



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Rebecca Bowers
direct line: 01200 414518
planning fax: 01200 414487
my ref: NC2/3/2020/0684
your ref:
date: 13 October 2020

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
www.ribblevalley.gov.uk

Applicant: Mr and Mrs N Casson Moss
Planning Application No: 3/2020/0684
Grid Ref: 373203 444039

Proposal: Proposed replacement garden room, new roof to garage, canopy to front elevation, new apex roofs to existing flat roof dormers and refurbishment of existing dwelling
Location: Berner House West Bradford Road Waddington BB7 3JD

Dear Sir/Madam

An application for planning permission for the development above has been made to the council. The plans may be viewed either on line at the Council website www.ribblevalley.gov.uk **You will not be able to view the plans at these offices until further notice due to current restrictions but should you have difficulty viewing on line please call 01200 414490.** Please be aware that the majority of planning applications are determined under the Council's Delegation Scheme which can also be viewed on the Council's website and not by the Planning and Development Committee.

Any representations you make about the proposal should be in writing and received within 21 DAYS of the date of this letter. Your letter will be recorded but there will be no formal acknowledgement. You may be able to speak at the Planning and Development Committee meeting that considers this application, dates of Committee meetings are printed overleaf, for further information on public participation please contact Olwen Heap on 01200 414408. This must be done before 12 noon on the day of the meeting.

Under the provisions of the Local Government (Access to Information) Act 1985, any representations received will be available for inspection at any time during the application process. Such representations will also be placed before the Committee unless the application has been determined under delegated powers.

As the Local Planning Authority, Ribble Valley Council collects, processes and stores personal information about you in order to administer and assess planning applications, and to fulfil certain legal obligations with respect to planning. To find out more about how we process your data please refer to the Council's Privacy Policy for Planning https://www.ribblevalley.gov.uk/info/200390/data_protection_and_freedom_of_information/1517/data_protection/8. Please be aware your letter will be available to view on the planning file and will be published on our website in accordance with the Council's Privacy Policy for Planning as per the link above.

Yours faithfully

A handwritten signature in black ink, appearing to read 'John Marshall'.

on behalf of
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
To the Owner and/or Occupier
File Copy

****HOUSEHOLDER APPLICATIONS** – In the event of an appeal against the decision of this Council on planning applications classified as Householder Applications or Minor Commercial Applications there will not be an opportunity to send any further written comment to The Planning Inspectorate.

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For information regarding the Planning & Development Committee
meeting cycle 2020/2021 please refer to website

<https://www.ribblevalley.gov.uk>

NOTES

- You are advised to visit the Development Department to inspect the plans and fully assess the proposals. If you are unable to inspect the plans at the Council Offices plans may be available at the local Parish or Town Council.
- All applications are treated on their individual merits. If the application is a resubmission you WILL need to make new representation.
- Although all representations will be noted only material planning considerations are valid objections.

Examples of material considerations

- loss of light
- highway safety
- noise disturbance

Examples of non-material considerations

- loss of view
- devaluation of property