

**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:** 3/2020/0386

**DECISION DATE:** 03 November 2020

**DATE RECEIVED:** 09/06/2020

**APPLICANT:**

Mr Kevin Horkin  
Old Eaves Hall  
Waddington Road  
West Bradford  
Clitheroe  
Lancs  
BB7 3JF

**AGENT:**

Mr R Maudsley  
Sunderland Peacock and Assoc Ltd  
Hazelmere  
Pimlico Road  
Clitheroe  
BB7 2AG

**DEVELOPMENT PROPOSED:** Proposed new attached triple garage and first floor gable extension to match existing.

**AT:** Old Eaves Hall Waddington Road West Bradford BB7 3JF

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. The permission shall relate to the development as shown on Plan Reference: 6048-P01 A

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

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 Adopted Version.

4. Precise specifications of windows and doors shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : The proposals are schematic in respect to the above items. In accordance with Policy DMG1 of the Ribble Valley Core Strategy Adopted Version.

**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**