

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2014/0067

DECISION DATE: 07 March 2014

DATE RECEIVED: 10/01/2014

APPLICANT:

Mr Andy Jepson
44 Waddow Grove
Waddington
Clitheroe
BB7 3JL

AGENT:

DEVELOPMENT PROPOSED: Single storey rear and side extensions with alterations to main house roof raising the ridge height by 1m.

AT: 44 Waddow Grove Waddington BB7 3JL

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

1. The proposal by virtue of its scale, design and massing is considered contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Post Submission Draft including Proposed Main Changes). It would result in incongruous additions and alterations that would dominate and detract from the original dwelling and impact adversely upon the visual amenities of the street scene.

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.



JOHN HEAP

DIRECTOR OF COMMUNITY SERVICES