

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2020/0246

DECISION DATE: 20 April 2020

DATE RECEIVED: 18/03/2020

APPLICANT:

Mr R Foy
Banks Cottage
Chipping Road
Longridge
PR3 2NB

AGENT:

Mr Joe Monks
Monks Architectural Design
25 Birchfield Drive
Longridge
PR3 3HP

DEVELOPMENT PROPOSED: Formation of new vehicular access drive, stone garden wall and (vehicular and pedestrian) gates to replace the existing drive. Formation of new detached garage workshop and garden store. Remodel and resurfacing of the existing site to improve vehicle access, parking and manoeuvring.

AT: Banks Cottage Chipping Road Longridge PR3 2NB

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The scale and design of the building would be at odds with its domestic setting, it would be over dominant and disproportionate to the existing dwelling resulting in an unacceptable encroachment of built form into this open setting. Furthermore, the choice of materials and design would result in a strident feature in the landscape which would be prominent from outside the site and in long distance views, detrimental to landscape character and the visual quality of the surrounding area.

The proposal would have an unacceptable visual impact and in the absence of any convincing justification, it is contrary to core strategy policies DMG1, DME2 and DMH5

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.
- 2 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

**RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF PLANNING PERMISSION CONTINUED**

APPLICATION NO: 3/2020/0246

DECISION DATE: 20/04/2020

**pp NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**