

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: 3/2020/0282

DECISION DATE: 27 May 2020

DATE RECEIVED: 26/03/2020

APPLICANT:

Mr Christopher Priestley
Housing 21
Tricorn House
51-53 Hagley Road
Birmingham
B16 8TP

AGENT:

Mr Mumtaz Alavi
Airedale Architects
5A Chapel Lane
Bingley
BD16 2NG

DEVELOPMENT PROPOSED: Single storey extension to existing communal lounge within communal building for the retirement housing surrounding the site.

AT: Corbridge Court Kirkmoor Road Clitheroe BB7 2EG

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 hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to 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:

Existing layout 2119/01
Proposed layout 2119/03
Existing elevations 2119/02
Proposed elevations 2119/04A

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

P.T.O.

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3. The materials to be used on the external surfaces of the development as indicated on Proposed Plan: 2119/04A 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.

NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING