

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2024/0330

DECISION DATE: 18 July 2024

DATE RECEIVED: 10/05/2024

APPLICANT:

Mrs Laura Wolstenholme
Robinsons Barn
West Lane
Worston
BB7 1QA

AGENT:

Mr Andrew Wolstenholme
AW and A Architects Ltd
Robinsons Barn
West Lane
Worston
BB7 1QA

DEVELOPMENT PROPOSED: Proposed single-storey extension to side, porch extension to rear, alterations to existing window/door openings and replacement and relocation of summer house with shepherd's hut.

AT: Robinsons Barn West Lane Worston BB7 1QA

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:

Location Plan Drawing No: PL/01

(Amended) Proposed Site Block Plan Drawing No: PL06 REV A (received 17.07.2024)

(Amended) Proposed Floor Plans Drawing No: PL07 REV B (received 18.07.2024)

(Amended) Proposed Elevations 1 Drawing No: PL08 REV B (received 18.07.2024)

(Amended) Proposed Elevations 2 Drawing No: PL09 REV A (received 17.07.2024)

Proposed Floor Plan Shepherd Hut Drawing No: PL10

Proposed Elevations 3 Shepherd Hut Drawing No: PL11

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. The materials to be used on the external surfaces of the development hereby approved shall be implemented in accordance with the details as shown on the following approved plans:

(Amended) Proposed Elevations 1 Drawing No: PL08 REV B (received 18.07.2024)

(Amended) Proposed Elevations 2 Drawing No: PL09 REV A (received 17.07.2024)

Proposed Elevations 3 Shepherd Hut Drawing No: PL11

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. Full details of the window and door frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before any such frames are installed in the development. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, reveal, and means of opening together with any finished treatment. All window / door cills, lintels and surrounds shall be detailed in natural stone. The window and door frames shall be installed in accordance with the approved details and retained as such thereafter.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the area.

5. Further details of the alignment, height, appearance and materiality of the single gate and gate posts forming the pedestrian access to the property as indicated on (Amended) Proposed Site Block Plan Drawing No: PL06 REV A (received 17.07.2024) and (Amended) Proposed Elevations 2 Drawing No: PL09 REV A (received 17.07.2024) shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

The approved gate and gate posts shall be installed as per the approved details prior to first occupation / use of the extensions hereby approved.

Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity and to preserve the character and appearance of the Conservation Area.

6. No external lighting shall be installed on the development hereby approved, until details of a scheme for any external building or ground mounted lighting / illumination have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill / pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development.

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7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the shepherds hut hereby approved shall only be used for purposes which are wholly incidental to the occupation of the dwelling known as Robinsons Barn.

Reason: To define the scope of the permission and to enable the Local Planning Authority to exercise control over development which could materially harm the character of the area or nearby residential amenity.

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 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.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning

authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.