

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: 3/2020/0608

DECISION DATE: 05 October 2020

DATE RECEIVED: 29/07/2020

APPLICANT:

Mr and Mrs Kilbride
Beechwood Barn
Gisburn Road
Gisburn
Clitheroe
BB7 4LH

AGENT:

Mr Dominic Hall
Peter Hitchen Architects
Marathon House
The Sidings Business Park
Whalley
Clitheroe
BB7 9SE

DEVELOPMENT Single storey extension to rear with alterations. Resubmission of 3/2019/1043

PROPOSED:

AT: Beechwood Barn Gisburn Road Gisburn BB7 4LH

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.

APPLICATION NO. 3/2020/0608

DECISION DATE: 05/10/2020

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

A100 - Existing Site Plan

A101 - Proposed Site Plan

A202 Proposed Plans & Elevations

A501 Window Detail - Rev A (amended 29.09.2020)

A503 Front Glazed Infill (received 30.09.2020)

A504 Conservatory (received 30.09.2020)

Reason: For the avoidance of doubt since the proposal was the subject of agreed design improvements 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 and shall be completed in all respects and thereafter retained.

Reason: To ensure that the materials to be used are appropriate to the locality and in order to safeguard the character, setting and significance of the listed building.

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