

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: 3/2020/0769
DECISION DATE: 06 November 2020
DATE RECEIVED: 15/09/2020

APPLICANT:

Mr D Houlker
67 Hillcrest Road
Langho
Blackburn
BB6 8EN

AGENT:

Mrs Melanie Scarff
Entwistle Design Services
7 Edgefield
Astley Village
Chorley
PR7 1XH

DEVELOPMENT PROPOSED: Three pitched roof dormers to front elevation. Resubmission of application 3/2020/0443.

AT: 67 Hillcrest Road Langho BB6 8EN

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 and Site Plan: Dwg no 1 RLB

Existing and Proposed Floor Plans: Dwg no 2 RLB amended plan received 05.11.2020

Existing and Proposed Elevations: Dwg no 3 RLB amended plan received 05.11.2020

Reason: For the avoidance of doubt as the proposal was the subject of agreed design improvements and/or amendments and to clarify which plans are relevant to the consent.

3. The external facing materials, detailed within section 5 of the application form (3/2020/0769), 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 10th July 2020 that was submitted with the application. This shall include the provision of one bat roosting feature/meeting feature that shall be mounted before the development is first brought into use, and shall be permanently maintained and retained at all times thereafter.

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