|  |  |  |
| --- | --- | --- |
| 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:** | 3/2020/0242 |  |  |  |
| **DECISION DATE:** | 03 July 2020 |  |  |  |
| **DATE RECEIVED:** | 27/05/2020 |  |  |  |
|  |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr and Mrs Sutcliffe21 Albemarle StreetClitheroeBB7 2EA |  | PD Construction Consultants7 Beech StreetClitheroe BB7 2LL |
|  |
|  |
|  |
|  |

|  |  |
| --- | --- |
| **DEVELOPMENT PROPOSED:** | Proposed two storey extension to side. |
| **AT:** | 21 Albemarle Street Clitheroe BB7 2EA |
| 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:* Location Plan
* Proposed North Elevation 1155-09
* Proposed South Elevation 1155-11
* Proposed Ground Floor Plan 1155-07
* Proposed West Elevation 1155-10
* Proposed First Floor Plan 1155-08

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.P.T.O. |
|  | All new external work and finishes shall match those of the existing dwellinghouse in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality  |
|  | Unless otherwise agreed in writing the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey report submitted with the application Reason: To protect the bat population from damaging activities and reduce or remove the impact of development |

**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** |