

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2016/0899

DECISION DATE: 25 January 2017

DATE RECEIVED: 06/10/2016

APPLICANT:

Miss Nuttall and Mr Farrell
C/o Cassidy and Ashton Group Ltd
7 East Cliff
Preston
PR1 3JE

AGENT:

Mr Neil Dermott
Cassidy and Ashton Group Ltd
7 East Cliff
Preston
PR1 3JE

DEVELOPMENT PROPOSED: Two storey extension to side and rear of property following demolition of existing garage.

AT: The Lodge Clitheroe Road Whalley BB7 9AD

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 hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

GA Plans as Proposed - Job No: 8876 - Dwg. No: P04 - Rev: C
Proposed Elevations - Job No: 8876 - Dwg. No: P08 - Rev: B

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

P.T.O.

3. Notwithstanding the submitted details, precise specifications and samples of walling and roofing materials including details of all proposed window and door surrounds, jambs, mullions, sills and heads to be implemented within the development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed development. The development shall be carried out in strict accordance with the approved details.

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, DME2 and DMH5 of the Ribble Valley Core Strategy.

4. Prior to the commencement of the development section details at a scale of not less than 1:20 of each elevation of the addition/extension hereby approved shall have been submitted to and approved by the Local Planning Authority.
For the avoidance of doubt the sections shall clearly detail all eaves, guttering/rain water goods, soffit/overhangs and window/door reveals and the proposed window/door framing profiles and materials. The development shall be carried out in strict accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal is appropriate to the locality in accordance with Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

P.T.O.

6. Notwithstanding the submitted details, no development, including any site preparation, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site unless and until a scheme for protective fencing for trees within and adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority.

Such fencing shall be in accordance with BS5837 (2012): 'Trees In Relation to Construction'. Such fencing shall be erected in its entirety prior to any other operations taking place on the site. This fencing should not be breached or removed during development. Furthermore within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials unless expressly agreed by the Local Planning Authority.

For the avoidance of doubt the details shall additionally include an Arboricultural Method Statement [AMS] including details of timing, procedures, working methods and protective measures to be used, for demolition and renewal of the hard surface of the driveway in accordance with section 7.3 of BS5837; Trees In relation to Design, Demolition & Construction. The development shall be carried out in strict accordance with the approved details/methodology.

Reason: To protect trees/hedging of landscape and visual amenity value on and adjacent to the site, trees protected by a Tree Preservation Order or those likely to be affected by the proposed development in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

7. Notwithstanding the submitted details, prior to any works being undertaken which affect the roof including the ridge tiles to the north end of the application dwelling details including associated mitigation/compensation measures, shall be submitted to and approved in writing by the local planning authority

Reason: In the interests of biodiversity and to protect nesting/roosting opportunities for species of conservation concern and to minimise/mitigate the potential impacts upon protected species resultant from the development in accordance with Policies DMG1 and DME3 of the Ribble Valley Core Strategy.

P.T.O.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no external lighting shall be erected or placed within the site to which this consent relates, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful the character and visual amenities of the immediate area and ensure any light induced impacts on bat behaviour are kept to a minimum in accordance with Policies DMG1 and DME3 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.


JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES