

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: 3/2020/0573

DECISION DATE: 15 October 2020

DATE RECEIVED: 29/07/2020

APPLICANT:

Mr and Mrs Dean
29 Glendale Drive
Mellor
Blackburn
BB2 7HB

AGENT:

DEVELOPMENT Proposed first floor extension to existing garage and internal alterations.

PROPOSED: Resubmission of Planning Application 3/2019/0985.

AT: 29 Glendale Drive Mellor Blackburn BB2 7HB

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. 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:

Site Location Plan: Dwg no 2019.1

Proposed Plans and Elevations: Dwg no 1.01.2020 A amended plan received 02.10.2020

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

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted.

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

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4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any order amending or revoking and re-enacting that order off road parking for three vehicles shall be provided on the site prior to the use of the extension hereby permitted and provision for the parking of three vehicles within the site shall be retained at all times thereafter.


Reason: To ensure adequate garaging/off street parking provision is made/maintained to reflect the size of the dwelling created and thereby avoid hazards caused by on-street parking

5. The development shall be carried out in strict accordance with the recommendations of the Bat Survey dated 17th November 2019 that was submitted with the application.

Reason: To safeguard the favourable conservation status of the 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