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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 13 July 2012

3/2012/0278

Decision Date: 09/07/2012

Billington and Langho

Certificate of Lawfulness - Existing

Development Address:
Chew Mill Farmhouse Elker Lane
Billington Lancashire BB7 9HZ

Grid Reference 371664 436310

Development Description:
Application for a Lawful Development Certificate for an Existing use. Detached buildings for the enjoyment of the dwelling house - building no.1 - gym and home study; building no.2 - games room and dance studio (potential for one bed granny annex)

Officer: Claire Booth
Decision Type: APPROVED NO CONDITIONS

1 The existing works constitute permitted development under Schedule 2, Part 1, Class A-H of the Town and Country (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

3/2012/0349

Decision Date: 09/07/2012

Longridge

Applications for full consent

Development Address:
51 Chaigley Road Longridge
Lancashire PR3 3TQ

Grid Reference 360957 437876

Development Description:
Demolition of existing bay window and porch and construction of new bay window and porch.

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 Drawing Number's 001-Rev.C and 001/002/Location Plan.

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

3/2012/0404

Decision Date: 09/07/2012

Billington and Langho

Applications for full consent

Development Address:
September Cottage 6 Elker Mews
Billington Lancashire BB7 9NF

Grid Reference 371811 435373

Development Description:
Proposed enlarged Velux window.

Officer: Claire Booth
Decision Type: APPROVED NO 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 Number: PW/12/01.

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

Planning Applications decided week ending: 13 July 2012

3/2012/0438

Waddington

Applications for full consent

Development Address:

Austin House Slaidburn Road
Waddington Lancashire BB7 3JQ

Grid Reference

372717 443988

Development Description:

Proposed conversion of integral garage into a habitable room and formation of entrance door with overhead canopy.

Decision Date:

06/07/2012

Officer: Claire Booth

Decision Type: REFUSED

1 The proposal as submitted does not provide evidence that appropriate off street car parking provisions can safely be accommodated within the site. The proposal is thus considered contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that the layout is detrimental to the safe movement of vehicles to and from the site resulting in conditions to the detriment of highway safety.

2 The proposed canopy to the gable elevation of the dwelling is considered to add visual clutter to an unadorned prominent roadside elevation of the property becoming an overdominant feature to the detriment of the visual amenities of the Conservation Area and Area of Outstanding Natural Beauty in which it is set. It is thus considered contrary to Policies G1, ENV1 and ENV16 of the Ribble Valley Districtwide Local Plan and the Council's SPG on extensions and alterations to dwellings.

3/2012/0458

Longridge

Discharge of Conditions

Development Address:

Prospect Cottage Lower Lane
Longridge Lancashire PR3 3SL

Grid Reference

360638 436829

Development Description:

Application to discharge condition no. 4 (materials), condition no.7 (first floor windows), condition no.12 (tree protection) and condition no. 13 (finished levels) of planning permission 3/2012/0061P.

Decision Date:

13/07/2012

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

1 Condition no. 4 (materials),
Condition no.7 (first floor windows),
Condition no.12 (tree protection), and
Condition no. 13 (finished levels).

3/2012/0459

Wilpshire

Applications for full consent

Development Address:

27 Sunnyside Avenue Wilpshire
Lancashire BB1 9LW

Grid Reference

369218 433066

Development Description:

Proposed single storey side extension.

Decision Date:

10/07/2012

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:

02 - PROPOSAL
03 - PROPOSED SITE/ ROOF PLAN

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

Planning Applications decided week ending: 13 July 2012

3/2012/0462

Decision Date: 12/07/2012

Twiston

Discharge of Conditions

Development Address:
Hill Foot Barn Higher Twiston
Clitheroe Lancashire BB7 4DB

Grid Reference
381200 443918

Development Description:
Application for the discharge of condition no. 4 (materials), condition no. 6 (structural survey), condition no. 8 (velux conservation type rooflights), condition no. 9 (landscaping), condition no. 10 (Bat Survey) and condition no. 13 (building recording and analysis) of planning permission 3/2011/0826P of planning permission 3/2011/0826P.

Officer: Graeme Thorpe
Decision Type: APPROVED NO CONDITIONS

1 Condition no. 4 (materials),
Condition no. 8 (velux conservation type rooflights),
Condition no. 9 (landscaping), and
Condition no. 13 (building recording and analysis).

3/2012/0465

Decision Date: 09/07/2012

Grindleton

Application for tree works

Development Address:
Bank House Sawley Road Sawley
BB7 4RS

Grid Reference
377164 446306

Development Description:
Fell two sycamore trees

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 There shall be no deviation from the tree work hereby granted consent

3/2012/0469

Decision Date: 09/07/2012

Clayton-le-Dale

Non-Material amendment

Development Address:
land adjacent 47 Knowsley Road
West Wilpshire Lancashire

Grid Reference
368178 432574

Development Description:
Application for a non-material amendment to planning permission 3/2009/0542P, to allow the addition of solar panel to roof, reduction in roof pitch resulting in increased eaves height and reduced ridge height.

Officer: Graeme Thorpe
Decision Type: REFUSED

1 Having considered the above changes, the Council consider that they would materially alter the overall design, appearance, scale and massing of the approved property to such an extent that it would require occupiers of adjacent properties to be re-notified, and as such we cannot accept them as a non-material amendment.

3/2012/0484

Decision Date: 12/07/2012

Longridge

Applications for full consent

Development Address:
10 Towneley Parade Longridge
Lancashire

Grid Reference
360358 437470

Development Description:
Proposed single storey rear extension to shop to provide additional floor space.

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 Drawing No. 0400/93/01, 0400/93/02, 0400/93/05, 0400/93/10, 0400/93/11 and 0400/93/20.

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

3 Precise specifications and samples of walling and roofing 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 and ENV16 of the Ribble Valley Districtwide Local Plan.

3/2012/0573

Aighton, Bailey & Chaigley

Non-Material amendment

Grid Reference

369645 441078

Development Description:

Application for a non-material amendment to planning permission 3/2011/0731P, to allow provision of studio room, Velux rooflights and access stairs to the approved garage roof void.

Decision Date:

11/07/2012

Development Address:

Wood End Cottage Birdy Brow Hurst Green Lancashire BB7 3LR

Officer: Colin Sharpe

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Drawing Numbers 1127/107B, 108B, 109B, 112B & 113A

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