

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2015/0017

DECISION DATE: 10 February 2015

DATE RECEIVED: 16/12/2014

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 elevation/garden area.

AT: 4 Hammond Drive Read BB12 7RE

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 not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. The permission shall relate to the development as shown on Drawing Number:

CW 01 - Amended 3rd December 2014.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. No part of the development hereby granted consent shall be commenced until a European Protected Species Licence has been issued by Natural England.

All works shall comply with all the recommendations detailed in the protected species survey dated 3rd of October 2014, report dated 8th of October 2014, including all of the mitigation and compensation strategy details identified in the method statement, including timetable of works.

A copy of the approved licence shall be submitted to the Local Planning Authority and the supervising licensed ecologist.

Reason: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) are destroyed and to ensure that there are no adverse effects on the favourable conservation status of a bat population, in order to comply with Key Statement EN4 and Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

4. 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 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 DMG1 of the Ribble Valley Core Strategy (Adopted Version).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future extensions or alterations to the roof of the dwelling or the detached garage, as defined in Schedule 2 Part 1 Classes B and C shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In the interests of the amenity of the area and nearby residents in accordance with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Adopted Version) and also to prevent any bats occupying the property being adversely affected, in accordance with Key Statement EN5 and Policy DME3 of the Ribble Valley Core Strategy (Adopted Version).

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.
3. The Local Planning Authority worked positively and proactively with the agent to identify various solutions during pre-application discussions to ensure the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement on Paragraphs 186-187 of the NPPF.



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES