

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: 3/2020/0641

DECISION DATE: 30 October 2020

DATE RECEIVED: 10/08/2020

APPLICANT:

Mr Matthew Riding
12 Wheatley Drive
Longridge
PR3 3TT

AGENT:

DEVELOPMENT PROPOSED: Erection of gazebo in rear garden (retrospective) and alteration to front driveway to create additional parking area.

AT: 12 Wheatley Drive Longridge PR3 3TT

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. 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

Site Plan to include driveway – received 12th September 2020

Photos – received 10th August 2020

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

2. The driveway hereby approved shall be hard surfaced, sealed and drained within the curtilage of the site or surfaced in a permeable material, prior to it first being brought into use and thereafter retained as such

REASON: To ensure that the proposal is properly drained and reduce surface water runoff onto adjoining land from the development.

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