

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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

Telephone: 01200 425111

Town and Country Planning Act 1990



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Class Q (Agricultural Buildings to Class C3 Dwellinghouses) of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015

APPLICATION NO: 3/2021/0141

DECISION DATE: 31 March 2021

DATE RECEIVED: 09/02/2021

APPLICANT:

AGENT:

Mrs Mary Hewitt
Alston Old Hall
Alston Lane
Longridge
PR3 3BN

PARTICULARS OF DEVELOPMENT: Prior notification for proposed change of use of an agricultural building to 5 dwellings under class Q (a) and (b).

AT: Barn at Alston Old Hall Farm Alston Lane Longridge PR3 3BN

Ribble Valley Borough Council hereby give notice the prior approval of the authority is **REFUSED** for the carrying out of the above proposal for the following reason(s):

The building operations proposed as part of the development would go beyond what is “reasonably necessary” to change the use of the building and would include the construction of new structural elements for the building contrary to Q.1 (i) of Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015

The external appearance of the building, having particular regard to the number, materials and proportions of the new openings would give the building an overtly suburban character which would transform its existing appearance to one which would be incompatible with and unsympathetic to its rural surroundings in conflict with the requirements of the National Planning Policy Framework and Q.2 (f) of Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015

John Machole

pp NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

**RIBBLE VALLEY BOROUGH COUNCIL
PRIOR APPROVAL REFUSED**

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Note(s)

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the consent 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.