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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:** | 3/2020/0089 |  |  |  |
| **DECISION DATE:** | 22 May 2020 |  |  |  |
| **DATE RECEIVED:** | 01/04/2020 |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Jim Howard17 Hillcrest RoadLanghoBlackburnBB6 8EP  |  | Mr Paul LomaxNewhey Loft ConversionsLloyd Street Saw MillsHigher Lloyd StreetDarwenBB3 1EH |
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| **DEVELOPMENT PROPOSED:** | Dormer to front, single storey porch to front, single storey extension to side. |
| **AT:** | 17 Hillcrest Road Langho BB6 8EP |
| 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 Detail:Dwg no D 1101/20/02 Site Plan: Dwg no D 1102/20/03 amended plan received 19.05.2020Porch Details: Dwg no D 1101/20/04 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.P.T.O. |
|  | The external facing materials, detailed on the approved plans, shall be used and no others substituted.Reason: To ensure that the materials to be used are appropriate to the locality |
|  | The development shall be carried out in strict accordance with the recommendations of the Preliminary Bat Roost Assessment Report dated 10.03.2020 that was submitted with the application.Reason: To safeguard the favourable conservation status of the bat population |
|  | Prior to the first use of the proposed development the parking provision detailed on Site Plan Dwg no D 1101/20/03 amended plan received 19.05.2020 shall have been made available and shall thereafter be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.Reason: To ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street screen/ area. |

**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** |