

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: 3/2020/0597

DECISION DATE: 11 September 2020

DATE RECEIVED: 27/07/2020

APPLICANT:

Mr and Mrs Dawber
c/o Agent

AGENT:

Roger Hines
Peter Hitchen Architects
Marathon House
The Sidings Business Park
Whalley
Clitheroe
BB7 9SE

DEVELOPMENT PROPOSED: Demolition of garage workshop and construction of new single storey extension to the rear and roof alterations.

AT: Rockdale Main Street Grindleton BB7 4QT

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 1 RLB

Proposed Plans and Elevations: Dwg no A1.4

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

3. The external facing materials, detailed on the approved plans and within Section 6 of the Application Form, shall be used and no others substituted.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedges, trees, shrubs or other devices over 1.05m above road level.

Reason: To ensure adequate visibility at the street junction or site access.

5. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended) the car port hereby approved shall not be enclosed, and shall not be used for any purpose which would preclude its use for the parking of a private motor vehicle.

Reason: To ensure retention of parking and access.

7. The development shall be carried out in strict accordance with the recommendations of the Bat Survey dated 15.07.2020 that was submitted with the application.

Reason: To safeguard the favourable conservation status of the bat population.

8. The development hereby approved shall include the removal of the existing flat roof dormer and this removal shall be undertaken before substantial completion of the development.

Reason: In order that the Local Planning Authority may ensure that the detailed design of the proposal does not undermine the character and appearance of the area.

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
