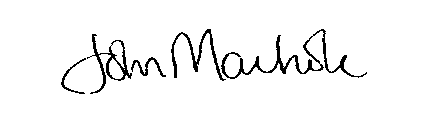
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| RIBBLE VALLEY BOROUGH COUNCIL | | | |  |  |
| Department of Development | |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | | |  |  |
| Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487 | | | | |  |
| Town and Country Planning Act 1990 | | |  |  |  |
| PLANNING PERMISSION | | | | | |
| **APPLICATION NO:** | 3/2020/0248 | |  |  |  |
| **DECISION DATE:** | 24 April 2020 | |  |  |  |
| **DATE RECEIVED:** | 19/03/2020 | |  |  |  |
|  | | | | | |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Baker  Fairclough Barn  Loud Bridge Road  Chipping  Preston  PR3 2NX | |  | Mr Lee Fenton  ML Planning Consultancy Ltd  5 Bobbin Mill Cottages  Stubbins Lane  Claughton on Brock  Preston  PR3 0PL | | |
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| **DEVELOPMENT PROPOSED:** | | Removal of existing conservatory and construction of an extension to the side. Resubmission of 3/2020/0037. |
| **AT:** | Fairclough Barn Loud Bridge Road Chipping PR3 2NX | |
| 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): | | |
|  | 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 Reference  Site Plan and Elevation Plan LF/GB/3410 Received ob 15/04/20.  Location Plan submitted with the application.  Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans. | |
|  | Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.  Reason: To comply with Policies DMG1 and DMG 4 of the Ribble Valley Core Strategy Adopted Version. | |
|  | 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.  Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality. | |

**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** |