

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2015/0521

DECISION DATE: 05 August 2015

DATE RECEIVED: 15/06/2014

APPLICANT:

Mr V Humphreys
Moss Hall
Higher Road
Longridge
Preston
PR3 2YX

AGENT:

DEVELOPMENT Proposed timber garage.

PROPOSED:

AT: Moss Hall Higher Road Longridge PR3 2YX

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 plan ref:-

Location Plan - received 13 July 2015

Elevations and floor plans (drawing no.129) - received 15 June 2015

Proposed site and roof plan (Plan no.1) - received 15 June 2015

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

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted. The synthetic slate roof tiles shall match the roof of the main dwelling in colour, form and texture and there shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason: To ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

P.T.O.

4. Notwithstanding the details shown on the approved plans, the timber cladding shall feature a dark stain the colour of which shall be agreed in writing with the local planning authority prior to commencement of the development.

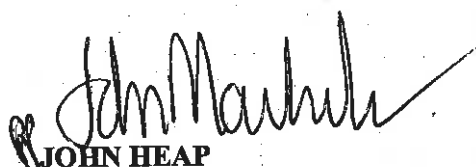
Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and EN2 of the Ribble Valley Core Strategy.

5. The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

Reason: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

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 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.
4. The planning permission hereby granted does not grant or imply consent for any alterations to the existing integral garage and a separate application is required.


JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES