

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: 3/2020/0905
DECISION DATE: 09 December 2020
DATE RECEIVED: 03/11/2020

APPLICANT:

Mr and Mrs Emmanuel
Hoddercroft
Newton Road
Newton
BB7 3DY

AGENT:

AJH Associates
21 Deanfield Court
Clitheroe
BB7 1QS

DEVELOPMENT Change of use of outbuilding to two-bedroom holiday let.

PROPOSED:

AT: Hoddercroft Newton Road Newton BB7 3DY

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:

001 Location Plan (amended 27 November 2020)
002A Plan Elevations and Section As Existing
003A Plan Elevations and Section As Proposed
004 Site Plan

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

3. 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.

4. The holiday unit hereby approved shall remain within the same legal ownership as Hoddercroft (Newton Road, Newton, BB7 3DY).

Reason: The ownership and management of the holiday unit by a person with no connections to the adjacent property could result in an unacceptable relationship between neighbouring uses.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the building shall not be carried out without the formal written consent of the Local Planning Authority.

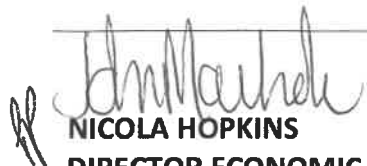
Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality.

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.

APPLICATION NO. 3/2020/0905

DECISION DATE: 09/12/2020


NICOLA HOPKINS

DIRECTOR ECONOMIC DEVELOPMENT & PLANNING

