

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: 3/2014/0579
DECISION DATE: 29 October 2014
DATE RECEIVED: 30/06/2014

APPLICANT:

Mr Juned Patel
Lane Ends Barn
Pleckgate Road
Ramsgreave
BB1 8QY

AGENT:

Mr Paul Fay
Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
BB7 4DH

DEVELOPMENT PROPOSED: Two storey extension to form swimming pool extension at ground floor level and en-suite bedroom accommodation at first floor level.

AT: Lane Ends Barn Pleckgate Road Ramsgreave BB1 8QY

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 significant scale and massing and due its design is considered contrary to Policies G1, ENV3, ENV4, H10 and H17 of the Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings and Key Statement EN1, EN2 and Policies DMG1, DME2 and DMH5 . It would result in an extension which is overlarge in relation to the original dwelling thereby detracting from its character and appearing over-dominant. These disproportionate additions are considered to be to the visual detriment of the property itself, the open countryside in which the property itself and which compromises the openness of this area of Green Belt.

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.
The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES