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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:** | 3/2020/0203 |  |  |  |
| **DECISION DATE:** | 17 April 2020 |  |  |  |
| **DATE RECEIVED:** | 03/03/2020 |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Stephen BellHall CottageLittle LangtonNorthallertonDL7 0PX |  | Peter Hitchen ArchitectsPeter Hitchen ArchitectsMarathon HouseThe Sidings Business ParkWhalleyClitheroeBB7 9SE |
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| **DEVELOPMENT PROPOSED:** | Proposed detached garage. |
| **AT:** | Town End Barn Longridge Road Chipping PR3 2QD |
| 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 Plan and Elevations: Dwg no 200Proposed Site Plan: Dwg no 400Proposed Section and Floor Plan: Dwg no 500Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent. |
|  | 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 garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.Reason: To ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon the street scene/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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| **pp NICOLA HOPKINS****DIRECTOR ECONOMIC DEVELOPMENT & PLANNING** |