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| 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:** | 3/2020/0034 |  |  |  |
| **DECISION DATE:** | 19 May 2020 |  |  |  |
| **DATE RECEIVED:** | 23/03/2020 |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr B Hoyles5 Fleet StreetLongridgePR3 3ED |  | Mr Joe Monks25 Birchfield DriveLongridgePR3 3HP |
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| **DEVELOPMENT PROPOSED:** | Proposed first floor dormer extension over existing garage/driveway |
| **AT:** | 5 Fleet Street Longridge PR3 3ED |
| 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. |
|  | 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:Site Location Plan: Dwg no 1 RLBProposed Site Plan: Dwg no JM-0174 003 Rev A Proposed Floor Plans and Elevations:Dwg no JM- 0174 004 Rev CReason: 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. |
|  | The external facing materials, detailed within Section 5 of the Application Form, shall be used and no others substituted.Reason: To ensure that the materials to be used are appropriate to the locality.P.T.O. |
|  | The first floor window in the east elevation of the extension hereby permitted shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.  Reason: To protect nearby residential amenity. |

**Note(s)**

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|  | For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes. |
|  | 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. |
|  | 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. |
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| **NICOLA HOPKINS****DIRECTOR ECONOMIC DEVELOPMENT & PLANNING** |