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| RIBBLE VALLEY BOROUGH COUNCIL | | | | | | | C:\Users\chris_sp\Pictures\RVBC Portrait JPG.JPG | |  |
| Development Department | | | | |  |  |  | |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | | | | |  |  | |  |
| Telephone: 01200 425111 | | |  | |  |  | | |  |
| Town and Country Planning Act 1990 | | | | |  |  |  | |  |
| **Class Q (Agricultural Buildings to Class C3 Dwellinghouses) of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015** | | | | | | | |  | |
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| **APPLICATION NO:** | | | 3/2022/0504 | | |  |  | |  |
| **DECISION DATE:** | | | 14 July 2022 | | |  |  | |  |
| **DATE RECEIVED:** | | | 20/05/2022 | | |  |  | |  |
| **APPLICANT:** | | |  | |  | **AGENT:** |  | |  |
| Mrs Sandie Barton  Tile Croft  Chipping Road  Longridge  PR3 2NB | | | | |  |  | | | |
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| **PARTICULARS OF DEVELOPMENT:** | | | | Prior notification for the proposed change of use of an agricultural building to 2 dwelling houses. | | | | | | |
| **AT:** | Tile Croft Chipping Road Longridge PR3 2NB | | | | | | | | | |
| **Ribble Valley Borough Council** hereby give notice the prior approval of the authority is REFUSED for the carrying out of the above proposal for the following reason(s): | | | | | | | | | | |
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| 1 | | The proposed ‘SSR2 Cladding to roof returned down wall’ would result in the external dimensions of the building (as altered) extending beyond the external dimensions of the existing building contrary to Q.1 (g) of Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. | | | | | | | | |
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| 2 | | The external appearance of the building, having particular regard to the external appearance and proposed materials, would result in the introduction of an incongruous and discordant form of development that fails to respond positively to the character of the area, being in direct conflict with the requirements of Paragraphs 130 and 134 of the National Planning Policy Framework and Q.2 (f) of Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. | | | | | | | | |
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| Nicola Hopkins  **NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING P.T.O.** | | | | | | | | | | |
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| **Note(s)** | |  | | | | | | | | |
| 1 | | For rights of appeal in respect of any condition(s)/or reason(s) attached to the consent 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. | | | | | | | | |