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| RIBBLE VALLEY BOROUGH COUNCIL | | | |  |  |
| Department of Development | |  |  |  |  |
| Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA | | | |  |  |
| Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk | | | | |  |
| Town and Country Planning Act 1990 | | |  | |  |
| PLANNING PERMISSION | | | | | |
| **APPLICATION NO:** | 3/2022/0666 | |  |  |  |
| **DECISION DATE:** | 1 December 2022 | |  |  |  |
| **DATE RECEIVED:** | 23/09/2022 | |  |  |  |
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| **APPLICANT:** |  |  | **AGENT:** |  |  |
| Ms Lynne Janeczko  49 Dale View  Billington  Clitheroe  BB7 9LL | |  | Mr Andrew Mitchell  1 Foxtail Meadow  Standish  Wigan  WN6 0ZJ | | |
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| **DEVELOPMENT PROPOSED:** | | Proposed conversion of the existing loft void with the addition of a rear dormer roof window. Conversion of existing garage into residential accommodation with single storey side extension. Widening of existing drive. Extension to the residential curtilage. |
| **AT:** | 49 Dale View Billington BB7 9LL | |
| 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. | |
|  | The permission shall relate to the development as shown on Plan Reference:  Location Plan: 49DaleView/Planning/04 Rev C  Proposed Site Plan: 49DaleView/Planning/04 Rev C  Proposed Floor Plans & Elevations: 49DaleView/Planning/02  Proposed Floor Plans & Elevations: 49DaleView/Planning/03 Rev A  Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.  P.T.O. | |
|  | The materials to be used on the external surfaces of the development as indicated in Section 9: Materials in the application form for 3/2022/0666 shall be implemented as indicated.    Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality. | |
|  | The residential curtilage of 49 Dale View shall solely be restricted to that shown on approved drawing number 49DaleView/Planning/04 Rev C. No additional extension of the residential curtilage shall be undertaken without separate planning consent having 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 locality. | |
|  | No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on drawing number 49DaleView/Planning/04 Rev C have been implemented in full.  Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety. | |
|  | The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number 49DaleView/Planning/04 Rev C. Thereafter the onsite parking provision shall be so maintained in perpetuity.  Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety. | |
|  | The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.  Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety. | |
|  | The surface water drainage strategy as shown on Proposed Site Plan: 49DaleView/Planning/04 Rev C shall be implemented in accordance with the approved details, and shall be so maintained in perpetuity.  Reason: In the interest of highway safety to prevent water from discharging onto the public highway.  P.T.O. | |
|  | All tree protection measures and construction details shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment [October 2022/Project No. BTC2581] and Tree Impact Plan Drawing No: BTC2581-TIP. All the specified tree protection measures shall  remain in place throughout the construction phase of the development.    Reason: To ensure the adequate protection of trees of landscape and visual amenity value on and adjacent to the site or those likely to be affected by the proposed development. | |

**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 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. |
|  | |  | | --- | | This consent requires the construction, improvement or alteration of an access to the public highway. A list of approved contractors only, can undertake the approved works under the Highways Act 1980 Section 171. Before any work begins at the site, please contact highways@lancashire.gov.uk for the list of approved contractors and to start the section 171 process. | |

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| Nicola Hopkins  **NICOLA HOPKINS**  **DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING** |

**Notes**

**Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

· If you want to appeal against your local planning authority’s decision then you must do so within 6 months of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice.

· If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority’s decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If it is a householder appeal it can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority’s decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.