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RIBBLE VALLEY BOROUGH COUNCIL

Planning Applications decided week ending: 27 September 2013

3/2013/0349

Decision Date: 27/09/2013

Wiswell

Applications for full consent

Development Address:
2 Chapel Fold Wiswell Lancashire BB7 9DE

Grid Reference 374543 437411

Development Description:
Proposed alterations to form new entrance into dwelling as well as relocating window to front elevation. The proposal also included first floor extension above new entrance to form new bathroom. Material to match existing dwelling.

Officer: Claire Booth
Decision Type: REFUSED

1 By virtue of its scale, design, massing, materials and siting the proposed extension to the terraced property would result in an incongruous, dominant and visually prominent addition that would be out of keeping with the style, character and appearance of the original dwelling, a designated heritage asset, and those adjacent, also designated heritage assets, the approval of which would also be to the detriment of the character, appearance and significance of Wiswell Conservation Area. The proposal is therefore considered contrary to the provisions of Policies G1, ENV16, and H10 of the Districtwide Local Plan, the Council's adopted SPG on alterations and extensions to dwellings, Policies DMG1, DME4 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and Sections 7 and 11 of the National Planning Policy Framework.

3/2013/0620

Decision Date: 23/09/2013

Ribchester

Discharge of Conditions

Development Address:
Moor House Farm Clitheroe Road Knowle Green Lancashire PR3 2YS

Grid Reference 364846 438184

Development Description:
Application for the discharge of condition no. 3 (manure storage details) of planning permission 3/2013/0249P.

Officer: Claire Booth
Decision Type: APPROVED WITH CONDITIONS

1 Condition no.3 has been discharged.

The permission shall relate to the development as shown on the amended drawing, Drawing No: 110 P, received on the 18 September 2013.

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

2 The north east gable elevation of the building hereby permitted shall remain open in perpetuity and shall not be enclosed without the written consent of the Local Planning Authority.

REASON: To ensure the building can be used efficiently for its intended purpose as a muck store in the interests of protecting residential amenity and to prevent pollution of the water environment, in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft).

3/2013/0696

Decision Date: 25/09/2013

Clitheroe

Applications for full consent

Development Address:
St Michael and St Johns Social Centre and Parish Hall Lowergate Clitheroe BB7 1AG

Grid Reference 374412 441764

Development Description:
Erection of new gated fence across walkway, fitted to the existing hinge pins. Re-submission.

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 Number: 2916/100.

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

3 The gates shall open away from the highway.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the RIbble Valley Core Strategy (Regulation 22 Submission Draft) and to prevent the gates from obstructing the highway causing a hazard.

3/2013/0698

Decision Date: 25/09/2013

Balderstone

Certificate of Lawfulness - Proposed

Development Address:
Lund Hall Bowfield Lane
Balderstone BB2 7LD

Development Description:
Lawful Development Certificate for a proposed conversion of the existing attached outbuilding to the rear to form additional living accommodation associated with the existing dwellinghouse.

Grid Reference	
362341	431826

Officer: Daniela Ripa
Decision Type: APPROVED NO CONDITIONS

1 The proposal constitutes lawful permitted development under Part 1 of Schedule 2 Classes A-H of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

3/2013/0700

Decision Date: 20/09/2013

Wilpshire

Applications for full consent

Development Address:
4 Knowsley Road Wilpshire BB1 9PX

Development Description:
Proposed front porch to replace existing smaller porch

Grid Reference	
368657	431859

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: 13/2073/1

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

3/2013/0702

Decision Date: 23/09/2013

Clitheroe

Applications for full consent

Development Address:
26 Bracken Hey Clitheroe BB7 1LW

Development Description:
Single storey extension to the existing house adjoining the garage.

Grid Reference	
374170	441987

Officer: Stephen Kilmartin
Decision Type: REFUSED

1 The proposed extension would result in an unsympathetic addition being afforded a level of visual dominance within the streetscene that would undermine both the character and visual amenity of the immediate area. As such the proposal is contrary to policies G1 and H10 of the Ribble Valley Districtwide Local Plan and policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and the Local Planning Authority's Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

2 The proposal by virtue of its design and orientation is considered contrary to Policies G1 and H10 of the Districtwide Local Plan, policies DMG1 and DMH5 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) and the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings as a result being detrimental to the residential amenities of neighbouring occupiers with an adverse impact on privacy.

3/2013/0703

Ribchester

Applications for full consent

Development Address:
Goose Chase Preston Road
Ribchester PR3 3XL

Development Description:
Two storey rear extenson and dormer. Skylights to front elevation.

Grid Reference	
364604	435652

Decision Date:
26/09/2013

Officer: Claire Booth
Decision Type: REFUSED

1 The proposals by virtue of their scale, design and massing are considered contrary to Policies G1, ENV3 and H10 of the Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings and policies DMG1, EN2, DME2 and DMH5 of the Core Strategy Regulation 22 Submission Draft. They would result in incongruous, dominant and un-harmonious extensions that would seriously harm the character and appearance of the dwelling and adversely affect the visual amenities of the street scene and the locality.

2 The proposals by virtue of the extent of projection and proximity to the shared boundary with Australitz are considered contrary to Policies G1 and H10 of the Districtwide Local Plan, the Council's adopted Supplementary Planning Guidance on alterations and extensions to dwellings, and Policies DMG1, EN2, DME2 and DMH5 of the Core Strategy Regulation 22 Submission Draft. The two storey rear extension would overshadow neighbouring windows and part of the garden area resulting in an overbearing and oppressive development which would adversely affect the residential amenities of this adjacent dwelling.

3/2013/0705

Billington and Langho

Applications for full consent

Development Address:
Sudden Stud Whalley Old Road
York Village BB6 8DU

Development Description:
Erection of sectional timber stables for private use

Grid Reference	
370913	433495

Decision Date:
25/09/2013

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: S13/092/2.

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

3 The development hereby approved shall be constructed from tanalised horizontal shiplap boarding whilst the roofing shall be finished in Natural Grey Fibrecement sheeting.

Reason: To ensure a satisfactory external appearance in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft).

4 The development hereby approved shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

Reason: In order to safeguard nearby residential amenities and ensure that the development has no adverse impact upon the Green Belt as provided for within Policies G1 and ENV4 of the Ribble Valley Districtwide Local Plan and Policy DMG1 of the Ribble Valley Core Strategy 2008-2028 (Regulation 22 Submission Draft and Paragraph 89 of the National Planning Policy Framework.

3/2013/0706

Clitheroe

Applications for full consent

Development Address:

7 Beverley Drive Clitheroe BB7 1HY

Decision Date:

24/09/2013

Development Description:

Proposed extension to dwelling including demolition of flat roof section of dwelling

Grid Reference	
373958	440790

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:

01: 233/02A - Amended 24th September 2013.
02: 233/03A - Amended 24th September 2013.

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

3 The building shall be faced and roofed in materials to match those on the existing building respectively unless alternative materials have first been agreed in writing with the Local Planning Authority.

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 G1of the Ribble Valley Districtwide Local Plan and policies DMG1 and DME2 of the Ribble Valley Core Strategy (Regulation 22 Submission Draft) ensuring a satisfactory standard of appearance.

3/2013/0707

Longridge

Outline

Development Address:

Bolton Fold Farm Alston Lane Alston PR3 3BN

Decision Date:

23/09/2013

Development Description:

Outline application for proposed erection of a single dwelling

Grid Reference	
360118	435369

Officer: Graeme Thorpe

Decision Type: APPROVED WITH CONDITIONS

1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates.

(a) The expiration of three years from the date of this permission; or

(b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

2 The permission shall relate to the development as shown on proposed site layout plan, drawing number TRI-1062-01.

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

3 Detailed plans indicating the site layout, the design and external appearance of the building, facing materials, landscape and boundary treatment, access onto the site, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

Reason: To comply with Policies G1, H2, ENV3 and ENV13 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policies DMG1, DME2 and DMH3 and Key Statement EN2. In order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission with all matters reserved.

4 The layout of the development shall include provisions to enable vehicles to enter and leave the highway in forward gear. The vehicular turning space shall be laid out and be available for use before the development is brought into use.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1. Vehicles reversing to and from the highway are a hazard to other road users.

5 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. In accordance within guidance contained within the Wildlife & Countryside Act 1981 as amended and The Conservation [Natural Habitats & c.] Regulations 1994.

6 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan, and Core Strategy 2008/2028 Regulation 22 Submission Draft Policy DMG1.

7 No development shall take place until details of the provisions to be made for building dependent species of conservation concern artificial bird nesting boxes and/or artificial bat roosting sites have been submitted, and approved by the local planning authority.

The details shall be submitted on a building dependent bird/bat species development site plan. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated -north/north east elevations for birds & elevations with a minimum of 5 hours morning sun for bats.

The artificial bird/bat boxes shall be incoporated into those dwellings/buildings during the actual construction of those individual identified on the submitted plan before the development is first brought into use, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that bird and bat species are protected and their habitat enhanced, in accordance with the Wildlife & Countryside Act 1981 as am

3/2013/0809

Application for tree works

Development Description:
Fell 2 sycamores and replace with ornamental sumak

Grid Reference
369649 450490

Decision Date:
20/09/2013

Development Address:
Salisbury Hall Newton in Bowland
Clitheroe BB7 3DZ

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

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

3 2x replacement trees - 1x Sumac and 1 from either Oak, or Lime, or Beech - shall be planted in suitable locations within the garden of Salisbury Hall within 1 year of the completion of felling works undertaken by permission of this consent.

4 All works granted consent must be completed within 2 years of the date of consent.

3/2013/0831

Longridge

Application for tree works

Development Description:
Crown lift sycamore & oak, deadwood oak and other trees and remove oak

Grid Reference
360979 436972

Decision Date:
26/09/2013

Development Address:
3 Alston Court Longridge Preston
PR3 2XD

Officer: David Hewitt
Decision Type: APPROVED WITH CONDITIONS

1 All tree work hereby granted consent shall be in accordance with BS3998 for tree work

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

3 Consent is hereby granted for Crown Lifting of T1 and T4 to give clearance to vehicles/pedestrians in accordance with the details included in the application as submitted.

4 Consent is hereby granted for dead wood pruning to all trees as necessary

5 All works granted consent must be completed within 2 year[s] of the date of consent.