



PLANNING, BUILDING CONTROL AND REGULATORY SERVICES

Town Hall, Market Street, Nelson,
Lancashire BB9 7LG

Town & Country Planning Act 1990
Town & Country Planning
(Development Management Procedure) Order (England) 2015

GRANT OF PLANNING PERMISSION

Application Ref: 23/0178/VAR

Applicant:
Mr G Griffin
c/o agent
c/ agent
c/o agent
BB12 7NG
England

Agent:
Mr Brian Sumner
Suite 4a, Ribble Court, 1 Mead Way
Shuttleworth Mead Business Park
Padiham
BURNLEY
BB127NG

Under the provisions of the above mentioned Act and Order, **Pendle Borough Council** as Local Planning Authority hereby grants planning permission for:-

Proposal: Variation of Condition: Removal of Condition 4 (Holiday purpose only) of Planning Permission 18/0170/FUL.

At: Land To The North West Of Letcliffe House Manchester Road Barnoldswick

Decision Date: 7th June 2023

In Accordance with the application and plan(s) submitted to the Council on 27th March 2023 **Subject to following conditions:-**

CONDITIONS:

- 1 The proposed development hereby permitted shall be begun before the expiration of three years from 26th June 2018.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan (Drawing Number - GRIF/02 Dwg 02 - Amendment A) and Proposed Plans and Elevations (GRIF/02 Dwg 03).

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The materials shall be in accordance with the samples agreed in Condition Discharge Ref: 19/0859/CND.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

- 4 The drainage scheme shall be in operation, providing separate systems for foul and surface waters and constructed and completed in accordance with the approved Condition Discharge Ref: 19/0859/CND, plan 3492/101, before the dwelling is occupied.

Reason: To control foul and surface water flow disposal and prevent flooding.

- 5 The proposed development shall not be brought into use unless and until the car parking provision has been constructed, surfaced, sealed, drained and marked out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The two parking spaces and turning area shall thereafter always remain unobstructed and available for parking and turning purposes.

Reason: In order to provide sufficient off street parking for the development in the interests of highway safety.

- 6 The landscaping scheme agreed in Condition Discharge Ref: 19/0859/CND, plan No. 3492/101a shall be implemented in its entire approved form within the first planting season following the substantial completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage.

Reason: To ensure that the development is adequately landscaped so as to integrate with its surroundings and that appropriate replacement trees are provided on the site to compensate for those removed.

REASONS FOR APPROVAL:

- 1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposal is acceptable in terms of design, materials and impacts on the conservation area and it would not unduly adversely impact on amenity. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

POLICIES:

All Development Plan policies and proposals relevant to this decision and which form part of this decision notice are specified below:

CS Policy ENV1 - Protecting and Enhancing Our Natural and Historic Environments
CS Policy ENV2 - Achieving Quality in Design and Conservation
CS Policy ENV4 - Promoting Sustainable Travel
CS Policy LIV1 - Housing Provision and Delivery
RPLP Policy 31 - Parking
SPDCAG - Conservation Area Design and Development Guidance Supplementary Planning Document

Application Reference	20/0183/FUL
Description of Works	NEW BUILD BUNGALOW
Site Address	LAND TO THE NORTH WEST OF LETCLIFFE HOUSE MANCHESTER ROAD BARNOLDSWICK LANCASHIRE
Client Name	Glynn Griffin

Site Inspection History

Date and time of inspection	Inspection Type	Inspection Notes	Observers of the inspection	Inspecting Officer
27.05.20 12:51	Damp Proof Course	Attended site at the builders request. Blockwork all now up to damp proof course level with ample cavity ties fitted. Project then to be put on hold indefinitely. Informed the builder the owner will need to submit amended plans at the stage it restarts as the house will eventually be split level due to the excessive falls on the site.		Andrew Heap
06.05.20 14:49	Commencement	Attended site at the builders request. Foundations excavated to 1100mm deep onto stone and clay. Ok to concrete.		Andrew Heap

This inspection report is restricted to requirements covered by Building Regulations current at that time. It does not constitute evidence that the Building Regulations have been satisfied until a completion/final certificate has been issued for the project. It remains the responsibility of the person carrying out the work to ensure that the work complies with the Building Regulations. A certificate given in accordance with this regulation shall be evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with.

