

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: 3/2020/0704

DECISION DATE: 20 October 2020

DATE RECEIVED: 28/08/2020

APPLICANT:

Mr G Davies
21 Barrow Brook Close
Barrow
Clitheroe
BB7 9UN

AGENT:

DEVELOPMENT PROPOSED: Demolition of existing garage and construction of a single-storey extension to north elevation; construction of single-storey extension to south elevation; demolition of existing porch on north elevation and replacement with new single-storey porch; replacement windows throughout; replacement roof.

AT: 2 George Lane Read BB12 7RH

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:

"Existing and Proposed Elevations Block Plan

"Existing and Proposed Elevations

"Proposed Plan

"

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

APPLICATION NO. 3/2020/0704

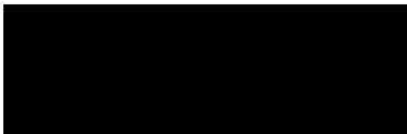
DECISION DATE: 20/10/2020

3. The materials to be used on the external surfaces of the development as indicated within the application form 3/2020/0704 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

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