

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: 3/2020/0755

DECISION DATE: 28 October 2020

DATE RECEIVED: 10/09/2020

APPLICANT:

Mr Paul Smith
15 Waddow Grove
Waddington
BB7 3JL

AGENT:

Mr Craig Harrison
Sunderland Peacock Architects
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT Proposed front and rear single storey extension.

PROPOSED:

AT: 15 Waddow Grove Waddington BB7 3JL

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 6010 - 003

Proposed Plans, Elevations and Site Plan: Dwg no 6010 - 002 Rev B

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.

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4. The development shall be carried out in strict accordance with the recommendations of the Bat Survey dated 21st August 2020 that was submitted with the application.

Reason: To safeguard the favourable conservation status of the bat population.

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