

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:** 3/2020/0758

**DECISION DATE:** 24 November 2020

**DATE RECEIVED:** 10/09/2020

**APPLICANT:**

Mr David Herd  
16 Roman Way  
Highmore Park  
Clitheroe  
BB7 1DF

**AGENT:**

Mr Brian Sumner  
Avalon Town Planning Ltd  
Unit 2  
Reedley Business Centre  
Redman Road  
Burnley  
BB10 2TY

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**DEVELOPMENT PROPOSED:** Demolition of existing rear conservatory. Construction of rear and side single storey extension.

**AT:** 16 Roman Way Highmore Park Clitheroe BB7 1JF

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:

HERD/01 DWG 00 Site Location Plan  
HERD/01 DWG 02 Proposed Plans and Elevations  
HERD/01 DWG 05 Proposed Block Plan

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

3. The materials to be used on the external surfaces of the development as indicated on the proposed drawings shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

Reason: To ensure that the materials to be used are appropriate to the locality and respond positively to the character of the existing dwelling.

**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**