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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 7 October 2011

3/2010/0859

Decision Date: 06/10/2011

Slaidburn & Easington

Discharge of Conditions

Development Address:
Ellerbeck Woodhouse Lane
Slaidburn Lancashire BB7 3AH

Grid Reference 370050 452773

Development Description:
Application fro the discharge of condition no.3 (specification of door repair) and condition no.4 (timberwork to be painted within a month of installation), of planning consent 3/2010/0356P

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

3/2011/0123

Decision Date: 04/10/2011

Clitheroe

Discharge of Conditions

Development Address:
Pimlico Farm Barn Pimlico Road
Clitheroe Lancashire BB7 4PZ

Grid Reference 374798 443198

Development Description:
Application for the discharge of condition no.2 (building record), condition no.3 (painting), condition no.4 (wall treatment), condition no.5 (windows and doors), condition no.6 (glazed screen/door), condition no.7 (various specifications) and condition no.8 (roof covering), of planning consent 3/2010/0465P.

Officer: Adrian Dowd
Decision Type: APPROVED NO CONDITIONS

3/2011/0526

Decision Date: 03/10/2011

Rimington and Middop

Applications for full consent

Development Address:
Acorn Cottage Back Lane
Rimington Lancashire BB7 4EL

Grid Reference 380514 445856

Development Description:
Proposed conversion and extension of the existing garage to create a dwelling. Proposed double garage area on the Northern side of Back Lane.

Officer: Colin Sharpe
Decision Type: REFUSED

1 The proposed replacement double garage would be sited on land that is outside both the settlement boundary of Rimington and the authorised residential curtilage of Acorn Cottage. This element of the application therefore relates to an extension of the existing residential curtilage. It is considered that the use of this land as residential curtilage, and the erection upon it of the proposed garage would result in an extension of the built-form of the settlement onto land designed as open countryside to the detriment of the appearance of the local landscape/visual amenity. As such this element of the proposed development is contrary to the requirements of Policy H12 of the Ribble Valley Districtwide Local Plan.

3/2011/0531

Decision Date: 05/10/2011

Whalley

Applications for full consent

Development Address:
76 Pendle Drive Calderstones Park
Whalley Lancashire

Grid Reference 372151 437314

Development Description:
Retrospective application for a new dressing area above the garage with two Velux rooflights.

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

1 Solarshade Film Type PR200 (as per the sample submitted by the applicant with an accompanying letter received on the 21st of September) shall be attached to the entirety of the glass to the inside of the velux rooflight to the north-western and south-eastern rooflsope within two weeks of the date of this decision and shall remain as such in perpetuity.

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".

2 The velux rooflight to the south-eastern roofslope facing the gable elevation of No. 74 Pendle Drive shall be fixed and non-opening within one month of the date of this decision. The method of restriction shall have first been submitted to and approved in writing by the Local Planning Authority prior to installation.

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".

1 The two velux rooflights by virtue of their size and location on the roofslope, and the fact that they are clear glazed and fully open would lead to the loss of residential amenity by virtue of overlooking and resultant loss of privacy contrary to Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3/2011/0591

Rimington and Middop

Applications for full consent

Development Address:
Little Dudlands Farm Rimington Lane Rimington Lancashire

Development Description:
Proposed erection of 42no. 1500mm x 900mm photovoltaic panels on existing barn roof.

Grid Reference	
380801	446563

Decision Date:
03/10/2011

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: GL23/01A in relation to proposed and existing elevations.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans in accordance with Policy G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

3 The solar panels to be erected shall comply with the submitted manufacturers specification details received on the 12th of August 2011 entitled 'BlackPearl' unless an alternative manufacturer and model has first been agreed in writing with the Local Planning Authority.

Reason: In accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan ensuring that the panels have a satisfactory standard of external appearance given their location within an area of Open Countryside.

3/2011/0592

Rimington and Middop

Applications for full consent

Development Address:
Woods Farm Rimington Lane Rimington Lancashire BB7 4DP

Development Description:
Proposed erection of 42no. 240Kw 1500mm x 900mm photovoltaic panels on existing barn.

Grid Reference	
379373	445195

Decision Date:
03/10/2011

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 Nos: GL22/01 in relation to existing elevations, GL22/03 in relation to proposed elevations and GL22/02B in relation to the existing site plan and proposed roof plan.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans in accordance with Policy G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

3 The solar panels to be erected shall comply with the submitted manufacturers specification details received on the 12th of August 2011 entitled 'BlackPearl' unless an alternative manufacturer and model has first been agreed in writing with the Local Planning Authority.

Reason: In accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan ensuring that the panels have a satisfactory standard of external appearance given their location within an area of Open Countryside.

3/2011/0613

Clitheroe

Applications for full consent

Development Address:
116 Bawdlands Clitheroe
Lancashire BB7 2LA

Development Description:
1no. new door opening to side elevation.

Grid Reference
373853 441607

Decision Date:
06/10/2011

Officer: Colin Sharpe
Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Drawing Number 1054 Page 2

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

3/2011/0632

Longridge

Conservation Area Consent (demol

Development Address:
Linden Lea 56 Chapel Hill
Longridge Preston Lancashire PR3 2YB

Development Description:
Demolition of defective retaining wall to north and east boundaries of 56 Chapel Hill and construction of new retaining wall (Conservation Area Consent).

Grid Reference
360325 436676

Decision Date:
05/10/2011

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 specification indicated in the submitted Design and Access Statement and Heritage Statement the proposed replacement wall shall be faced with stone from the existing wall to the northern and eastern boundaries. Prior to commencement of works precise specifications (by way of a sample panel) indicating the method of re-construction shall first be submitted to and approved by the Local Planning Authority.

Reason: In accordance with Policies G1 and ENV16 of the Ribble Valley Distrctwide Local Plan ensuring a satisfactory standard of external appearance given the location of the property within a Conservation Area.

3 This permission shall relate to Drawing Nos: NK2A in relation to the location of the existing retaining wall, NK1 in relation to the height of the existing and proposed retaining wall and NK6A in relation to the location of, and materials used in the construction of the proposed retaining wall.

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

3/2011/0634

Wiswell

Applications for full consent

Development Address:
36 Pendleton Road Wiswell
Clitheroe BB7 9DD

Development Description:
External alterations to 2no. elevations to accommodate internal alterations - to include extension of porch to front, new roof lights to front and rear elevations, additional windows to rear and replacement of gothic windows.

Grid Reference
374646 437471

Decision Date:
04/10/2011

Officer: Rachel Horton
Decision Type: REFUSED

1. The expanse of roofslope as a result of the proposed works to the front (north-western) elevation by virtue of its size and design would not reflect the traditional character of the property. In addition, the cumulative addition of built-form to this elevation would result in the appearance of an extension, which would mask the northern elevation of the original dwelling. Resulting in an extension, which would dominate the original dwelling and the property appearing as a prominent and incongruous feature within the street scene contrary to Policy G1, H10 and ENV16 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.
2. The proposed porch extension and extension at first floor level above the existing garage by virtue of their size and proximity to neighbouring properties would lead to the loss of residential amenity as a result of their oppressive and overbearing impact contrary to Policy G1 and H10 of the Ribble Valley Districtwide Local Plan and the Councils SPG 'Extensions and Alterations to Dwellings'.

3/2011/0693

Decision Date: 04/10/2011

Slaidburn & Easington

Agricultural determination

Development Address:
Catlow Farm Catlow Road
Slaidburn Lancashisre BB7 3AQ

Grid Reference
371070 459238

Development Description:
Construction of a forest access track approx. 240m long by 4m wide.

Officer: Claire Booth
Decision Type: PERMISSION NOT REQUIRED

3/2011/0741

Decision Date: 06/10/2011

Clitheroe

Non-Material amendment

Development Address:
11 Meadowlands Low Moor
Clitheroe Lancashire BB7 2ND

Grid Reference
373018 441913

Development Description:
Non-material amendment to planning consent 3/2010/0552P to reduce side extension to single-storey and keep existing garage as part of the overall single-storey side and rear extension.

Officer: Rachel Horton
Decision Type: REFUSED