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| RIBBLE VALLEY BOROUGH COUNCIL |  |  |
| Development Department  |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA |  |  |
| Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487 |  |
| Town and Country Planning Act 1990 |  |  |  |
| REFUSAL OF PLANNING PERMISSION |
| **APPLICATION NO:** | 3/2019/0622 |  |  |  |
| **DECISION DATE:** | Thursday, 9 January 2020 |  |  |  |
| **DATE RECEIVED:** | 08/11/2019 |  |  |  |
|  |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr David ThornberLoneslack3 Chatburn Old RoadChatburnBB7 4AB |  | Mrs Eleanor Wood18 Railway TerraceGreat HarwoodBB6 7EQ |
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| **DEVELOPMENT PROPOSED:**  | Replacement of existing roof, external windows and doors and provision of insultation and cladding to the exterior of the building. |
| **AT:** | Loneslack 3 Chatburn Old Road Chatburn BB7 4AB |
| Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s): |
| 1 | The development, by virtue of its design and elevational language, and in particular the use of external timber cladding, would result in an incongruous and discordant form of development which fails to adequately reflect the local character and vernacular of the immediate area. The proposal is thus considered detrimental to the visual amenities of the area which is contrary to Policy DMG1 and DMH5 of the Ribble Valley Core Strategy, as well as national guidance contained within the National Planning Policy Framework.  |
| **Note(s)** |  |  |  |  |  |
| 1 | For rights of appeal in respect of any reason(s) attached to the decision see the attached notes. |
| 2 | The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. |
| **pp NICOLA HOPKINS****DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** |