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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 25 June 2010

3/2010/0258

Decision Date:
18/06/2010

Grindleton
Renewal of Planning Permission

Development Address:
land at The Spinney Grindleton
Lancashire

Development Description:
Proposed erection of an office block. Re-submission of 3/2007/0205P.

Grid Reference	
376020	445016

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 The development must be begun no later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed in pursuance to Section 91 of the Town and Country Planning Act 1990.

2 This permission shall be implemented in accordance with the proposal as detailed on drawings REE/03 drawing 01B proposed plans and elevations and REE/03 drawing 02B proposed site plan that were originally submitted under 3/2007/0205/P.

REASON: For the avoidance of doubt to clarify which plans are relevant.

3 The premises shall be used for offices and for no other purpose (including any other purpose within Class B1 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification.

REASON: The permission granted is for a specific use, and it is considered that other uses within the same Use Class may give rise to adverse effects on the locality, contrary to the provisions of Policy G1 of the Ribble Valley Districtwide Local Plan.

4 Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences and the building is occupied. Development shall be carried out in accordance with the approved details.

REASON: In the interest of the amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 The site access, car parking and turning areas shall be surfaced or paved in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and there must be no excavations, soil stripping or site grading within the root zone areas. Therefore, construction of such areas must be above the existing ground level using three components: a geogrid, an aggregate sub-base and fine gravel. The car parking spaces and manoeuvring areas shall be marked out in accordance with the approved plan and made available for use prior to first occupation of the building. The parking and turning areas shall be retained as such thereafter and used for no other purpose.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to allow for the effective use of the parking areas.

6 Precise specifications or samples of walling, glazing and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7 The development hereby permitted shall not be commenced until details of the landscaping of the site, including wherever possible the retention of existing trees, have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally plan

8 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.

REASON: To prevent pollution of the water environment in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9 Prior to commencement of any site works, including delivery of building materials and excavations for foundations or services all trees identified shall be protected in accordance with the BS5837 [Trees in Relation to Construction] and tree details attached to this decision notice.

The protection zone must cover the entire branch spread of the trees, [the area of the root soil environment from the trunk to the edge of the branch spread] and shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented with out prior written consent, which will only be granted when the local authority is s

10 Prior to commencement of development a gateway design to the car park shall be submitted to and agreed in writing by the Local Planning Authority and implemented to their satisfaction.

REASON: In the interests of protecting adjacent amenity and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11 Within six months of first occupation of the building, a full travel plan with enforceable aims, targets and penalties for non achievement shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON: To reduce the dependency on the private car and encourage other modes of travel in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

12 This proposal shall be implemented in accordance with the design and access statement submitted in support of 3/2007/0205/P which confirms that the finished slab level of the building shall be 66.5m above AOD as outlined within the submitted Flood Risk Assessment.

REASON: For the avoidance of doubt since the proposal was the subject of further clarification in respect of potential flood risk in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2010/0270

Ribchester

Applications for full consent

Development Address:

Hothersall Hall Farm Hothersall Lane Ribchester Lancashire

Development Description:

Proposed roof over the existing silage clamp.

Grid Reference	
363151	434716

Decision Date:

18/06/2010

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

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 pursuant to Section 91 of the Town and Country Planning Act 1990.

2 The permission shall relate to the development as shown on Plan Reference No. BLE/189/1116/01.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3/2010/0282

Ribchester

Applications for full consent

Development Address:
Lower Alston Farm Riverside
Ribchester Lancashire PR3 3XS

Decision Date:
18/06/2010

Development Description:
To create an earthed banked silage clamp. Floor will be concreted and sides of clamp will be clay lined and exterior of banks will be grass seeded.

Grid Reference	
364943	434753

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

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 pursuant to Section 91 of the Town and Country Planning Act 1990.

2 The permission shall relate to the development as shown on Plan Reference Number LAF/LPSC/01 and LAF/SCP/01.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 17th of June 2010.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

3/2010/0294

Mellor

Applications for full consent

Development Address:
Weavers Fold Mellor Blackburn
Lancashire

Decision Date:
18/06/2010

Development Description:
Proposed boundary fencing/treatment to recently constructed housing development comprising of 16 units.

Grid Reference	
365560	431075

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

1 This permission shall be implemented in accordance with the proposal as detailed on amended drawing 500.PL.10 Revision B received on 2 June 2010 which details a proposed planting scheme to the roadside of the vehicle impact barrier.

REASON: For the avoidance of doubt to clarify which plans are relevant as the scheme was subject to amendments in the interests of visual amenity.

2 Within 4 weeks of the grant of planning permission, precise details of the planting scheme to the front of the vehicle impact barrier on Abbott Brow shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate, as appropriate, the type and number of shrubs/climbers, their distribution on site and those areas to be seeded or turfed.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

3 The approved planting scheme shall be implemented to the first available planting season following its approval and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

REASON: In the interests of the amenity of the area and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

4 Within four weeks of the date of this permission the galvanised steel barrier on the roadside elevation shall be painted an olive green colour (RAL6003) and thereafter retained in that manner in perpetuity.

REASON: In the interest of visual amenity and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

Planning Applications decided week ending: 25 June 2010

3/2010/0312

Whalley

Applications for full consent

Development Address:
22 Moor Field Road Whalley
Lancashire BB7 9SA

Grid Reference
372693 436943

Development Description:
Conversion of the existing bungalow into a two-storey dwelling with an extension to the rear over the existing sun room. Change the flat roofed garage into a pitched roof utility room and study.

Decision Date:
21/06/2010

Officer: Colin Sharpe
Decision Type: REFUSED

1 The increase in the height of this bungalow, that is located between two other bungalows of similar height, would form an incongruous feature to the detriment of the appearance of the streetscene contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance : Extensions and Alterations to Dwellings.

2 The proposed two storey rear extension would have an overbearing and overshadowing effect on the adjoining bungalow to the west of the site to the detriment of the amenities of its occupiers contrary to policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance : Extensions and Alterations to Dwellings.

3 The side facing window to bedroom 2 would have an adverse effect on the privacy of the occupiers of the adjoining bungalow to the west of the site contrary to policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance : Extensions and Alterations to Dwellings.

3/2010/0316

Clitheroe

Applications for full consent

Development Address:
3 Edisford Road Clitheroe
Lancashire BB7 2LN

Grid Reference
373695 441593

Development Description:
To install a drop kerb at the front of the property, as per LCC Higways specification and installed by an approved contractor.

Decision Date:
18/06/2010

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

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 pursuant to Section 91 of the Town and Country Planning Act 1990

2 This permission shall relate to drawing no. RH/320100316/01 in relation to the area of dropped kerb and hard standing.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3/2010/0319

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Development Address:
Higher Greaves Barn Holden Lane
Bolton By Bowland Clitheroe
Lancashire BB7 4LZ

Grid Reference
376464 451060

Development Description:
Proposed single storey side extension with basement.

Decision Date:
25/06/2010

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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 pursuant to Section 91 of the Town and Country Planning Act 1990

2 The permission shall relate to the development as shown on Drawing No 1042.PLRev B.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3 Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4 All doors and windows shall be in timber and retained as such in perpetuity.

Reason: To comply with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

5 All new and replacement door and window head and sills shall be natural stone to match existing.

Reason: To comply with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

6 Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the barn and to comply with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan.

3/2010/0322

Decision Date: 23/06/2010

Whalley

Applications for full consent

Development Address:
26 Limefield Avenue Whalley
Lancashire BB7 9RJ

Development Description:
Proposed two storey extension to rear of dwelling and single storey extension to form cloaks area.

Grid Reference	
373349	436592

Officer: Rachel Horton
Decision Type: REFUSED

1 The proposed two-storey rear extension by virtue of its size and massing is considered contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'. The extension would have an overbearing impact upon adjacent property No. 28 Limefield Avenue and would result in a significant reduction in daylight to the side window of this property to the detriment of the amenities of its occupiers.

3/2010/0325

Decision Date: 18/06/2010

Longridge

Renewal of Planning Permission

Development Address:
Seven Acre Cottage Forty Acre Lane Longridge Lancashire

Development Description:
Renewal of planning consent 3/2005/0155P for demolition of the existing dwelling and erection a new dwelling and garage.

Grid Reference	
361318	438130

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

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 pursuant to Section 91 of the Town and Country Planning Act 1990

2 Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3 Before the access is used for vehicular purposes, any gateposts erected at the access shall be positioned 5m behind the nearside edge of the carriageway and visibility splay fences or walls shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45o to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated 45o splays shall be provided between the highway boundary and points on either side of the drive measured 5m back from the nearside edge of the carriageway.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

4 Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviors, or other approved materials.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

5 The proposed garage shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

Reason: In order to safeguard nearby residential amenities as provided for within Policy G1 of the Ribble Valley Districtwide Local Plan.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwelling including any development within the curtilage as defined in the Schedule to Part 1 Classes A to E shall not be carried out unless a further planning permission has first been granted in respect thereof.

Reason: In the interests of the amenity of the area in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2010/0327

Clitheroe

Applications for full consent

Development Address:
33 Copperfield Close Clitheroe
Lancashire BB7 1ER

Development Description:
Proposed conversion of an existing integral garage into a dining room.

Grid Reference	
374274	441049

Decision Date:
21/06/2010

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal is contrary to Policy G1 of the Districtwide Local Plan in that it would lead to conditions to the detriment of highway safety. This is due to the removal of the integral garage for car parking reducing the available off street parking for this three bedroom property to the extent that the remaining driveway could not accommodate the required two vehicles.

3/2010/0329

Chipping

Alter or Extend a Listed Building

Development Address:
33 Windy Street Chipping
Lancashire PR3 2GD

Development Description:
Replacement of two first floor windows on the front elevation with new windows of the same style but double-glazed.

Grid Reference	
362326	443212

Decision Date:
22/06/2010

Officer: Adrian Dowd
Decision Type: APPROVED WITH CONDITIONS

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 pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2 This permission shall be implemented in accordance with the proposal as amended by letter received on the 21 June 2010 advising that windows are to be replaced on a like for like basis and will be single glazed.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

3 The replacement windows shall be painted within one month of their insertion and in accordance with precise specifications previously submitted to and approved by the Local Planning Authority. The painted finish shall be retained in perpetuity.

Reason : In order to safeguard the character and significance of the listed building.

3/2010/0330

Decision Date:
18/06/2010

Worston
Renewal of Planning Permission

Development Address:
The Old Coach House Worston House Worston Clitheroe BB7 1QA

Grid Reference
376931 442680

Development Description:
Renewal of planning permission 3/2007/0248 for proposed conversion of The Old Coach House into 3no. self-contained holiday lets, including associated internal and external works. Installation of new sewage treatment plant and soakaway to serve The Cottage, Worston House and The Old Coach House.

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 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 pursuant to Section 91 of the Town and Country Planning Act 1990.

2 The unit(s) of accommodation shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of such lettings shall be kept and made available to the Local Planning Authority to inspect on an annual basis.

REASON: In order to comply with Policies G1, ENV3, RT1 and RT3 of the Ribble Valley Districtwide Local Plan. The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of building for a permanent residential accommodation.

3 Precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used shall have been submitted to and approved in writing by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policies G1, RT3 and ENV16 of the Ribble Valley Districtwide Local Plan.

4 The proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.

REASON: In the interests of visual amenity in order to retain the character of the building and to comply with Policies G1, RT3 and ENV16 of the Ribble Valley Districtwide Local Plan.

5 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the original planning application (3/2007/0248/P) dated 2 March 2007.

REASON: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

6 No works 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.

REASON: To ensure and safeguard the recording and inspection of matters of archeological/historical importance associated with the building in accordance with Policies G1 and ENV15 of the Ribble Valley Districtwide Local Plan.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the units including any development within the curtilage as defined in the Schedule to Part 1 Classes A to H shall not be carried out unless a further planning permission has first been granted in respect thereof.

Reason: In the interests of the amenity of the area in accordance with Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan.

3/2010/0340

Decision Date:
24/06/2010

Whalley
Discharge of Conditions

Development Address:
32 The Sands Whalley Lancs BB7 9TL

Grid Reference
373009 436170

Development Description:
Application to discharge condition no.2 (materials) of planning consent 3/2009/0832/P.

Officer: Adrian Dowd
Decision Type: REFUSED

3/2010/0347

Decision Date:
23/06/2010

Slaidburn & Easington
Applications for full consent
Development Address:
Dean Slack Head Smalden Lane
Grindleton Clitheroe BB7 4TW

Development Description:
Erection of a detached granny annex (Resubmission).

Grid Reference	
374214	451759

Officer: Sarah Westwood
Decision Type: APPROVED WITH CONDITIONS

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 pursuant to Section 91 of the Town and Country Planning Act 1990

2 The permission shall relate to the development as shown on Plan Reference TRI-0550 Rev0.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3 Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

4 The proposed development shall only be occupied as an extended family unit in conjunction with the property to which it is attached or related to and it shall not be used as a separate unit.

Reasons: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan. The division of the dwelling into separately occupied units could be injurious to the character of the area and would require further consideration by the Local Planning Authority.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the annexe building including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In the interests of the amenity of the area in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan.

3/2010/0351

Decision Date:
25/06/2010

Clitheroe
Applications for full consent
Development Address:
101 Taylor Street Clitheroe
Lancashire BB7 1NL

Development Description:
Demolish existing kitchen (part) and extend the kitchen with pitched roof with a Velux window.

Grid Reference	
374810	441981

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

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 pursuant to Section 91 of the Town and Country Planning Act 1990

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) the side elevation of the extension facing No. 103 Taylor Street shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

Reason: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3 This permission shall be implemented in accordance with the proposal as amended by plans received on 24th June 2010 - drawing nos. TP29410 (SET 1) REV and TP29410 (SET 2) REV in relation to the change in roof slope.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments and in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

3/2010/0404

Ribchester

Applications for full consent

Development Address:
Moor Barn Clitheroe Road Knowle Green Lancashire PR3 2YS

Grid Reference
364626 437903

Development Description:
Resubmission of approved scheme ref. 3/2009/0753/P for change of use of barn to dwelling and erection of garage.

Decision Date:
23/06/2010

Officer: Sarah Westwood
Decision Type: REFUSED

1 The proposal is considered contrary to the provisions of Policies G1, ENV3 and H17 of the Districtwide Local Plan by virtue of a design which is unsympathetic to the original form and character of the building in terms of the large expanse of glazing to be introduced on the rebuilt southern gable. Approval would thus be detrimental to the visual amenities of the area.

3/2010/0427

Read

Applications for full consent

Development Address:
14 Windsor Close Read Lancashire BB12 7QH

Grid Reference
377006 434901

Development Description:
Proposed ground floor rear extension and first floor bathroom extension.

Decision Date:
25/06/2010

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

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 pursuant to Section 91 of the Town and Country Planning Act 1990

2 This permission shall relate to drawing no. FIE/01 Dwg 01 which relates to the existing floor plans and elevations and drawing no. FIE/01 Dwg 02 which relates to the proposed floor plans and elevations.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3 The window of the first floor rear extension serving the bathroom shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.

Reason: In order to protect nearby residential amenity as required by with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2010/0438

Ribchester

Non-Material amendment

Development Address:
Stonehouse Barn Blackburn Road Ribchester PR3 3ZP

Grid Reference
365216 435429

Development Description:
Application for non-material amendment - removal of external timber shutters, replace approved patio door and patio area with 2no. rooflights on side elevation. Change window profiles and layouts within the approved openings. Revised garage elevation and scale.

Decision Date:
23/06/2010

Officer: Sarah Westwood
Decision Type: APPROVED NO CONDITIONS

3/2010/0448

Chipping

Discharge of Conditions

Development Address:
15 Kirklands Chipping Lancashire PR3 2GN

Grid Reference
362043 443401

Development Description:
Application for the discharge of condition no.2 (realting to materials) of planning consent 3/2007/0406P.

Decision Date:
18/06/2010

Officer: Graeme Thorpe
Decision Type: APPROVED WITH CONDITIONS

1	Condition no.2 (relating to materials)