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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 16 August 2013

3/2013/0308

Decision Date: 09/08/2013

Bowland with Leagram

Alter or Extend a Listed Building

Development Address:
Cruck Cottage Little Bowland Road Whitewell Clitheroe Lancs

Grid Reference 363990 446935

Development Description:
Proposed alteration to a single storey addition to the originally listed building. Proposal to remove the corrugated tin roof and replace with slate.

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 Precise specifications of re-roofing and samples of roofing materials shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character (including setting) and significance of the listed building. Adjoining buildings have slates laid to diminishing courses.

3 Precise specifications of any works to the roof structure shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

Reason : In order to safeguard the character (including setting) and significance of the listed building.

4 No part of the development or demolition of buildings shall take place until a survey for the presence of bats has been carried out. The details of which shall be submitted in writing to the local planning authority and include any mitigation measures required.

Reason: To ensure that there are no adverse affects 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

3/2013/0365

Decision Date: 09/08/2013

Bashall Eaves and Mitton

Alter or Extend a Listed Building

Development Address:
Edisford Hall Farm Edisford Bridge Clitheroe Lancashire BB7 3LJ

Grid Reference 372433 441368

Development Description:
Internal alterations to reinstate key historical aspects of the existing house, including subdivision of the existing Living Room and the re-siting of the staircase and main entrance hallway to the existing 'out shut' on the West elevation and the recreation of the pre-existing tripartite first floor layout. Reinstate the traditional roof pitch over the bathroom and repair the poor quality modern window frames on the SW side. It is proposed to lime render the South gable and West elevation walls of the original house to match the East elevation. The proposed small extension on the SE side of the 1984 kitchen extension is intended to assist in reinstatement of the historic layout internally, improve the kitchen extension layout and the form and appearance of the mono pitch. Practical issues addressed in the extension include retaining the existing necessary floor area in the kitchen and breakfast area. There is also the need to provide access to boot cleaning at the 'garden' entrance to the kitchen which als

Officer: Adrian Dowd
Decision Type: REFUSED

1 The proposal is unduly harmful to the character (including setting) and significance of the listed building because of the loss of important historic fabric (proposed new openings in walling) and the size, siting, materials and design of the proposed extension which would dominate the west elevation and disrupt the historic plan form (particularly the significance of the historic outshut) and harmonic relationship between historic farmhouse and steading outbuildings (views from east).

3/2013/0366

Bashall Eaves and Mitton

Applications for full consent

Development Address:

Edisford Hall Farm Edisford Bridge Clitheroe Lancashire BB7 3LJ

Grid Reference

372433 441368

Development Description:

Internal alterations to reinstate key historical aspects of the existing house, including subdivision of the existing Living Room and the re-siting of the staircase and main entrance hallway to the existing 'out shut' on the West elevation and the recreation of the pre-existing tripartite first floor layout. Reinstate the traditional roof pitch over the bathroom and repair the poor quality modern window frames on the SW side. It is proposed to lime render the South gable and West elevation walls of the original house to match the East elevation. The proposed small extension on the SE side of the 1984 kitchen extension is intended to assist in reinstatement of the historic layout internally, improve the kitchen extension layout and the form and appearance of the mono pitch. Practical issues addressed in the extension include retaining the existing necessary floor area in the kitchen and breakfast area. The is also the need to provide access to boot cleaning at the 'garden' entrance to the kitchen which also

Decision Date: 09/08/2013

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal is unduly harmful to the character (including setting) and significance of the listed building because of the loss of important historic fabric (proposed new openings in walling) and the size, siting, materials and design of the proposed extension which would dominate the west elevation and disrupt the historic plan form (particularly the significance of the historic outshut) and harmonic relationship between historic farmhouse and steading outbuildings (views from east). This is contrary to Policies ENV20, ENV19, G1 and H10 of the Ribble Valley Districtwide Local Plan, National Planning Policy Framework paragraph 131 (the desirability of sustaining and enhancing significance and of new development making a positive contribution to local character and distinctiveness) and paragraph 132 (great weight to the conservation of a designated heritage asset), adopted Supplementary Planning Guidance 'Extensions and Alterations to Dwellings' and Ribble Valley Core Strategy Regulation 22 Submission Draft

3/2013/0484

Balderstone

Applications for full consent

Development Address:

Samlesbury Aerodrome Myerscough Road Balderstone Lancs

Grid Reference

362013 431439

Development Description:

Proposed erection of a Ventilation Discharge Stack to be located externally between the West wall of 1 shed and existing tarmac road. The footprint will cover 7.8 sq.m. with a barrier suround. The nom. 600mm dia. stack will rise to an elevation 17m A.F.L. (nom. 1.1m above the building apex). The assembly will be supported on a cencrete foundation and laterally tied to the building structural steelwork.

Decision Date: 09/08/2013

Officer: John Macholc

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 References TC00104-1250079-104, 15113-01 rev A and 15113-04-CL Rev A.

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

3/2013/0495

Billington and Langho

Applications for full consent

Development Address:

28 Larkhill Cottages Old Langho Blackburn Lancashire BB6 8AR

Grid Reference

370429 436244

Development Description:

Proposed ground floor extension to the rear elevation.

Decision Date: 09/08/2013

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: DWG No: 3/2013/0495/DP

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, Policies DMG1 and DMH5 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2013/0496

Whalley

Applications for full consent

Grid Reference
373349 436460

Development Description:
Proposed replacement of existing timber double glazed windows and hardwood doors at Forge Corner with Rosewood Veka Matrix uPVC double glazed window to match existing. Installation of rosewood IG doors to match existing door pattern. Brass lever handles with secured by design locking mechanisms.

Decision Date:
09/08/2013

Development Address:
Forge Corner Station Road Whalley
Lancashire BB7 9RH

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 Plan Reference

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

1 The proposal is considered contrary to Policies G1, ENV16, ENV19, and H10 of the Ribble Valley Districtwide Local Plan, the SPG "Extensions and Alterations to Dwellings", Whalley Conservation Area Appraisal, Policies DMG1, DME4, EN5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and Section 12 of the National Planning Policy Framework. The proposals would be harmful to the character, appearance and setting of Whalley Conservation Area and nearby heritage assets because of their modern, shiny, sterile appearance resulting in visually prominent additions undermining the special architectural and historical interest of the conservation area.

3/2013/0510

Chipping

Variation of Condition

Grid Reference
374170 441987

Development Description:
Application to vary condition no. 2 (approved drawings) and no.9 (Tree Protection Measures) of planning permission 3/2012/1011P and substitute new drawings.

Decision Date:
09/08/2013

Development Address:
Land at Church Raike Chipping
Lancashire PR3 2QL

Officer: Mark Baldry

Decision Type: APPROVED WITH CONDITIONS

1 The permission shall relate to the development as shown on Plan Drawing number's 09-1441-P01, 09-1441-P02, 09-1441-P05 Rev. A, 09-1441-P06 Rev. A, 09-1441-P07 Rev. A, 09-1441-P09, 09-1441-L01, 09-1441-S04 Rev. A, 26192-5K02-P1 and 09-1441-W07 Rev. A.

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

2 Prior to commencement of any site works including delivery of building materials and excavations for foundations or services, all trees identified in the arboricultural/tree survey [T1, T3, T4 & G1 - G8 inclusive] shall be protected in accordance with the BS5837 2012 [Trees in Relation to Design, demolition & Construction]. These details shall be agreed in writing and implemented in full under the supervision of a qualified arboriculturalist and in liaison with the Countryside/Tree Officer. A tree protection - monitoring schedule shall be agreed and tree protection measures inspected by the local planning authority before any site works are begun.

The root protection/exclusion zone 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 th

3/2013/0517

Decision Date: 13/08/2013

Newsholme and Paythorne

Screening Opinion

Development Address:

England's Head Farm Paythorne Gisburn Lancshire BB7 4JB

Development Description:

Screening opinion request for a proposed single 500kW wind turbine at England's Head Farm.

Grid Reference	
384152	452781

Officer: Graeme Thorpe

Decision Type: ENVIRONMENTAL IMPACT ASSESSMENT NOT NECESSA

3/2013/0527

Decision Date: 09/08/2013

Simonstone

Applications for full consent

Development Address:

The Farmhouse Dean Top Whalley Road Simonstone Lancashire

Development Description:

Proposed first floor side extension above existing garage. Re-submission of refused application 3/2013/0227P.

Grid Reference	
378006	434184

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: JSA-13-1183B/2.

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 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. The development shall be carried out in accordance with the approved details.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality given the location of the property in an area of open countryside, in accordance with Policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Policies DMG1 and DME2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

4 The samples required by the above condition (no. 3) shall be provided by the erection on site of a 1 metre square sample panel of stonework, including proposed mortar mix and joint detail, for the written approval of the Local Planning Authority.

Reason: To ensure the external appearance of the property can be properly considered and that it accords with Policies G1, ENV3, H10 of the Ribble Valley Districtwide Local Plan and Policies DMG1, DME2 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

5 Site contractors & site project mananagers shall be made aware of the legal protection afforded all species of bats in the UK.

The building contractors shall take additional care when removing fascia boards, verge tiles & ridge tiles.

Timing of works

Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand.

Maternity roosts - 1st of October to 1st of May

Summer roosts - 1st of September to 1st of May

Hibernation roosts - 1st of May to 1st of October

Mating/swarming roosts - 1st of November to 1st of August

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: To ensure that no adverse effects on the favourable conservation status of a bat population in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy (Regulatio

3/2013/0534

Grindleton

Applications for full consent

Development Address:
Rose Cottage Main Street
Grindleton Lancashire BB7 4QT

Development Description:
Proposed first floor extension, demolition of garage and provision of parking and turning area. Re-submission of 3/2013/0055P

Grid Reference
375894 445593

Decision Date:
09/08/2013

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

2 The permission shall relate to the development as shown on Drawing Numbers:

101/4/3 Rev.A - Proposed Site Layout, and,
101/4/4 Rev.C - Scheme Drawing.

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

3 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, Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) 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.

3/2013/0541

Balderstone

Applications for full consent

Development Address:
Oaklands Higher Commons Lane
Baldertone Lancashire BB2 7LR

Development Description:
Remove existing conservatory and build new extension to rear. Extend existing garage. Remove the concrete roof tiles and re-slate the whole roof with grey slate, replace white uPVC windows with brown uPVC windows.

Grid Reference
374170 441987

Decision Date:
09/08/2013

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: 003 & 004

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

3 The external materials shall match in colour, form and texture those of the existing building and there shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason: To 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 2008-2028 (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

4 The window(s) on the North East elevation of the building adjacent to the neighbouring dwelling of Ingleside shall be obscure glazed 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, Polices DMG1 and DMH5 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

5 Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK. The building contractors shall take additional care when removing fascia boards, verge tiles & ridge tiles.

Timing of works

Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand these should be lifted and not dragged.

Maternity roosts - 1st of October to 1st of May
Summer roosts - 1st of September to 1st of May
Hibernation roosts - 1st of May to 1st of October
Mating/swarming roosts - 1st of November to 1st of August

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: To ensure that no adverse effects on the favourable conservation status of a bat population and to protect the bat population from damaging activities and reduce or remove the impact of development in

3/2013/0544

Decision Date:
09/08/2013

Billington and Langho
Applications for full consent

Development Address:
Sherwood York Lane Langho
Lancashire BB6 8DW

Development Description:
Proposed rear single storey extension and side second storey extension plus re-roofing front roof slope.

Grid Reference	
370489	433849

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: 20:13:1027:2

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

3 Site contractors & site project managers shall be made aware of the legal protection afforded all species of bats in the UK. The building contractors shall take additional care when removing fascia boards, verge tiles & ridge tiles.

Timing of works:

Avoid removing roofing materials between May & August, remove lower roof tiles, battens & under felt carefully by hand.

Maternity roosts - 1st of October to 1st of May
Summer roosts - 1st of September to 1st of May
Hibernation roosts - 1st of May to 1st of October
Mating/swarming roosts - 1st of November to 1st of August

In the event that any bats are found or disturbed during any part of the development/roofing work, all work shall cease until further advice has been sought from a licensed ecologist.

Reason: To ensure that no adverse effects on the favourable conservation status of a bat population in accordance with Policy ENV7 of the Ribble Valley Districtwide Local Plan and Policy DME3 of the Ribble Valley Core Strategy 2008-2028 (Regulatio

3/2013/0545

Longridge
Applications for full consent

Development Address:
3 Fleming Square Longridge
Lancashire PR3 3RT

Grid Reference
360626 437164

Development Description:
Proposed single storey rear extension and internal alterations.

Decision Date:
09/08/2013

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 0426/93 Drawing no. 10 (Proposed and Existing Plans) and 0426/93 Drawing No. 11A.

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 Policies G1 and ENV16 of the Ribble Valley Districtwide Local Plan, the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" and Core Strategy 2008-2028 Regulation 22 Submission Draft Policies DMG1, DME4 and DMH5.

3/2013/0556

Ribchester
Applications for full consent

Development Address:
Rowan Garth Stoneygate Lane
Knowle Green Lancashire

Grid Reference
364736 437497

Development Description:
Proposed single storey side (North) extension and single storey porch extension to the rear (East).

Decision Date:
14/08/2013

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 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 9th July 2013 carrying drawing reference: 2954/200a.

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

3 The external materials shall match in colour, form and texture those of the existing building and there shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason: To 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".

3/2013/0557

Chipping

Applications for full consent

Development Address:
Cragg House Out Lane Chipping Lancashire PR3 2NQ

Development Description:
Proposed change of use from holiday let to residential unit.

Grid Reference
374170 441987

Decision Date:
09/08/2013

Officer: Mark Baldry
Decision Type: REFUSED

1 The proposed change of use would not be in accordance with the National Planning Policy Framework (NPPF) presumption in favour of sustainable development and it would be contrary to guidance within the Local Plan Policies G1, ENV1, H2, H15 and H23, Core Strategy (Regulation 22 Submission Draft) Policies DMG1, DME2, DMH1, DMH3 and DMH4 and guidance within the NPPF. The site is in a predominantly rural location and by virtue of its isolation in relation to the village of Chipping, it is considered to be an unsustainable location for the creation of a new dwelling. There are no exceptional circumstances that override this concern.

3/2013/0560

Simonstone

Certificate of Lawfulness - Proposed

Development Address:
Red Rock House Sabden Road Padiham Lancashire BB12 9AD

Development Description:
Application for a Certificate of Lawful Development for a proposed timber garage to the rear of the dwelling.

Grid Reference
378931 436004

Decision Date:
14/08/2013

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 The proposed works constitute permitted development under the Schedule to Part 1, Class E of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

3/2013/0565

Balderstone

Applications for full consent

Development Address:
Bowford Cottage Carr Lane Balderstone Lancashire BB2 7LN

Development Description:
Proposed erection of a single stroey porch to front elevation.

Grid Reference
374165 441802

Decision Date:
14/08/2013

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: DWG No: BC/01/13.

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

3 The external materials shall match in colour, form and texture those of the existing building and there shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason: To 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 2008-2028 (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

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 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, Policies DMG1 and DMH5 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2013/0570

Osbaldeston

Applications for full consent

Development Address:
Chamonix Osbaldeston Lane
Osbaldeston Lancashire BB2 7LT

Development Description:
Proposed remodelling of first floor bedroom, additional bedroom over garage, new roof pitch and replacement windows throughout.

Grid Reference	
364681	432047

Decision Date:
09/08/2013

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 This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 16th July 2013 carrying drawing No: PL-01 Rev A.

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

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 2008-2028 (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

3/2013/0576

Newton

Applications for full consent

Development Address:
Bowland House Newton-in-Bowland
Lancashire BB7 3DY

Development Description:
Proposed Oak Framed Orangery extension.

Grid Reference	
369756	450501

Decision Date:
09/08/2013

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

2 The building shall be faced in natural stone and roofed in a natural slate to match those on the existing building unless alternative materials have first been agreed in writing with the Local Planning Authority.

Reason: In accordance with Policies G1 and ENV1r of the Ribble Valley Districtwide Local Plan, policies DMG1, EN2, DME2, EN5 and DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings" ensuring a satisfactory standard of external appearance given the location of the property in the Newton Conservation Area

3 The permission shall relate to the development as shown on Plans Reference: 17506/03 and 17506/04.

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: 16 August 2013

3/2013/0577

Chipping

Alter or Extend a Listed Building

Development Address:

Brabins Almshouses 29-33 Windy Street Chipping Lancashire PR3 2GD

Grid Reference

362328 443214

Development Description:

Proposed erection of a heritage plaque to the front of the property. To be fixed to the wall using stainless steel rawlbolts that would be fixed into the mortar course so as not to damage the stonework.

Decision Date:

09/08/2013

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

2 The exact siting of the plaque shall be submitted to and approved in writing before the implementation of the works.

Reason: In order to safeguard the character and appearance of the listed building and conservation area in accordance with Policies ENV16, ENV19 and ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3 The plaque shall be fixed to wall mortar only and not wall stonework.

Reason: In order to safeguard the historic fabric of the listed building in accordance with Policies ENV19 and ENV20 of the Ribble Valley Districtwide Local Plan and Policy DME4 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft.

3/2013/0578

Chipping

Alter or Extend a Listed Building

Development Address:

Wolfen Hall Chipping Preston Lancashire

Grid Reference

360662 444765

Development Description:

New porch to front elevation.

Decision Date:

09/08/2013

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building because of the porch's incongruity and dominance in the formal and symmetric front elevation, the prominence given to a secondary element of the facade and the obscuring of important historic features.

3/2013/0579

Chipping

Applications for full consent

Development Address:

Wolfen Mill Chipping Preston Lancashire PR3 2NZ

Grid Reference

360662 444765

Development Description:

New porch to front elevation.

Decision Date:

09/08/2013

Officer: Adrian Dowd

Decision Type: REFUSED

1 The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building because of the porch's incongruity and dominance in the formal and symmetric front elevation, the prominence given to a secondary element of the facade and the obscuring of important historic features. This is contrary to Policies ENV19, G1 and H10 of the Ribble Valley Districtwide Local Plan, National Planning Policy Framework paragraph 131 (the desirability of sustaining and enhancing significance and of new development making a positive contribution to local character and distinctiveness) and paragraph 132 (great weight to the conservation of a designated heritage asset), adopted Supplementary Planning Guidance 'Extensions and Alterations to Dwellings' and Ribble Valley Core Strategy Regulation 22 Submission Draft Policies DME4 and DMG1.

Planning Applications decided week ending: 16 August 2013

3/2013/0580

Decision Date:
15/08/2013

Simonstone
Certificate of Lawfulness - Proposed

Development Address:
24 Furness Avenue Simonstone
Lancashire BB12 7SU

Development Description:
Application for a Lawful Development Certificate for a proposed Dormer Extension to front elevation and raising of existing rear dormer.

Grid Reference	
377042	434263

Officer: Mark Baldry
Decision Type: APPROVED NO CONDITIONS

1 The proposed works constitute permitted development under Schedule 2, Part 1, Class A-H of the GPDO.

3/2013/0581

Decision Date:
14/08/2013

Clitheroe
Applications for full consent

Development Address:
11 St Pauls Close Clitheroe
Lancashire BB7 2NA

Development Description:
Proposed demolition of existing garage and porch, proposed new porch and single storey side and rear extension.

Grid Reference	
373259	441638

Officer: Claire Booth
Decision Type: REFUSED

1 The proposal is considered contrary to Policies G1 and H10 of the Districtwide Local Plan and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings and Policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) in that the proposal represents an over-intensification of the site resulting in a cramped form of development which would be to the serious detriment of residential amenity by virtue its overbearing and oppressive impact on adjoining neighbours.

2 The proposal is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) in that it would lead to conditions to the detriment of highway safety. This is due to the removal of the garage and building upon land currently available for car parking reducing the available off street parking for this property to the extent that the remaining driveway could not accommodate the required three vehicles for this proposed four bed property.

3/2013/0650

Decision Date:
14/08/2013

Hothersall
Observations to Another Local Auth

Development Address:
Hillside Special School Ribchester Road Hothersall Lancashire

Development Description:
Proposed new building on an existing school site, providing sixth form accommodation (non-residential) eleven additional car park spaces and associated landscaping.

Grid Reference	
361961	437177

Officer: Mark Baldry
Decision Type: NO OBJECTIONS