

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

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Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2014/0578

DECISION DATE: 22 August 2014

DATE RECEIVED: 27/06/2014

APPLICANT:

Mr Colin Weemes
4 Hammond Drive
Read
Burnley
BB12 7RE

AGENT:

DEVELOPMENT PROPOSED:

Removal of existing roof covering, extension to existing brickwork at first floor level, construction of new ground and first floor extension and new garage to front garden.

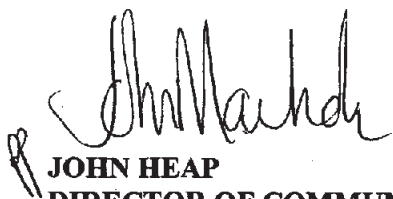
AT: 4 Hammond Drive Read BB12 7RE

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 Based on Natural England Standing Advice the application presents insufficient information in respect of mitigation and compensation measures to demonstrate that there would not be a detrimental impact on the favourable conservation status of the bat species present in the apex of the front gable, protected under the Wildlife and Countryside Act 1981 (as amended) and under the Conservation (Natural Habitats Regulations) 2010 is maintained and as such the proposal is contrary to Policy ENV7 of the Ribble Valley Districtwide Local Plan, Policy DME3 of the Ribble Valley Core Strategy including Proposed Main Modifications Version and Section 11 of the National Planning Policy Framework.

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