

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

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

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2020/0473
DECISION DATE: 05 November 2020
DATE RECEIVED: 23/07/2020

APPLICANT:

Mr A Wiles
Harpers House
Harpers Lane
Fence
Burnley
BB12 9PF

AGENT:

Mr Nicholas White
Glovers Project Services Ltd
The Old Tannery
Eastgate
Accrington
BB5 6PW

DEVELOPMENT PROPOSED: Two storey extension to rear.

AT: 15 Grafton Street Clitheroe BB7 1NQ

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 proposed extension, by virtue of its scale and proximity, would result in an overbearing and over-dominant impact upon neighbouring residential properties resulting in an unacceptable loss of light and outlook, being of significant detriment to adjacent residential amenities. As such the proposal is considered to be in direct conflict with policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

Note(s)

- 1 For rights of appeal in respect of any reason(s) attached to the decision see the attached notes.
- 2 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.



NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

APPLICATION NO: 3/2020/0473

DECISION DATE: 05/11/2020
