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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:** | 3/2020/0708 | |  |  |  |
| **DECISION DATE:** | 16 November 2020 | |  |  |  |
| **DATE RECEIVED:** | 24/08/2020 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mrs Porter  Flat 1 Rimington House  Rimington Lane  Rimington  BB7 4DS | |  |  | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed two storey extension to rear including an extension of the flat-roof, single-storey garage. Single storey extension to side. Resubmission of application 3/2019/0777. |
| **AT:** | 8 Back Lane Rimington BB7 4EL | |
| 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. | |
|  | 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:  Site Location Plan  PHA/277 Site Plans in Context  PHA/277 Proposed Plans & Elevations  Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved. | |
|  | All new external work, materials and finishes shall match those of the existing dwelling/building in their detailed execution, colour, texture, form, scale 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 and respond positively to the inherent character of the parent dwelling/building. | |

**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** |