

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: 3/2020/0520

DECISION DATE: 08 September 2020

DATE RECEIVED: 01/07/2020

APPLICANT:

Mr and Mrs Rodriguez
The Roost
Belle Vue Lane
Waddington
Clitheroe
BB7 3HY

AGENT:

Mr Robert Smallwood
3DG Design Ltd
13 Leyland House
Lancashire Business Park
Centurian Way
Leyland
PR26 6TY

DEVELOPMENT PROPOSED: Proposed first floor extension, entrance porch canopy, alterations and extensions to first floor balcony

AT: The Roost Belle Vue Lane Waddington BB7 3HY

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:

010- 632 01
010- 632 02
010- 632 03
010- 632 08
010 -632 09
010- 632 11
010-632 12

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

3. The materials to be used on the external surfaces of the development as indicated on Proposed Plan: 010-632 08 shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. The development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 29.6.2020. A bat box (Kent or Greenwoods two chamber) shall be installed on a tree within the properties garden, prior to the first occupation of the extensions hereby approved.

Reason: To promote biodiversity net gain through the provision of new roosting opportunities which will be of benefit to the local bat population.

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