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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:** | 3/2020/0037 | |  |  |  |
| **DECISION DATE:** | 27 February 2020 | |  |  |  |
| **DATE RECEIVED:** | 07/01/2020 | |  |  |  |
|  | | | | | |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Baker  Fairclough Barn  Loud Bridge Road  Chipping  PR3 2NX | |  | Melanie Lawrenson  ML Planning Consultancy Ltd  8 Bobbin Mill Cottages  Stubbins lane  Claughton on Brock  Preston  PR3 0PL | | |
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| **DEVELOPMENT PROPOSED:** | | | | | Two storey side extension following removal of existing conservatory | | |
| **AT:** | | Fairclough Barn Loud Bridge Road Chipping PR3 2NX | | | | | |
| 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 proposed extension is considered contrary to Policies DMG1 and DMH5 of the Core Strategy in that it would have a detrimental impact on the original character of the building which is considered to be a non designated heritage asset. The extension is disproportionate to the original building and the proposed window openings and the juliet balcony on the south elevation would further detract from the original form of the building and represent a discordant and inappropriate feature. | | | | |
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| **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. | | | | |
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| **NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** | | | | | | | |