Council Offices
Church Walk
Clitheroe BB7 2RA
Tel: 01200 414518

Fax: 01200 414487

Directors Stewart Bailey John Heap Jane Pearsor
Chief Executive - Marshal Scot

DX Clitheroe 15157

RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 9 March 2012

3/2010/0897

Decision Date:
08/03/2012

Clitheroe
Applications for full consent

Development Address:
Primrose Mill Woone Lane
Clitheroe Lancashire BB7 1BP

Grid Reference
373742 440826

Development Description:
Demolition of existing mill site for residential development for 12no. apartments and 2 no. dwelling houses. Amendment to approved residential scheme ref. 3/2008/0526P.

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 drawings BD/PR/M/001 Planning Layout; BD/PR/M/010 Plots 13 and 14 floor plans and elevations BD/PR/M/002 ground floor plan: BD/PR/M/003 first floor plan; BD/PR/M/004 second floor plan; BD/PR/M/005 third floor plan; 3922.01 landscape proposals and the following drawings as amended 24 June 2011 BD/PR/M/006A proposed front elevation - south east; BD/PR/M/007A proposed side elevation - north east; BD/PR/M/008A proposed rear elevation - north west and BD/PR/M/009A proposed side elevation - south west.

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

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 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.

4 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 archaeological work. This must be carried out in accordance with a written scheme of investigation which shall have first been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with Policies G1, ENV14 and ENV15 o the Ribble Valley Districtwide Local Plan.

5 Prior to the commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained in perpetuity.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

6 Prior to commencement of development approved by this planning permission (or such other date or stage in development as maybe agreed in writing with the Local Planning Authority) the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority.

1. A site investigation scheme, based on desk study report, Primrose Mill, Primrose Road, Clitheroe, Lancashire for Beck Developments Ltd, GEA, June 2008, Ref J07352 to provide information for a detailed assessment of the risk to all receptors that maybe affected, including those off site.

2. The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in

7 No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

REASON: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8 The new estate road will be constructed in accordance with the Lancashire County Council Specification for Construction of Estates Roads prior to occupation of any of the dwellings.

REASON: To comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided for the site before the development hereby permitted is occupied.

9 Before the use of the site hereby permitted is brought into operation, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site. Details of which shall have first been submitted to and approved, in writing, by the Local Planning Authority.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid the possibility of the highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

10 The parking bays for the apartments as shown on drawing BD/PR/M/001 shall be provided and made available for use prior to occupation of any of the apartments.

REASON: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

11 The bathroom windows on the first floor rear elevation of Plots 13 and 14 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 of the Ribble Valley Districtwide Local Plan.

12 Prior to commencement of development, including any demolition works, a night-time roost activity survey shall be completed during the period April-September 2011 in accordance with Bat Conservation Guidelines 2007. At least two surveys shall be completed at dusk and dawn. The survey shall be submitted to the Local Planning Authority and include mitigation measures as appropriate. Thereafter the development shall be carried out in strict accordance with the recommendations of the survey unless otherwise agreed in writing with the Local Planning Authority.

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.

13 The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development 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.

14 Prior to commencement of development a scheme detailing noise mitigation measures to be incorporated into the design of the apartment building shall be submitted to and approved in writing by the Local Planning Authority. The measures so submitted and approved shall thereafter be fully implemented prior to the first occupation of the apartment units to which they relate and thereafter retained.

REASON: In accordance with Policy G1 of the Ribble Valley Districtwide Local Plan in the interests of safeguarding the amenity of occupiers of the new units.

3/2011/0979

Decision Date: 05/03/2012

Whalley

Alter or Extend a Listed Building

Development Address:
Higher Parkhead Cottage
Accrington Road Whalley
Lancashire

Grid Reference 374630 434840

Development Description:
Proposed replacement of the existing centre window at the rear elevation with one the same size as the original window, including re-positioning of the stone around the edges of the window and to replacement of the damaged header (like for like) with locally sourced stone.

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal would be unduly harmful to the character (including setting) and significance of the listed building because no information as to the provenance or detail of the window opening shown in the 1970s photograph has been submitted and this previous form would appear detrimental to the appearance of the prominent north-west elevation of the building.

3/2011/1038

Decision Date: 06/03/2012

Clitheroe

Applications for full consent

Development Address:
12 Meadow View Clitheroe
Lancashire BB7 2NT

Grid Reference 373201 441787

Development Description:
Proposed single storey rear extension and new garage.

Officer: Claire Booth
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 Numbers MD 1 - MD 4.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the building(s) 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".

3/2012/0026

Decision Date: 06/03/2012

Aighton, Bailey & Chaigley

Applications for full consent

Development Address:
Land adjacent to Foxfields Farm
Stonyhurst Clitheroe Lancashire

Grid Reference 370242 438226

Development Description:
Proposed new wooden building to provide meeting room and undercover facilities for Stonyhurst Shoot.

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 be implemented in accordance with the proposal as amended by plans received on the 22nd of January 2012, Drawing No. RH/320120026/01 in relation to the location plan and Drawing No. JP/BM/3419/a in relation to the proposed floor plan, elevations and site plan and also Drawing Nos. RH/320120026/02 in relation to the tree survey and RH/320120026/03 in relation to the existing parking areas.

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

3 Notwithstanding the specification of materials to be used in the construction of the building as per the details of the application form and Drawing No. JP/BM/3419/a the walls of the building shall be constructed of stained timber lap boarding with wooden shingle roof.

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 and ENV3 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the building within an area of Open Countryside.

4 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 permeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary, will be in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

Reason: In order to comply with policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan to ensure that any trees affected by development and are considered to be of visual amenity, historic or botanical value are afforded maximum physical protection from the adverse affects of development.

3/2012/0029

Decision Date:
02/03/2012

Newsholme and Paythorne
Applications for full consent

Development Address:
Gregsons Farm Settle Road
Newsholme Lancashire BB7 4JF

Development Description:
Roof over existing silage clamp phase 2 of a 2 phase application.

Grid Reference	
384428	451638

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. jp/JP/3405c in relation to the proposed floor plan and elevations and Drawing No. jp/JP/3405d in relation to the proposed site plan.

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 Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in an area of designated Open Countryside.

3/2012/0030

Newsholme and Paythorne

Applications for full consent

Development Address:
Gregsons Farm Settle Road
Newsholme Lancashire BB7 4JF

Grid Reference
384424 451656

Development Description:
Roof over existing silage clamp - phase 1 of a phase 2 application.

Decision Date:
02/03/2012

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. jp/JP/3405a in relation to the proposed floor plan and elevations and Drawing No. jp/JP/3405b in relation to the proposed site plan.

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 Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan ensuring a satisfactory standard of appearance given the location of the property in a designated area of Open Countryside.

3/2012/0046

Rimington and Middop

Applications for full consent

Development Address:
Barn at Lower Gills Wytha Lane
Rimington Lancashire BB7 4EQ

Grid Reference
382346 444715

Development Description:
Proposed conversion of barn to dwelling, creation of garden and siting of new sewage treatment plant.

Decision Date:
06/03/2012

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. 3/20120046/01 in relation to the location plan, Drawing No. 4150-1 in relation to existing plans and elevations and Drawing No. 4150-2D in relation to the proposed site plan, 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 No development shall take place until details of the provisions to be made for artificial bat roosting sites/boxes have been submitted to and approved by the Local Planning Authority.

The location of the artificial boxes shall be identified on a bat species development site plan and include details of roost sites using Ibstock bat boxes and Tudor roof bat access tiles. The details shall also identify those elevations into which the above provisions shall be incorporated and receive a minimum of 5 hours morning sun for bats.

The approved works shall be implemented under the supervision of the local licensed bat officer and implemented in full before the development is first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that bat species are protected and their habitat enhanced, in accordance with the Wildlife and Countryside Act 1981 as amended and the Conservation

4 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, external alterations to the dwelling 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 consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan.

5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995(or any Order revoking, amending or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Classes E, F and G, and Part II Class A, shall not be carried out without the formal consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development to ensure compliance with Policies G1 and H17 of the Ribble Valley Districtwide Local Plan.

6 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 27th May 2011. Any deviation from the survey may need to be the subject of a further planning application.

Reason: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan since the application is for the conversion of the building only.

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

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

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

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

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

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

10 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, H16 and H17 of the Ribble Valley Districtwide Local Plan.

11 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 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 and ENV3 of the Ribble Valley Districtwide Local Plan.

3/2012/0048

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Grid Reference	
375790	449793

Decision Date:
07/03/2012

Development Address:
Barn at Bay Gate Farm
Bolton-by-Bowland Lancashire BB7 4PQ

Development Description:
Proposed conversion of barn to dwelling, new garage and parking area, creation of garden and installation of sewage treatment plant.

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's 4156-01 Rev. B, 4156-02 Rev. B and 4156-03

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 5th of March 2012.

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

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

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

5 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, H16 and H17 of the Ribble Valley Districtwide Local Plan.

6 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 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, ENV1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

7 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 23rd of June 2011. Any deviation from the survey may need to be the subject of a further planning application.

Reason: To comply with Policies G1 and H16 of the Ribble Valley Districtwide Local Plan since the application is for the conversion of the building only.

8 The proposed garage shall not be used for any purpose (including any purpose ordinarily incidental to the enjoyment of the dwelling house as such) which would preclude its use for the parking of a private motor vehicle.

Reason: In the interests of visual amenity and to facilitate adequate vehicle parking and/or turning facilities to serve the dwelling in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) any future extensions and/or alterations to the dwelling, any development within the curtilage and the erection of any fences/walls/gates as defined in Schedule 2 Part 1 Classes A to H, and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

Reason: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policies G1, H2, H16 and H17 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the building 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, to safeguard the character and appearance of the building, in accordance with Policies G1, H2, H10, H16 and H17 of the Ribble Valley Districtwide Local Plan.

11 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 archaeological/historical importance associated with the building, in accordance with Policies G1 and ENV1 of the Ribble Valley Districtwide Local Plan, and PPS5.

12 No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

13 In the event that any bats are found or disturbed during any part of the development, work shall cease until further advice has been sought froma licensed ecologist.

REASON: To protect the bat population from damaging activities and reduce or remove the impact of development. To ensure that there are no adverse effects on the favourable status of a bat population before and during the development.

3/2012/0056

Sabden

Applications for full consent

Development Address:
Pendle Cottage Whins Avenue
Sabden Lancashire BB7 9DY

Grid Reference
377467 437316

Development Description:
Proposed single storey garden/dining room extension. Erection of open porch canopy.

Decision Date:
08/03/2012

Officer: Rachel Horton

Decision Type: REFUSED

1 The proposed single storey extension to the front (south-eastern) elevation of the property by virtue of its scale, size, design and siting is considered contrary to Policies G1, ENV1, ENV16 and H10 of the Ribble Valley Distrctwide Local Plan, the Councils SPG 'Extensions and Alterations to Dwellings and policies contained within PPS5 and PPS1. The extension would dominate the front elevation and does not reflect in design terms the traditional character of this historic property, representing a prominent and incongruous feature within the landscape as viewed within the public realm. Harming the significance, character and appearance of the original property and to the detriment of the visual qualities of this Area of Outstanding Natural Beauty and Sabden Conservation Area.

3/2012/0072

Clitheroe

Applications for full consent

Development Address:
47 Standen Road Clitheroe
Lancashire BB7 1JY

Grid Reference
374800 441344

Development Description:
Amended re-submission (refused consent 3/2011/0766) for a) proposed two-storey side extension width to be reduced from 3300mm to 2900mm with set back from front elevation increased from 750mm to 1000mm and b) window at first floor level to rear elevation to two-storey extension to be removed and replaced with a Velux rooflight.

Decision Date:
08/03/2012

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. FM/1 in relation to the proposed site plan and existing and proposed elevations and Drawing No. FM/2 in relation to existing and proposed floor plans.

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

3 The actions, methods and timings included in the attached mitigation notes in relation to the protected species survey submitted as part of application 3/2011/0766 and dated the 21st of October 2011 shall be adhered to and in the event that any bats are found or disturbed during any part of the development work shall cease until further advice has been sought from a licensed ecologist.

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.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the rear (north-eastern) elevation of the two-storey side extension at first floor level 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".

3/2012/0084

Decision Date:
02/03/2012

Billington and Langho
Non-Material amendment

Development Address:
2 Bushburn Drive Langho
Lancashire BB6 8EZ

Development Description:
Application for a non-material amendment to planning consent 3/2011/0722P allow the finish of the rear extension to be changed from brickwork to through colour render off-white.

Grid Reference	
370329	434128

Officer: Rachel Horton
Decision Type: APPROVED WITH CONDITIONS

1 The submitted non-material amendment in relation to previously approved appn. 3/2011/0722 has been been approved subject to the following condition:

The permission shall relate to the development as shown on Dwg. No. 10020-1-A-P Rev. G in relation to the materials used in the construction of the exterior walls of the approved single storey rear extension.