

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

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2020/0521

**DECISION DATE:** 05 October 2020

**DATE RECEIVED:** 30/07/2020

**APPLICANT:**

A Kibble and D Ashford  
Dale House Barn  
Coat Rakes  
Dale Head  
Slaidburn  
Clitheroe  
BB7 4TS

**AGENT:**

Paul Derbyshire  
PD Construction Consultants  
7 Beech Street  
Clitheroe  
BB7 2LL

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**DEVELOPMENT** Extension to dwelling to form new studio workshop to hold cookery lessons.

**PROPOSED:**

**AT:** Dale House Barn Coat Rakes Dale Head Slaidburn Clitheroe BB7 4TS

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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Block Location Plan 1165-101  
Existing Ground Floor Plan 1165-01  
Existing North Elevation 1165-02  
Existing West Elevation 1165-03  
Existing South Elevation 1165-04  
Existing East Elevation 1165-05  
Existing Site Plan 1165-06A (amended 18.09.2020)  
Proposed Ground Floor Plan 1165-07  
Proposed North Elevation 1165-08  
Proposed West Elevation 1165-09  
Proposed South Elevation 1165-10  
Proposed East Elevation 1165-11  
Proposed Site Plan 1165-12A (amended 18.09.2020)

Reason: To clarify which plans are relevant to the consent.

3. All new external work and finishes shall match those of the existing building in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.

Reason: To ensure that the materials to be used are appropriate to the locality.

4. The proposed Velux roof lights shall be of Conservation Type, recessed with a flush fitting, and shall be retained as such in perpetuity.

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

5. Prior to commencement of any site works including delivery of building materials and excavations for foundations or services the sycamore tree growing to the west of the proposed extension shall be protected in accordance with the BS5837:2012 [Trees in Relation to Demolition, Design & Construction] the details of which shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection/exclusion zone shall be no less than 9m measured from the centre of the trunk remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, is in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

Reason: In order to ensure that a tree growing within influencing distance of the development is given maximum physical protection from the potential adverse effect of the development.

**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**