

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: 3/2020/0607

DECISION DATE: 29 September 2020

DATE RECEIVED: 06/08/2020

APPLICANT:

Mrs Stephanie Moodie
Clare Cottage
Nightfield Lane
Balderstone
Blackburn
BB2 7LJ

AGENT:

Mr Gary Willis
Aldrock Ltd
Unit 5 Cunningham Court
Shadsworth Business Park
Lions Drive
Blackburn BB1 2QX

DEVELOPMENT PROPOSED: Demolition of the existing single-storey garage. Two-storey extension to the side/front of the dwelling and provision of a double garage. Extension above the existing single-storey bay to create additional bedroom and new porch.
Resubmission of application 3/2019/0449.

AT: Clare Cottage Nightfield Lane Balderstone BB2 7LJ

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: Dwg no AK29 LP 001

Proposed Plans and Elevations: Dwg no 002

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. The first floor window in the east elevation of the extension hereby permitted shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent scale) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall remain in that manner in perpetuity at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect nearby residential amenity.

5. The development shall be carried out in strict accordance with the recommendations of the Bat Survey dated 27th July 2020 that was submitted with the application. This shall include the provision of one bat roosting feature/meeting feature that shall be mounted before the development is first brought into use, and shall be permanently maintained and retained at all times thereafter.

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