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| RIBBLE VALLEY BOROUGH COUNCIL | | | |  |  |
| Development Department | |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | | |  |  |
| Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487 | | | | |  |
| Town and Country Planning Act 1990 | | |  |  |  |
| REFUSAL OF PLANNING PERMISSION | | | | | |
| **APPLICATION NO:** | 3/2020/0297 | |  |  |  |
| **DECISION DATE:** | 22 June 2020 | |  |  |  |
| **DATE RECEIVED:** | 12/05/2020 | |  |  |  |
|  | | | | | |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr and Mrs Pratt  49 Downham Road  Chatburn  Clitheroe  BB7 4AU | |  | Mr Peter Hitchen  Peter Hitchen Architects  Marathon House  The Sidings Business Park  Whalley  Clitheroe  BB7 9SE | | |
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| **DEVELOPMENT PROPOSED:** | | | | | Two proposed single storey extensions to rear. | | |
| **AT:** | | 49 Downham Road Chatburn BB7 4AU | | | | | |
| Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s): | | | | | | | |
| 1 | | | The site of the proposed extensions is within influencing distance of mature trees and hedgerow, within Chatburn Conservation Area, whose root structures will potentially be damaged during construction. The application fails to provide adequate information in the form of an Arboricultural Impact Assessment and Method Statement to demonstrate that the development will be carried out without detriment to these trees and hedgerow. Therefore the Local Planning Authority is not satisfied that the proposal would not have a harmful impact on visual amenity and wildlife habitats and it is unacceptable in terms of policies DME1, DME2 and DMG1 of the Core Strategy. | | | | |
| **Note(s)** | | |  |  |  |  |  |
| 1 | | | For rights of appeal in respect of any reason(s) attached to the decision see the attached notes. | | | | |
|  | | | P.T.O. | | | | |
| 2 | | | The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. | | | | |
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| **NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** | | | | | | | |