

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: 3/2018/1104

DECISION DATE: 29 January 2019

DATE RECEIVED: 11/12/2018

APPLICANT:

Mr Warren
Fell View Cottage
Hothersall Lane
Longridge
Pr3 2XB

AGENT:

Mr Colin Cowell
Croft Complete Homes Ltd
Unit 6 Pittman Court
Pittman Way
Fulwood
PR2 9ZG

DEVELOPMENT PROPOSED: Application for the removal of a Victoria conservatory to side of property and to build a Edwardian conservatory in the same location.

AT: Fell View Cottage Hothersall Lane Longridge Pr3 2XB

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. 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:

-Site Location Plan
-Block/ Site Plan
-Proposed Elevation

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

3. All new external work and finishes shall match those of the existing dwellinghouse and stable building in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings and the application form.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality
P.T.O.

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.

PLANNING