

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2017/0853

DECISION DATE: 25 October 2017

DATE RECEIVED: 03/10/2017

APPLICANT:

Mr Norman Cowell
Laneside
Sawley Road
Chatburn
Clitheroe
BB7 4LD

AGENT:

DEVELOPMENT Conversion of garage into family accommodation

PROPOSED:

AT: Laneside Sawley Road Chatburn Clitheroe BB7 4LD

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. The permission shall relate to the development as shown on the location plan, existing garage floor plan, proposed floor plans and proposed elevations (1:100) submitted with the application.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. All doors and windows shall be framed in timber and retained as such in perpetuity.

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.

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4. Precise specifications or samples of all external surfaces of the development hereby permitted, including section details of the proposed door framing and glazing, shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

Reason: To 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.

5. All new and replacement door and window surrounds shall be stone to match existing.

Reason: In the interests of the character and appearance of the building and the surrounding area.

6. The building the subject of this application shall remain within the same legal ownership as the associated dwelling, Laneside (Sawley Road, Chatburn, BB7 4LD) and shall not become a separate planning unit. The building shall be only occupied by family members (and their spouses and partners) of the current occupier of the existing adjoining dwelling.

Reasons: In the interests of visual and residential amenity and having regard to the location of the site in open countryside in accordance with Policies DMG1, DMG2 and DMH3 of the Ribble Valley Core Strategy. The formation of a separate planning unit would require further consideration by the Local Planning Authority.

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