

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111 Fax: 01200 414488 Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2020/0796

DECISION DATE: 29 October 2020

DATE RECEIVED: 22/09/2020

APPLICANT:

Mrs Gillian Taylor
Manor House
Howgill Lane
Rimington
Clitheroe
BB7 4EF

AGENT:

Mr Mike Sproston
PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

DEVELOPMENT PROPOSED: Variation of condition no 2 (approved plans) from planning permission 3/2018/0036 to allow alterations to fenestration.

AT: Manor House Howgill Lane Rimington BB7 4EF

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 from the date of the original permission 3/2018/0036 (Dated 19th March 2018).

Reason: To comply with the requirements of 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:

5364 - 02D

5364 - 04A (amended plan received 06/03/18)

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

3. This condition has previously been partially discharged by virtue of consent 3/2020/0485.
4. This condition has previously been partially discharged by virtue of consent 3/2020/0485.

5. Unless otherwise agreed in writing with the Local Planning Authority, all trees shall be retained on site as shown on approved drawing 5364 - 04A (amended plan received 06/03/18) and no development shall take place until all the existing trees within, or directly adjacent, to the site (other than those shown to be removed) have been enclosed with temporary protective fencing in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

Reason: To protect the existing vegetation in the interest of visual amenity in accordance with Policies DMG1 and DME2 of the Ribble Valley Core Strategy.

6. This condition has previously been partially discharged by virtue of consent 3/2020/0485.
7. This condition has previously been partially discharged by virtue of consent 3/2020/0485.
8. This condition has previously been partially discharged by virtue of consent 3/2020/0485.
9. Notwithstanding the provisions of Classes A to H of Part 1 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, and no buildings or structures shall be erected within its curtilage 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 development and locality and the amenities of nearby residents in accordance with Key Statement EN2 and Policies DMG1, DME2 and DMH4 of the Ribble Valley Core Strategy.

10. Notwithstanding the provisions of Classes A-I of Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no renewable energy sources shall be attached to the dwelling, or placed within the residential curtilage, 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 development and locality and the amenities of nearby residents in accordance with Key Statement EN2 and Policies DMG1, DME2 and DMH4 of the Ribble Valley Core Strategy.

11. Unless otherwise agreed in writing by the Local Planning Authority, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

Reason: In order to protect the amenities of existing residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

12. Notwithstanding the requirements of condition 2 of this approval, all window openings in the south west facing elevation of the dwelling hereby approved shall be obscurely glazed to a minimum of level 3 on the Pilkington Scale (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The obscurely glazed windows shall be installed prior to the dwelling being first brought into use and retained as such thereafter.

Reason: To safeguard the privacy of occupiers of neighbouring dwellings and to ensure satisfactory levels of amenity for residents in accordance with the requirements of Policy DMG1 of the Ribble Valley Core Strategy.

13. The site shall be drained via separate systems for the disposal of foul and surface water.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policy DME6 of the Ribble Valley Core Strategy.

14. This condition has previously been partially discharged by virtue of consent 3/2020/0485.

15. All window/door cills and lintels shall be natural stone and retained as such thereafter.

Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity in accordance with Key Statement EN2 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy.

16. Notwithstanding the requirements of conditions 2 and 3 of this approval, all new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets and retained as such thereafter.

Reason: To ensure a satisfactory standard of appearance in the interests of visual amenity in accordance with Key Statement EN2 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy.

17. Notwithstanding the requirements of conditions 2 and 3 of this approval, the proposed roof light shall be of the Conservation Type, recessed with a flush fitting and retained as such thereafter.

Reason: In the interests of visual amenity in order to retain the character of the barn and to comply with To comply with Key Statement EN2 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy.

18. Prior to either of the new access points to serve both the converted dwelling and existing property at Manor House being used for vehicular purposes, the part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in a hard surface of which full details shall have first been submitted to and approved in writing by the Local Planning Authority. The hard surface area shall be retained as such thereafter.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users in accordance with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

19. Prior to the converted dwelling hereby approved being brought into use, and prior to the new access serving Manor House being first utilised by vehicles, the existing walls and hedges on the highway frontage of both Manor House on Robin Lane, and the converted dwelling on Howgill Lane, shall be reduced to and be permanently maintained henceforth at a height not greater than 1m above the crown level of the respective carriageway.

Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site in the interests of highway safety and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

20. The car parking spaces and manoeuvring areas for both the proposed dwelling and Manor House shall be provided as shown on approved drawing 2965 003 Rev A (amended plan received 25/01/18) prior to the first occupation of the converted dwelling hereby permitted, and shall be permanently maintained thereafter clear of any obstruction to their designated purpose.

Reason: In the interests of highway safety and to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

21. No building materials, vehicles, etc... associated with the development hereby approved shall be stored or placed on the adopted highway network prior to, during and following completion of the proposed works.

Reason: In the interest of highway safety in accordance with Ribble Valley Core Strategy Policies DMG1 and DMG3.

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22. The residential curtilage of the dwelling hereby approved and the existing dwelling at Manor House shall be restricted to that shown on approved drawing 5364 - 04A (amended plan received 06/03/18).

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality in accordance with the requirements of Policies DMG1, DMH3 and DME2 of the Ribble Valley Core Strategy.

23. This condition has previously been partially discharged by virtue of consent 3/2020/0485 however the condition requires the submission of further information to enable the condition to be fully satisfied.

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.

NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING