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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:** | 3/2020/0344 |  |  |  |
| **DECISION DATE:** | 17 July 2020 |  |  |  |
| **DATE RECEIVED:** | 15/06/2020 |  |  |  |
|  |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr David Lang3 Bradley CourtChippingPrestonBB7 3LY |  | Mr Gary WillisAldrock LtdUnit 5 Cunningham CourtShadsworth Business ParkLions DriveBlackburn BB1 2QX |
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| **DEVELOPMENT PROPOSED:**  | Insertion of two additional window openings with two windows in each to side elevation at ground and first floor level; insertion of roof light to rear and change of existing back door to double glass doors. |
| **AT:** | 3 Bradley Court Chipping BB7 3LY |
| 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 proposed alterations are considered contrary to Key Statement EN2 policies DMG1, DMH4 and DMH5 of the Ribble Valley Core Strategy insofar that the proposed development, by virtue of its design, would result in a form of development that would appear overly domestic and result in the introduction of an incongruous, discordant and unsympathetic additions being of detriment to the character and visual amenities of the surrounding AONB and the inherent character of the host property. |
| **Note(s)** |  |  |  |  |  |
| 1 | For rights of appeal in respect of any reason(s) attached to the decision see the attached notes. |
| 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. |
| **NICOLA HOPKINS****DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** |