

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111

Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/01/0298/P
DECISION DATE: 14 AUGUST 2001
DATE RECEIVED: 19 APRIL 2001

APPLICANT:

SARAH HARRISON & GRAHAM RIDER
14 HELMSHORE ROAD
COLCOMBE
NR BURY
LANCS
BL8 4PA

AGENT:

RON VALOVIN
9 GREEN DRIVE
CLITHEROE
BB7 2BB

DEVELOPMENT PROPOSED: EXTENSION, PORCH AND GARAGE AND ALTER ACCESS

AT: "BIRCHLEY", 6 THE DENE, HURST GREEN

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 five years beginning with the date of this permission.
2. The proposed "Velux" roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.
3. The new first floor window on the north elevation of the building shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.
4. All new and replacement doors and windows shall be timber to the style and design indicated on the approve drawing.

The reason(s) for the condition(s) are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity in order to retain the character of the building.
3. In order to protect nearby residential amenity.
4. To ensure a satisfactory standard of external appearance given the location of the property in the Forest of Bowland Area of Outstanding Natural Beauty.

Note(s)

1. For the 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.

STEWART BAILEY
CHIEF PLANNING OFFICER