|  |  |  |
| --- | --- | --- |
| 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:** | 3/2020/0174 |  |  |  |
| **DECISION DATE:** | 07 May 2020 |  |  |  |
| **DATE RECEIVED:** | 02/04/2020 |  |  |  |
|  |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Paul BuckRichmond HousesHoughclough LaneChippingPrestonPR3 2NT  |  |  |
|  |
|  |
|  |
|  |

|  |  |
| --- | --- |
| **DEVELOPMENT PROPOSED:** | Single storey gable extension, porch and new garage with loft space over. |
| **AT:** | Richmond Houses Houghclough Lane Chipping PR3 2NT |
| 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. |
|  | The permission shall relate to the development as shown on Plan ReferencesSite Plan RCW44 Drg 03Existing and Proposed Plans RCW44 Drg 04Proposed Elevation Plans RCW44 Drg 06 with the exception of the dormer detailing of the garage. E mail dated 20/04/20 confirming removal of bargeboardsReason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans. |
|  | Prior to completion of any roofing revised plans shall be submitted showing roof finishes indicating that the bargeboards are removed from the scheme.Reason: in the interest of visual amenity. P.T.O. |
|  | The proposed garage shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building. Reason: In order to safeguard nearby residential amenities. |
|  | Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works. Further details of the garage shall also be submitted to and approved in writing before its use.Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.  |

**Note(s)**

|  |  |
| --- | --- |
|  | 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. |
|  |  |

|  |
| --- |
| **NICOLA HOPKINS****DIRECTOR ECONOMIC DEVELOPMENT & PLANNING** |