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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:** | 3/2020/0788 |  |  |  |
| **DECISION DATE:** | 02 December 2020 |  |  |  |
| **DATE RECEIVED:** | 13/10/2020 |  |  |  |
|  |
| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr David SchofieldFell View BarnBarret Hill BrowBolton by BowlandClitheroeBB7 4PQ |  | John MetcalfeRural Futures1 Low Park Wood CottagesSedgwickWarton Kendal LA8 0JZ  |
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| **DEVELOPMENT PROPOSED:**  | First floor extension to form a bedroom with balcony over existing lounge. |
| **AT:** | Fell View Barn Barret Hill Brow Bolton by Bowland BB7 4PQ |
| 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 extension, by virtue of its size, intensity, scale and design, would result in an unsympathetic and discordant addition that is harmful to the character of the host dwelling and surrounding area, contrary to Policy DMG1, Policy DMH5, Policy DMH4 and Key Statement EN2 of the Ribble Valley Core Strategy. |
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| **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. |
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| **PP NICOLA HOPKINS****DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** |