

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: 3/2020/0892

DECISION DATE: 09 December 2020

DATE RECEIVED: 23/10/2020

APPLICANT:

Mr Tom Ward
59 Downham Road
Chatburn
Clitheroe
BB7 4AU

AGENT:

Mr Gary Cumberland
Form Architecture Ltd
85 Craigdale Road
Hornchurch
RM11 1AF

DEVELOPMENT PROPOSED: Conversion of the existing garage to form a self contained 1 bedroom holiday let.

PROPOSED:

AT: 59 Downham Road Chatburn BB7 4AU

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:

509/01 Existing Layout

509/02 (Rev.B) Proposed Layout (amended 24 November 2020)

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant.

3. All new and replacement windows and doors shall be constructed in timber, of which the elevational and section details shall have been submitted and approved in writing by the Local Planning Authority prior to their installation.

The development shall be carried out in strict accordance with the approved details; the approved details shall thereafter be retained in perpetuity.

Reason: In the interests of the character and appearance of the building.

4. Notwithstanding the submitted details, precise specifications and samples of walling and roofing materials including details of all proposed window and door surrounds, jambs, mullions, sills and heads to be implemented within the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The development shall be carried out in strict accordance with the approved details.

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

5. Before the first occupation of the holiday unit hereby permitted the window on the south (rear) elevation shall be fitted with obscured glazing and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.

Reason: To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity.

6. The permission hereby granted does not imply or grant consent for the demolition and rebuilding of any external walls of the building to be converted, except as may be delineated on the approved plans.

Reason: To define the permission and to prevent inappropriate rebuilding or new build within an area subject to policies of development restraint.

7. The holiday unit hereby approved shall not be let to or occupied by any one person or group of persons for a combined total period exceeding 28 days in any one calendar year and in any event shall not be used as a unit of permanent accommodation or any individual(s) sole place of residence.

A register of all guests of the accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. For the avoidance of doubt the register shall contain the name and address of the principal occupier together with dates of occupation.

Reason: For the avoidance of doubt and ensure that the use remains compatible with the character of the area and the intensity, frequency and nature of the usage remains commensurate and relevant to the nature of the consent sought.

8. The holiday unit hereby approved shall remain within the same legal ownership as 59 Downham Road (Chatburn, BB7 4AU).

Reason: In the interest of highway safety and to ensure adequate parking is available within the site.

9. The parking facilities for the holiday unit, shown on the plans hereby approved, shall be made available for use and be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

Reason: In the interest of highway safety and to ensure adequate parking is available within the site.

10. No part of the development hereby approved shall commence until a scheme for the footway works adjacent to the highway has been submitted to, and approved by, the Local Planning Authority in consultation with the Highway Authority.

Reason: In order to satisfy the Local Planning Authority and Highway Authority that the final details are acceptable before work commences on site.

11. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 10 has been constructed and completed in accordance with the scheme details.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

12. The development shall be carried out in strict accordance with the recommendations of the Preliminary Bat Roost Assessment Report dated 5 October 2020 that was submitted with the application.

Reason: To ensure that there are no adverse effects on the favourable conservation status of a bat population.

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