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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 5 April 2013

3/2012/1110

Decision Date:
28/03/2013

Bolton-by-Bowland, Gisburn Forest and Sawley
Applications for full consent

Development Address:
Quarry House Tosside Skipton
Yorkshire BD23 4SY

Development Description:
Proposed extension of dwelling into adjoining barn, conversion of out buildings into one dwelling and erection of menage, stables and garden store.

Grid Reference	
375056	454066

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 All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

Reasons: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building contrary to Policies G1 and H16 of the Ribble Valley Districtwide Local Plan, and Core Strategy Reg 22 Draft Policies DMG1, DMH3 and DMH4.

3 The permission shall relate to the development as shown on Plan Reference numbers 4268-05, 4268-06C, 4268-07 and 4268-08B.

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

4 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 12th of March 2013.

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

5 Before their use in the proposed works, precise specifications and samples of,
- walling and roofing materials to be used,
- details of any window and door surrounds including materials to be used, and
- details and samples of new and replacement doors and windows,
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 and H17 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings", and Core Strategy Reg 22 Draft Policies DMG1, DMH3 and DMH4.

6 This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 2nd of November 2012. 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, and Core Strategy Reg 22 Draft Policies DMG1, DMH3 and DMH4, since the application is for the conversion of the building only.

7 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 their use in the approved works.

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, and Core Strategy Reg 22 Draft Policies DMG1, DMH3 and DMH4.

8 No works to the barns and outbuildings to be converted 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 buildings, in accordance with paragraph 141 of the NPPF.

9 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 application dated 27th of November 2012.

Reason: To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed. To ensure that are no adverse effects on the favourable conservation status of a bat population. To protect the bat population from damaging activities and reduce or remove the impact of development.

10 Unless otherwise agreed in writing, all new and replacement doors and windows within the buildings to be converted 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, and Core Strategy Reg 22 Draft Policies DMG1, DMH3 and DMH4, to ensure a satisfactory standard of appearance in the interests of visual amenity.

11 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 and the adopted Supplementary Planning Guidance "Extensions and Alterations to Dwellings", and Core Strategy Reg 22 Draft Policy DMG1.

12 Before either the occupation of the new dwelling on site or the use of the new stable building or menage hereby approved, the amendments to the vehicular entrance and access to the site (as indicated on plan reference 4268-08B), and the proposed parking area shall be completed in accordance with the scheme submitted. The revised access from the site shall be constructed to a (minimum) width of 4.5m, and this width shall be maintained for a minimum distance of 6m measured back from the nearside edge of the carriageway.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1, and guidance within the NPPF. To enable vehicles to enter and leave the site in a safe manner without causing a hazard to other road users.

13 Any gate/gateposts erected at the access shall be positioned 6m behind the nearside edge of the carriageway. Any such gates shall open away from the highway.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan, Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1, and guidance within the NPPF. To permit vehicles to pull clear of the carriageway when entering the site and to assist visibility.

14 Within six months of the commencement of works on site, 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 planted.

15 The menage and stables hereby approved shall inure for the benefit of the owners of the two properties on this site (Quarry House and the approved barn conversion) or family members only, and they shall be used for private and domestic purposes only.

Reason: In the interests of highway safety and visual amenity, as without further considerations the scheme may have been contrary to Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy Reg 22 Draft Policy DMG1.

16 Precise specifications and details of the solar photovoltaic panels to be used, including details of their fittings, shall have been submitted to and approved by the Local Planning Authority before their installation on the building.

REASON: In order that the Local Planning Authority may ensure that the installation to be used is appropriate to the locality in accordance with Policies G1, ENV24 and ENV25 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME5 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, and guidance within the NPPF.

17 Within 12 months of the cessation of electricity generation, or if the Solar PV Panels cease to be operational for a continuous period of 6 months, they shall be removed and the roof shall be restored to its former condition.

REASON: In order to prevent the panels remaining on site after its use has terminated, in the interests of the visual amenity of the area. In accordance with Policies G1, ENV24 and ENV25 of the Ribble Valley Districtwide Local Plan, Policies DMG1 and DME5 of the Regulation 22 Submission Draft Ribble Valley Core Strategy and Key Statement EN3, and guidance within the NPPF.

18 Any removal of vegetation including trees and hedges shall be undertaken outside the nesting bird season [March - August inclusive]. Any removal of vegetation out with the nesting bird season shall be preceded by a pre-clearance check by a licensed ecologist on the day of removal

Reason: To ensure that there are no adverse effects on the favourable conservation status of birds. To protect the bird population from damaging activities and reduce or remove the impact of development.

3/2013/0062

Billington and Langho

Applications for full consent

Grid Reference 370406 436452

Development Description: Replacement of two existing wood panel garages with a new build brick and block garage on the land at the back of 3 Larkhill Cottages, Old Langhto, BB6 8AR. Retrospective application for the installation of a flue outlet to rear slope on the existing garage.

Decision Date: 28/03/2013

Development Address: 3 Larkhill Cottages Old Langho Blackburn BB6 8AR

Officer: Mark Baldry

Decision Type: REFUSED

1 The existing flue outlet and the additional proposed flue outlet would by virtue of their use, design and proximity to nearby residential properties give rise to conditions that are considered to be detrimental to residential amenity, contrary to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

3/2013/0128

Bolton-by-Bowland, Gisburn Forest and Sawley

Applications for full consent

Grid Reference 377582 446270

Development Description: Proposed extensions to the side and rear of the property including demolition of conservatory.

Decision Date: 28/03/2013

Development Address: Glenburn Sawley Lancashire BB7 4LE

Officer: Mark Baldry

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 215/03 and 215/04

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 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 of the Ribble Valley Districtwide Local Plan, Policy DMG1 of The Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" (if applicable).

4 The window(s) on the North and South elevation(s) of the building shown on drawing 215/04 as obscure glazed 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, Policies DMG1 and DMH5 of the Ribble Valley Districtwide LocaL Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

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 application dated 26th January 2013 carrying Job ref: B1252

Reason:

To ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

To ensure that are no adverse effects on the favourable conservation status of a bat population.

To protect the bat population from damaging activities and reduce or remove the impact of development.

3/2013/0131

Decision Date:
28/03/2013

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

Billington and Langho
Applications for full consent

Development Address:
Woodside Whalley Old Road
Billington Lancashire BB7 9JF

Grid Reference
371879 434461

Development Description:
Proposed works include alterations to the existing building and a proposed garden room to the South West elevation of the existing dwelling consisting removal of the two existing 'hipped' roofs and dormer windows on the South East elevation with amendments to the roof structure and ridgeline to be extended out over a new wall built off the existing to form a pike gable end. This also applies to the current 'lean-to' roof and dormer windows on both the North East and South West elevations to allow greater head height internally. Other window alterations are proposed to the South East and North East elevations at ground floor level in order to accommodate internal changes and views out. Chimney to be restored to the original full height. Access to the patio on the North West elevation to be extended with a ramp and slightly raised around the existing and new garden room. Removal of the decorative boarding on the North West gable ends will be removed.

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:

1924.SK.001 - Proposed Plans and Elevations, and,
1924.SK.003 - Site Plan.

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

3 Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the recommendations and mitigation measures within the bat survey and report submitted with the application dated 01 February 2013.

Reason: To protect the bat population from damaging activities and reduce or remove the impact of development in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy (Submission Draft).

Planning Applications decided week ending: 5 April 2013

3/2013/0150

Decision Date:
28/03/2013

Whalley
Removal of Condition

Development Address:
Moorgill 4 Wiswell Lane Whalley
Lancashire BB7 9AF

Development Description:
Application to remove condition no. 3 (occupancy) of planning permission 3/2006/0570P to allow greater flexibility of use.

Grid Reference	
374170	441987

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 The curtilage for the dwelling shall relate to the development as shown on Drawing No: 03.

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

3/2013/0152

Decision Date:
28/03/2013

Clitheroe
Applications for full consent

Development Address:
17 Cowper Avenue Clitheroe
Lancashire BB7 2HS

Development Description:
Proposed replacement of outbuilding to existing house to form studio

Grid Reference	
374185	442205

Officer: Mark Baldry
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 Drg No: 1253/10 Rev 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, Policy DMG1 of the Ribble Valley Core Strategy (Regualtion 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2013/0158

Decision Date:
28/03/2013

Whalley
Applications for full consent

Development Address:
68 Mitton Road Whalley Lancashire
BB7 9RY

Development Description:
Proposed first floor bedroom extension.

Grid Reference	
372634	436771

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 Number:

MRW/2013/02 - Proposed Plans and Elevations.

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: 5 April 2013

3/2013/0160

Decision Date:
28/03/2013

Clitheroe
Certificate of Lawfulness - Proposed

Development Address:
27 Kemple View Clitheroe
Lancashire BB7 2QB

Development Description:
Application for Certificate of Lawful Development for single storey rear extension.

Grid Reference	
373621	441038

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

3/2013/0178

Decision Date:
28/03/2013

Clitheroe
Applications for full consent

Development Address:
11 Cardigan Avenue Clitheroe
Lancashire BB7 2DY

Development Description:
Proposed single storey ground floor rear extension and loft conversion with rear dormer.

Grid Reference	
374022	441913

Officer: Stephen Kilmartin
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 proposals as detailed on drawings: SN/02B/12, SN/03B/12 and 01/A Dormer.

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

3 The dormer elevations, shall be clad in a material matching the existing roof unless agreed in writing by the Local Planning Authority as indicated on drawing Ref: 01/A Dormer.

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 and Policies DMG1, DMG2 and DME4 of the Core Strategy 2008 - 2028 Regulation 22 Submission Draft, ensuring a satisfactory standard of appearance and given its location.

3/2013/0262

Decision Date:
28/03/2013

Wilpshire
Observations to Another Local Auth

Development Address:
647 Whalley New Road Blackburn
Lancashire BB1 9BA

Development Description:
Proposed side extension.

Grid Reference	
368524	431199

Officer: Mark Baldry
Decision Type: NO OBJECTIONS