

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

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Town and Country Planning Act 1990



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Class Q (Agricultural Buildings to Class C3 Dwellinghouses) of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015

APPLICATION NO: 3/2019/0760

DECISION DATE: 17 October 2019

DATE RECEIVED: 23/08/2019

APPLICANT:

C/o John Pallister
The Coach House
28 Duck Street
Clitheroe
BB7 1LP

AGENT:

Craven House
Brook View
Carleton
Skipton
BD23 3EX

PARTICULARS OF DEVELOPMENT: Change of use of existing agricultural building to a dwelling under class Q (a) and (b).

AT: Lane Side Barn Grindleton Road Grindleton BB7 4QH

Ribble Valley Borough Council hereby give notice the prior approval of the authority is **GIVEN** for the development permitted by the above Order and as described above subject to the following conditions:

- 1 The development hereby permitted shall be completed before the expiration of three years of the date of this prior approval.

Reason: To conform with Class Q of Part 3 of Schedule 2 of the Town and Country Planning (England) (General Permitted Development) Order 2015.

- 2 The permission shall relate to the development as shown on drawing 2841.2B (amended 26 Sept 2019).

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

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- 3 Precise specifications or samples of all external surfaces of the development hereby permitted shall have been submitted to and approved by the Local Planning Authority before their use in the proposed development.

Reason: To ensure that the materials to be used are appropriate to the locality and in the interests of the character and appearance of the building.

- 4 The curtilage of the dwelling hereby granted consists solely of the area outlined in red on the approved drawings. The curtilage must not extend beyond this area.

Reason: To ensure the proposal accords with the provisions of the Town and Country Planning (England) (General Permitted Development) Order 2015 and to enable the Local Planning Authority to control the development in detail.

- 5 Before their use in the development details of boundary treatments to the curtilage shall have been submitted to, and agreed in writing by the Local Planning Authority and the dwelling shall not be occupied until the boundary treatments associated with the development have been erected. Once erected they should be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the materials to be used are appropriate to the locality and in the interests of the character and appearance of the building.

- 6 The vehicle parking areas and provisions to enable vehicles to enter and leave the highway in a forward gear shall be laid out and be available for use before construction and/or demolition works begin and thereafter retained.

Reason: Vehicles reversing to and from the highway are a hazard to other road users and to allow for the effective use of the parking areas.

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

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

- 8 Notwithstanding the specification indicated on the submitted drawings, all new and replacement rainwater goods shall be in cast iron or cast aluminium.

Reason: In order to preserve the character and appearance of the building and to protect the appearance of the area.

- 9 Prior to the extraction flue being first brought into use all external parts of the flue and cowl and associated fittings shall be coloured black/ a dark matt finish and retained as such at all times in the future unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and in the interests of the character and appearance of the building.

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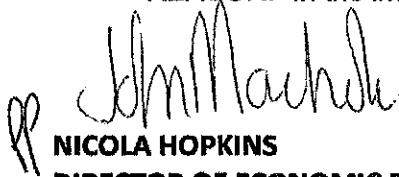
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- 10 The proposed Velux roof lights shall be of Conservation Type, recessed with a flush fitting, and shall be retained as such at all times.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

- 11 Prior to the first occupation of the dwelling, all existing buildings which are shown to be demolished on the approved plans shall have been demolished and all resultant materials and debris shall have been removed from the site.

REASON: In the interests of visual amenity.



**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**