

**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

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2020/0696

**DECISION DATE:** 20 October 2020

**DATE RECEIVED:** 20/08/2020

**APPLICANT:**

Mr and Mrs Newell  
36 Durham Road  
Wilpshire  
BB1 9NH

**AGENT:**

Mr James Holden  
Holden Lancashire Ltd  
83 Blackburn Road  
Rishton  
Blackburn  
BB1 4ER

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**DEVELOPMENT PROPOSED:** Partial demolition of existing garage and extension to garage. Construction of single storey rear extension

**AT:** 36 Durham Road Wilpshire BB1 9NH

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 Plans 003

"Proposed Plan 002

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent

3. The materials to be used on the external surfaces of the development as indicated within the application form 3/2020/0696 and approved drawings shall be implemented as indicated.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality

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4. The garage hereby approved shall be kept available for the parking of vehicles ancillary to the enjoyment of the household and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order.

Reason: To ensure to ensure that adequate parking provision is retained on site that limits the visual impact of the parked motor-vehicle upon 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