

RIBBLE VALLEY BOROUGH COUNCIL

Department of Technical Services

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 25111

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/95/0306/P

DECISION DATE: 19 JUNE 1995

DATE RECEIVED: 15 MAY 1995

APPLICANT:

MR D W NEWTON
26 ST JAMES' STREET
ACCRINGTON
LANCASHIRE BB5 1NT

AGENT:

DEVELOPMENT PROPOSED: NEW GARAGE AND LOUNGE

AT: WEST END LODGE, EDISFORD ROAD, WADDINGTON, NR CLITHEROE

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 five years beginning with the date of this permission.
- 2 Before the access is used for vehicular purposes that part of the access extending from the highway boundary for a minimum distance of 5 metres into the site shall be appropriate paved in tarmacadam, concrete, block paviers or other approved materials.
- 3 Before the garage is first used the frontage wall adjacent to the garage shall be reduced in height to not more than 1 metre above road level and the area of land between the wall and the garage shall be kept clear of any obstructions whatsoever above the height of the reduced wall.
- 4 All new windows and doors shall be of timber construction, in the style illustrated on the approved drawing number 9508 dated May 1995.
- 5 All new rainwater goods shall be in cast iron or cast aluminium.

The reason(s) for the condition(s) are:

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.
- 3 To assist visibility from the site access.
- 4 & 5 In order to preserve the special architectural and historic interest of the conservation area and to protect the appearance of the area and the setting of adjacent listed buildings.

PTO

**RIBBLE VALLEY BOROUGH COUNCIL
PLANNING PERMISSION CONTINUED**

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Note(s)

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.

A handwritten signature in black ink, appearing to read 'J. Dunn', with the initials 'JD' written below it.

**JON DUNN
DIRECTOR OF TECHNICAL SERVICES**