

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: 3/2020/0383

DECISION DATE: 15 September 2020

DATE RECEIVED: 01/07/2020

APPLICANT:

Mr Martyn Schofield
The Warehouse
Rear of 787 Whalley New Road
Wilpshire
Blackburn
BB1 9BE

AGENT:

Mr Craig Harrison
Sunderland Peacock and Assoc Ltd
Hazelmere
Pimlico Road
Clitheroe
BB7 2AG

DEVELOPMENT Conversion of barn to one dwelling.

PROPOSED:

AT: Brockthorn Wigglesworth Road Slaidburn BD23 4SX

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. 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 Plans and Elevations (3987-01A)

Proposed Plans and Elevations for Single Dwelling (3987-02I) amended 21.08.2020

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

2. All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

Reasons: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building.

3. Notwithstanding the submitted details, precise specifications or samples of walling, door/window surrounds, rainwater goods, roofing/ridge materials including surfacing materials, their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

Reason: To ensure that the materials to be used are appropriate to the locality.

4. All windows and doors shall be constructed in timber, of which the elevational and section details shall have been submitted and agreed in writing by the Local Planning Authority prior to their use in the development. The development shall be carried out in strict accordance with the approved details; the approved details shall thereafter be retained in perpetuity.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

5. All new and replacement gutters shall be cast iron or aluminium supported on 'drive in' galvanised gutter brackets.

Reason: To ensure a satisfactory appearance within the Forest of Bowland Area of Outstanding Natural Beauty.

6. The curtilage of the dwelling hereby granted consists solely of the area outlined in blue on the approved drawing 3987-021. The curtilage must not extend beyond this area.

Reason: To ensure the proposal accords with the provisions of the Town and Country Planning (England) (General Permitted Development) Order 2015 and to enable the Local Planning Authority to control the development in detail.

7. Full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority before their use in the development.

The dwelling shall not be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development.

8. Details of any external lighting to be installed shall be submitted to and approved in writing by the Local Planning Authority before any such installation is carried out. The installation shall then be implemented precisely in accordance with these agreed details which shall then not be varied. Furthermore, no additional external lighting shall be installed without the express written permission of the Local Planning Authority.

Reason: To safeguard the amenities of the area.

9. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the dwellinghouse hereby permitted shall not be altered or extended, no new windows shall be inserted (including rooflights) and no additional buildings or structures shall be erected within its external area unless planning permission has first been granted by the Local Planning Authority.

REASON: In the interests of the amenity of the area

10. No further development, site clearance/preparation, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of a record of the building to Level 2-3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section (which may be derived from checked and corrected architect's drawings), and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to the dwelling consented being first occupied.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

11. The car parking and manoeuvring areas shall be laid out in accordance with the approved plan before the dwellinghouse hereby approved is first occupied and shall be permanently maintained as such thereafter.

Reason: To allow for the effective use of the parking areas.

12. There shall be no direct vehicular access between the site and Wigglesworth Road and to that end a continuous wall or fence shall be erected before development commences and be permanently maintained on the highway boundary, all vehicular access being obtained from the proposed access point adjacent to The Owls.

Reason: To limit the number of access points to the highway network as an aid to road safety.

13. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

14. The new hedgerow planting as shown on the approved plans shall comprise a Lancashire hedgerow mix and shall be carried out within the first planting season prior to use of the dwellinghouse or such other period as shall be agreed in writing by the Local Planning Authority. Any plants which are found to be dead, damaged or dying during the first five years shall be duly replaced and the hedge thereafter retained.

Reason: In the interests of the amenity and the appearance of the locality.

15. The development shall be carried out in strict accordance with the summary and recommendations of the Bat Roost Assessment Report by Dave Anderson dated 01.09.2020 that was submitted with the application.

Details of the provisions to be made for building dependent species of conservation concern, a Tawny Owl nesting box and a minimum of 3no. artificial bat roosting sites, shall be submitted to, and approved in writing by the Local Planning Authority. The details shall be submitted on a development site plan and shall include details of the number and location of the Tawny Owl nesting box and artificial bat roosting sites.

The Tawny Owl nesting box shall be provided on a tree within 200 metres of the development site (within the area outlined in blue on drawing ref.3987-03A) at least 30 days before any part of the site used by Tawny Owls is altered in anyway. This provision should be made in accordance with the approved details at the earliest possible stage, not subjected to direct disturbance and remain in place thereafter at all times. The artificial bat roosting sites shall be fully implemented in strict accordance with the approved details before the dwelling is first brought into use.

Reason: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and protected species.

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.