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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 | | |  |  |  |
| APPROVAL OF RESERVED MATTERS | | | | | |
| APPLICATION NO: | 3/2020/0803 | |  |  |  |
| DECISION DATE: | 21 January 2021 | |  |  |  |
| DATE RECEIVED: | 24/09/2020 | |  |  |  |
| PARTICULARS OF PLANNING PERMISSION RESERVING DETAILS FOR APPROVAL  APPLICATION NO: | | | | | |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Mr Michael Reilly  Reilly Developments Ltd  C/o Agent | |  | Mr Joshua Hellawell  PWA Planning  2 Lockside Office Park  Lockside Road  Preston  PR2 2YS | | |
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| **Development Proposed:** | | | | Approval of all reserved matters including appearance, landscaping, layout and scale following outline planning permission 3/2019/0907 for one new dwelling and associated works. | |
| **AT:** | Land East of Clitheroe Road Barrow BB7 9AQ | | | | |
| Ribble Valley Borough Council hereby give notice that **approval has been granted** in respect of details referred to above for the purposes of the conditions imposed on the grant of planning permission referred to above and subject to the following condition(s): | | | | | |
| 1 | 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:  Location Plan 1305-PL01A  Existing Site Layout 1305-PL02A  Proposed Site Layout (1305-PL03D) amended 14.01.2021  Floor Plans 1305-PL04B  Elevations 1305-PL05B  Landscaping Plan (1305-PL08B) amended 15.01.2021  Ecology Plan (1305-PL09C) amended 15.01.2021  Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant to the consent. | | | | |
| 2 | Notwithstanding the submitted details, precise specifications or samples of external facing and roofing materials shall have been approved before their use in the proposed development. The materials shall be implemented within the development in strict accordance with the approved details submitted to and approved 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. | | | | |
| 3 | The dwelling hereby approved shall not be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.  Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents. | | | | |
| 4 | All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling. For the avoidance of doubt, this shall include the provision of a Lancashire mix hedgerow to be planted along the north side of Public Right of Way FP 17 as shown on the approved Landscaping Plan.  Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.  Reason: In the interest of the appearance of the locality | | | | |
| 5 | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwelling hereby approved unless planning permission has first been granted by the Local Planning Authority.  Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area or be of detriment to the residential amenities of future/existing occupiers. | | | | |
| 6 | The parking and garaging and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of the dwelling.  Reason: To ensure provision of adequate off-street parking facilities within the site. | | | | |
| 7 | The garage shown on the approved plans shall be maintained as such and shall not be converted to or used for living accommodation or any trade or business purposes.  Reason: In order to safeguard the residential amenity and character of the area. | | | | |
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| **Note(s)** |  |  |  |  |  |
| 1 | For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes. | | | | |
| 2 | 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. | | | | |
| 3 | 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. | | | | |
|  | The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. | | | | |
|  | The developer should be aware that the any works on, or immediately adjacent to the adopted highway network, would require the appropriate permits from Lancashire County Council's Highways Regulation Team, who would need a minimum of 12 weeks' notice to arrange the necessary permits. They can be contacted on lhsstreetworks@lancashire.gov.uk or on 01772 533433. | | | | |
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| **NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** | | | | | |
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