

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: 3/2020/0833

DECISION DATE: 24 November 2020

DATE RECEIVED: 01/10/2020

APPLICANT:

Mr and Mrs Croft
30 Acrefield
Padiham
Burnley
BB12 8HE

AGENT:

Mr Paul Derbyshire
PD Construction Consultants
7 Beech Street
Clitheroe
BB7 2LL

DEVELOPMENT PROPOSED: Roof lift; two-storey extension to rear; two dormers to front; glazed atrium; roof over existing garage; re-rendering and grey windows and door frames.

AT: Small Acre Osbaldeston Lane Osbaldeston BB2 7JB

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:

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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 shall be implemented as indicated on the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the ecological survey and report submitted with the application dated 25th September 2020

Reason:

To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

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.

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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