

**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

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2020/0591

**DECISION DATE:** 23 October 2020

**DATE RECEIVED:** 18/08/2020

**APPLICANT:**

Mr and Mrs Dawson  
Homeacre  
Lovely Hall Lane  
Copster Green  
Lancashire  
BB1 9EQ

**AGENT:**

Mr James Holden  
Holden Lancashire Ltd  
83 Blackburn Road  
Rishton  
Blackburn BB1 4ER

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**DEVELOPMENT PROPOSED:** Proposed single storey extension and bay window installed. Conversion of garage into a habitable space

**AT:** Homeacre Lovely Hall Lane Copster Green Lancashire BB1 9EQ

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 and Proposed Plans:Dwg no 002

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

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted.

Reason: To ensure that the materials to be used are appropriate to the locality.

4. The ancillary annex building hereby approved shall not be occupied or used for any other purposes than those ancillary to the residential use of the dwelling known as Home Acre, Copster Green (BB1 9EQ) and shall only be occupied as an extended family unit in conjunction with the property to which it is related. For the avoidance of doubt the annex shall not be used as a separate unit of living accommodation nor be divided by way of sale or sub-letting to form a unit or units of separate residential accommodation.

Reason: To define the scope of the permission and prevent the use of the building for purpose(s) other than those hereby approved.

**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**