

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: 3/2020/0715
DECISION DATE: 06 November 2020
DATE RECEIVED: 26/08/2020

APPLICANT:

Mr and Mrs Bovingdon
The Old Tannery
Twitter Lane
Waddington
Clitheroe
BB7 3HU

AGENT:

Mr Richard Maudsley
Sunderland Peacock and Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT PROPOSED: Construction of a single-storey entrance porch to west facing elevation of the main building, with a single-storey, detached pergola structure to the south elevation; construction of a single-storey extension to the south facing elevation of the annex for a sauna.

AT: Old Tannery Twitter Lane Waddington BB7 3HU

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 Plan: Dwg no 1 RLB
Proposed Site Plan and Pergola Elevations: 5292- P01
Proposed Plans and Elevations: 5292 - P02

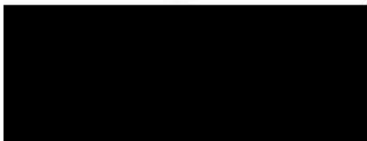
Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted.

Reason: To 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.



PP

NICOLA HOPKINS
DIRECTOR ECONOMIC DEVELOPMENT & PLANNING

Report to be read in conjunction with the Decision Notice.

Application Ref: 3/2020/0715

Date Inspected: 15/10/2020

Officer: RB



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

DELEGATED ITEM FILE REPORT:

APPROVAL

Development Description: Construction of a single storey entrance porch to west facing elevation of main building, erection of single storey detached pergola structure to the south elevation. Single storey extension to the south facing elevation of the annex for a sauna.

Site Address/Location: Old Tannery, Twitter Lane, Waddington, BB7 3HU

CONSULTATIONS: Parish/Town Council

No comments received within Consultation Period

CONSULTATIONS: Highways/Water Authority/Other Bodies

N/A

CONSULTATIONS: Additional Representations.

No representations received within consultation period.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement EN2 – Landscape
Key Statement EN5- Heritage Assets
Policy DMG1 – General Considerations
Policy DMH5 – Residential and Curtilage Extensions
Policy DME2 – Landscape and Townscape Protection
Policy DME4- Protecting Heritage Assets
Planning(Listed Buildings and Conservation area) Act
NPPF

Relevant Planning History:

None Relevant

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached house falling within the AONB and Waddington Conservation Area. The application property still benefits from its permitted development rights. The property is adjacent to Waddington New Hall which is grade II listed.

Proposed Development:

Consent is sought for the erection of a new entrance porch to the west elevation that measures 2m