

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2017/0791

**DECISION DATE:** 27 October 2017

**DATE RECEIVED:** 11/08/2017

**APPLICANT:**

Mr M Robinson  
20 Shays Drive  
Clitheroe  
BB7 1LL

**AGENT:**

AJH Associates  
21 Deanfield Court  
Clitheroe  
Lancs  
BB7 1QS

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**DEVELOPMENT PROPOSED:** Part retrospective consent for infilling stone boundary wall. Alteration to include a new doorway and parapet roof.

**AT:** 12b Duck Street Clitheroe BB7 1LP

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings 3319-100b, 3319-100c, 3319-101, 3319-102 (all received 27/09/2017).

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments and to clarify which plans are relevant to the consent.

2. The blockwork wall hereby permitted shall be completed in accordance with the approved plans and painted to match the existing rendered section of wall from which it extends before the expiration of 3 months from the date of this permission.

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 DMG1, EN2, EN5 and DME2 of the Ribble Valley Core Strategy.

3. Notwithstanding the submitted details, the proposed door shall match those of the existing building in respect of materials used, detailed execution and finished appearance unless agreed otherwise 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 Policies DMG1, EN2, EN5 and DME2 of the Ribble Valley Core Strategy.

P.T.O.

**Note(s)**

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.

**JOHN HEAP**  
**DIRECTOR OF COMMUNITY SERVICES**