

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2013/0004

DECISION DATE: 23 May 2013

DATE RECEIVED: 14/12/2012

APPLICANT:

Whalley Developments Ltd
c/o agent

AGENT:

Avalon Town Planning
2 Reedley Business Centre
Redman Road
Burnley
Lancashire
BB10 2TY

DEVELOPMENT PROPOSED: Full application for the erection of 4 dwellings (alternative scheme to that approved under reference 3/2009/0807)

AT: Abbey Farm Nethertown Close Whalley

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 relate to the proposed development as shown on the amended plans received by the Local Planning Authority on 6 March 2013 (drawing numbers WHA/01 Dwg 01B, 02A, 03C, 04C and 05.

REASON: For the avoidance of doubt and to ensure compliance with the submitted amended plans.

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 and Policy DMG1 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

4. Prior to the first occupation of any of the dwelling hereby permitted, their respective driveways, parking spaces and garages shall have been provided in accordance with the details shown on drawing number WHA/01 Dwg 04C. Thereafter these facilities shall be retained permanently available for their designated purpose to the satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission.

5. The ground floor window to a study and the two first floor windows to an en suite shower room at the western end of the front elevation of the dwelling on plot 4 shall be fitted with obscured glazing, precise details of which shall be submitted to and approving in writing by the Local Planning Authority. The approved glazing shall be fitted prior to the first occupation of this dwelling and thereafter shall be retained in this manner in perpetuity unless the Local Planning Authority grants permission in writing for any alterations to the glazing in these windows.

REASON: In the interests of the privacy of the occupiers of a neighbouring property and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

6. No doors, windows or other openings shall at any time be formed in the south facing rear elevation or the east facing side elevation of the detached garage/annex building on Plot 4 unless a further planning permission has first been granted by the Local Planning Authority in respect thereof.

REASON: In the interests of the privacy of the occupiers of a neighbouring property and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

7. The garage/annex building on Plot 4 shall only be occupied as ancillary accommodation in association with the occupation of the main dwelling on this plot and shall not be used as an independent separate residential unit.

REASON: To comply with the terms of the application and because the provision of two separately occupied units on this plot could be injurious to the amenities of nearby residents and, as a result insufficient parking provision, could be detrimental to highway safety. This would be contrary to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

8. Prior to the first occupation of each of the dwellings, their curtilages shall have been defined by boundary walls, fences or hedges in accordance with precise details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity and to provide a satisfactory level of amenity for the occupiers of the proposed dwellings in order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

9. Once development works commence on site, should site operatives discover any adverse ground conditions and suspect that the ground may be contaminated, they should report this to the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location shall then cease and the potential problem area shall be protected by fences, barriers and warning signs as appropriate. Sampling and analysis of the suspected contaminated materials shall then be carried out by a competent person and a report detailing the sampling methodologies and the analysis results together with details of remedial methodologies shall then be submitted for the written approval of the Local Planning Authority. Any approved remediation scheme shall be implemented prior to any further development works taking place and prior to occupation of the development.

In the event that no adverse ground conditions are encountered during site works and/or development, a verification statement shall be submitted to the Local Planning Authority prior to occupation of the dwellings confirming that no adverse ground conditions were found.

REASON: To ensure that the development does not cause pollution of ground or surface waters either on or off site and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Core Strategy 2008 - 2028 - A Local Plan for Ribble Valley Regulation 22 Submission Draft.

Relevant planning policy

Policy G1 - Development Control.
Policy G5 - Settlement Strategy.
Policy H2 - Dwellings in the Open Countryside.
Policy ENV3 - Development in Open Countryside.

Core Strategy 2008-2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft Policy DMG1 - General Considerations.
Policy DMG2 - Strategic Considerations.
Policy DMH3 - Dwellings in the Open Countryside.
Policy DME2 - Landscape and Townscape Protection.

National Planning Policy Framework (NPPF).

Summary of reasons for approval

The proposed development relates to the provision of 4 dwellings in a sustainable location without any seriously detrimental effects upon visual amenity, the amenities of nearby residents or highway safety.

NPPF Working with applicants

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.

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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



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES