

PLANNING PERMISSION

Town and Country Planning Act 1990

Applicant:

J Duckworth
Hardacre Barn Hardacre Lane Whittle-Le-Woods Chorley PR6 7PQ

Agent:

LMP Ltd
213 Preston Road Whittle Le Woods Chorley Lancashire PR6 7PS

Application Number
07/01099/FUL

Date Received
25 September 2007

The Development:

Erection of detached dwelling, incorporating existing detached double garage,

Location:

Hardacre Barn Hardacre Lane Whittle-Le-Woods Chorley PR6 7PQ

Chorley Borough Council (the Local Planning Authority) gives notice of its decision to grant **Planning Permission** for the development, subject to the following conditions -

1. The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of this permission or unless otherwise first agreed to in writing by the Local Planning Authority.

Reason: To define the permission and in the interests of the proper development of the site.

2. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.

4. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

5. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.



6. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

7. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A to E) or any Order revoking or re-enacting the Order, no alterations or extensions shall be undertaken to any dwelling hereby permitted.

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

9. All windows in the first floor of the building's north-east elevation shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring properties and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

10. All windows shall be constructed from timber as indicated in the letter dated the 12th November 2007.

Reason: In the interests of the character and appearance of the building and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

11. The development hereby permitted shall not commence until a desktop study, site walkover and risk assessment has been carried out to identify any potential sources of land contamination associated with this development site, and a report submitted and approved in writing by the Local Planning Authority. If the potential for contamination is confirmed, further studies by the developer to assess the risks and identify and appraise the options for remediation will be required. The development shall thereafter only be carried out following the remediation of the site in accordance with the measures stipulated in the agreed report.

Reason: To protect the environment and to prevent harm to human health by ensuring that the land is remediated to an appropriate standard and in accordance with Policy No. EP16 of the Adopted Chorley Borough Local Plan Review.

12. During the construction period, all trees to be retained shall be protected by a chestnut palisade fence of minimum height 1 metre placed at a distance from the tree trunk equivalent to the crown spread of the trees, or as may otherwise be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained.

Please Note : The permission hereby granted does not convey any right or approval to build on, or develop any land that is not fully owned or controlled by the applicant, including party boundaries. Applicants should satisfy themselves that the agreement of the adjoining land owner has been given prior to work commencing on site.



Please Note: During site works the contractor shall pay full regard to the best practicable means available in respect of the control of noise and dust from the site.

Please Note : The approved plans are:

Plan Ref.	Received On:	Title:
07/081/PO2	25 th September 2007	Proposed Site Plan
S07/324	25 th September 2007	Topographical Land Survey
07/081/PO1A	12 th November 2007	Location & Site Plan
07/081/SK03B	12 th November 2007	Front & Side Elevation; First Floor Plan
07/081/SK02B	12 th November 2007	Rear & Side Elevation; Ground Floor Plan

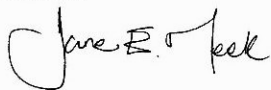
This decision has been made having regard to:

The policies of the Development Plan which comprises the Regional Planning Guidance for the North West (2003), the Joint Lancashire Structure Plan (2005), and the Adopted Chorley Borough Local Plan Review (2003); and

All other relevant planning guidance, including supplementary planning guidance.

Signed:

Date: 14 April 2008



Jane E. Meek BSc (Hons) DipTP MRTPI

Director of Development and Regeneration, Chorley Borough Council, Civic Offices, Union Street, Chorley, Lancashire, PR7 1AL

Please read the notes attached to this notice with great care. They will help you to understand this decision, your rights and other things you may have to do

