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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:** | 3/2020/0733 | |  |  |  |
| **DECISION DATE:** | 27 November 2020 | |  |  |  |
| **DATE RECEIVED:** | 02/09/2020 | |  |  |  |
|  | | | | | |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Geoff Fowler  Braemar  Bryers Croft  Wilpshire  Blackburn  BB1 9JE | |  | Mr James Mulkerrin  RLM Development Plans  250 Dill Hall Lane  Accrington  BB5 4DG | | |
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| **DEVELOPMENT PROPOSED:** | | Extension to existing garage to create double garage with first floor room above. Improvement of vehicular access including erection of two new gates 1.8m high. Single storey extension to front of house with two dormers above. Resubmission of application 3/2019/1015. |
| **AT:** | Braemar Bryers Croft Wilpshire BB1 9JE | |
| 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 hereby permitted shall be commenced before the expiration of three years from the date of this permission.  REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended 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 Plan B103 and red edge location plan  Proposed Elevations B102  Proposed 3 D gate view B105  Proposed 3 D View Extension B104  20-011 PL05  20-011 PL06    REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent. | |
|  | The entrance gates, hereby approved, shall open away from the highway in accordance with the submitted details and shall be retained in that manner thereafter.  REASON: In the interests of highway safety. | |
|  | Notwithstanding the submitted details, details or specifications of all materials to be used on the external surfaces of the development hereby approved shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development. All works shall be undertaken strictly in accordance with the details as approved.  REASON: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality and to protect the character and appearance of the 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** |