

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2009/0664

DECISION DATE: 6 November 2009

DATE RECEIVED: 04/08/2009

APPLICANT:

Mr D Briggs-Conway
The Coach House
Whalley Road
Wilpshire
Blackburn
Lancs
BB1 9JT

AGENT:

S J Bialecki Limited
Rosedale
Back Lane
Grindleton
Clitheroe
Lancs
BB7 4RZ

DEVELOPMENT PROPOSED: Erection of a four bed detached dwelling on the former tennis court adjacent to the Coach House.

AT: land adjacent to The Coach House Whalley Road Wilpshire Blackburn Lancashire BB1 9JT

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):

1. The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 6 October 2009.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments that enable the retention and protection of existing trees and shrubs in the interests of the amenities of a neighbouring property, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

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4. The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening. The scheme shall include details of supplementary screen planting close to the eastern boundary of the application site.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Prior to the commencement of any site works, including delivery of building materials and excavations for foundations or services, trees identified as T12 and T13 shall be protected with a root protection area of 8.5m (measured from the centre of the main stem) in accordance with BS5837 (Trees in Relation to Construction) the details of which shall be agreed in writing, implemented and inspected by the Local Planning Authority before any site works are begun.

The root protection zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble. During the building works, no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone. In addition, no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without the prior written permission of the Local Planning Authority, which will only be given when the Authority is satisfied that it is necessary, will be in accordance BS3998 for tree work and carried out by an approved arboricultural contractor.

REASON: In order to ensure that the trees within the site that are to be retained are afforded maximum physical protection from the adverse effects of development in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6. Prior to the commencement of construction works, the precise siting of the dwelling and its proposed finished floor slab level shall be marked out/indicated on site to be viewed and agreed in writing by the Local Planning Authority.

REASON: To ensure compliance with the submitted plans and in the interests of visual amenity and the amenities of nearby residents, and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

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Relevant planning policy

Policy G1 - Development Control.
Policy G2 - Settlement Strategy.
Policy ENV13 - Landscape Protection.

SUMMARY OF REASONS FOR APPROVAL

The proposed dwelling would have no seriously detrimental effects upon visual amenity, the amenities of nearby residents or highway safety.

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.


STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES