

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: 3/2020/0712

DECISION DATE: 04 November 2020

DATE RECEIVED: 24/08/2020

APPLICANT:

Mr C Allen
Bradyll House
Franklin Hill
Old Langho
Blackburn
BB6 8HY

AGENT:

Mr Andrew Wolstenholme
AW and A Architects
Lowerfold Farm
Aspen Lane
Oswaldtwistle
Accrington
BB5 4QA

DEVELOPMENT PROPOSED: Proposed two storey side link extension to create additional living accommodation and first floor terrace.

AT: Braddyll House Franklin Hill Old Langho BB6 8HY

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:

20-003 PL/01
20-003 PL/06
20-003 PL/07
20-003 PL/08
20-003 PL/09
20-003 PL/10

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 on the proposed drawings shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.

Reason: To ensure that the materials to be used are appropriate to the locality and respond positively to the character of the existing dwelling.

4. No works relating to the consent hereby approved, which fall within the remit of a Licence issued by Natural England pursuant to Regulation of The Conservation of habitats and Species Regulations 2017 (as amended) shall commence on site until a copy of a European Protected Species Mitigation Licence has been submitted to and approved in writing by the Local Planning Authority.

The actions, methods & timings included in the mitigation measures identified and the conditions of the Licence shall be fully implemented and adhered to throughout the lifetime of the development.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and The Conservation of Habitats and Species Regulations 2017 (as amended), in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant 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