

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2019/0058

DECISION DATE: 03 April 2019

DATE RECEIVED: 05/02/2019

APPLICANT:

Mr Mark Wilkinson
Little Beck
Eaves Hall Lane
West Bradford
BB7 3JG

AGENT:

Mr Peter Hitchen
Peter Hitchen Architects
Marathon House
The Sidings Business Park
Whalley
Clitheroe
BB7 9SE

DEVELOPMENT PROPOSED: Alterations to improve the accommodation including demolition of conservatory at the rear, proposed first floor extension over the garage, rear dormers and single storey rear extension

AT: Little Beck Eaves Hall Lane West Bradford BB7 3JG

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 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:

Site Location Plan RLB:dwg no1

Proposed Site Plan: PHA dwg no 300

Proposed Floor Plans and Elevations: PHA 216 dwg no 200 Rev A amended plan received 18.03.2019

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

P.T.O.

3. The materials to be used on the external surfaces of the development as indicated within Section 5 of Application Form 3/2019/0058 shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

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 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.
4. The applicant shall be aware of the recommendations made within the Bat Survey dated 30 January 2019 and the applicant shall make the contractors aware of their responsibilities to protected species and that all work should proceed with due diligence.



NICOLA HOPKINS

DIRECTOR ECONOMIC DEVELOPMENT & PLANNING