 2897 - Drawing No: 03 Rev A

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

P.T.O.

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3. Notwithstanding the submitted details, precise specifications or samples of all external surfaces, including surfacing materials and their extents, of the development here 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 with 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 DME2 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