

**RIBBLE VALLEY BOROUGH COUNCIL**

Department of Development

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

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

---

Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2021/0428

**DECISION DATE:** 3 August 2021

**DATE RECEIVED:** 29/04/2021

**APPLICANT:**

Mr John Houston  
8 Hammond Drive  
Read  
BB12 7RE

**AGENT:**

Mr Craig Harrison  
Sunderland Peacock Architects Ltd  
Hazelmere  
Pimlico Road  
Clitheroe  
BB7 2AG

---

**DEVELOPMENT PROPOSED:** Proposed extensions to side and rear, and first floor extension. Remodelling of layout including integral garage with bedroom suite over.

**AT:** 8 Hammond Drive Read BB12 7RE

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:

Location Plan 16.04.2021

6219-E00 Existing Topographical

6219-E01 Existing Plans and Elevations

6219-P01G Proposed Elevations (amended 29.07.2021)

6219-P02D Proposed Floor Plans (amended 29.07.2021)

6219-03D Proposed Site Plan (amended 29.07.2021)

Reason: For the avoidance of doubt since the proposal was the subject of agreed design improvements/amendments and to clarify which plans are relevant to the consent.

P.T.O.

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.

4. Full details of the alignment, height and appearance of all fences and walls to be erected within the site (notwithstanding any such detail shown on approved plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority prior to the construction of the fence and walls.

All fences and walls shall be erected in accordance with the approved details prior to the occupation of the remodelled dwelling hereby approved. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of nearby property.

5. A scheme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. These details shall indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped (including full details of the colour, form and texture); and detail any changes of ground level or landform, proposed finished levels, means of enclosure, minor artefacts and structures.

All hard landscaping shall be carried out in accordance with the approved details and shall be completed in all respects before the final completion of the development and thereafter retained.

All soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.

6. The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

Reason: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling.

P.T.O.

7. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with SPA drawing number 6219-P03D. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety.

8. The development shall be carried out in strict accordance with the details contained in the Bat Survey (ref.6219) that was submitted with the application and amended 16.07.2021.

Reason: To ensure that there are no adverse effects on the favourable status of a bat population before and during the proposed development.

9. No development shall take place until details of the provisions to be made for building dependent species of conservation concern (artificial bird nesting boxes and artificial bat roosting sites) have been submitted, and approved in writing by the local planning authority.

The details shall identify the actual wall and roof elevations into which the above provisions shall be incorporated and the artificial bird/bat boxes shall be incorporated during the actual construction phase of the development in accordance with agreed details and be retained thereafter.

Reason: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as amended and the Conservation [Natural Habitats & c.] Regulations 1994.

10. Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive].

Removal of vegetation within the nesting bird season shall only take place where preceded by a pre-clearance check by a licensed ecologist on the day of removal.

Reason To ensure that there are no adverse effects on the favourable conservation status of birds.

11. During the period of construction, no building or engineering operations within the site or deliveries to and from the site shall take place other than between 07:30 hours and 18:00 hours Monday to Friday and between 08:30 hours and 14:00 hours on Saturdays, and not at all on Sundays or Bank Holidays.

Reason: In order to protect the amenities of existing residents.



APPLICATION NO. 3/2021/0428

DECISION DATE: 3 August 2021

**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.

*John Machole*

pp NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

**Notes**

**Right of Appeal**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

P.T.O.

**Purchase Notices**

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.