

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2017/0887

DECISION DATE: 27 October 2017

DATE RECEIVED: 18/09/2017

APPLICANT:

AGENT:


93 Regent Street
Waddington
BB7 3JA

DEVELOPMENT PROPOSED: Removal of flat roof and erection of pitched roof to existing single-storey extension to the front elevation.

AT: 93 Regent Street Waddington BB7 3JA

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: 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 drawings:

RH01 - Floor Plan
RH02 - Roof Plan
RH03 - Elevations

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

P.T.O.

3. Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces 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 Policies DMG1, DME4, DMH5 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