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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:** | 3/2020/0331 | |  |  |  |
| **DECISION DATE:** | 11 June 2020 | |  |  |  |
| **DATE RECEIVED:** | 24/04/2020 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr J Butler  57 Hepworth Way  Skipton  BD23 2UH | |  | Mr Stephen Craven  Stephen Craven Building Design Ltd  Town Hall  Market Place  Settle  BD24 9EJ | | |
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| **DEVELOPMENT PROPOSED:** | | Variation of conditions 2 (Approved plan) and 3 (Materials) of application 3/2019/1130 to allow substitution of approved plans for re-building existing walls from the retained ground level using materials reclaimed from the existing walls. |
| **AT:** | Former Filling Station 10 Sawley Road Chatburn BB7 4AS | |
| 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 of the date of the original permission (3/2019/1130) granted on 27th February 2020.  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:  Proposed plans, elevations and site plan 07/2020 02REVA - dated April 2020  Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent. | |
|  | The materials to be used on the external surfaces of the development as indicated on Proposed Plan: 07/2020 02REVA shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.  Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy DMG1 of the Ribble Valley Core Strategy  P.T.O. | |
|  | The first floor bedroom window in the northern elevation of the dwelling hereby permitted shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.  Reason: To protect nearby residential amenity in accordance with Policy DMG1 of the Ribble Valley Core Strategy. | |

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