

Householder Planning Application

P1H

Town and Country Planning Act 1990

You may use this form to apply for planning permission to alter or extend your house or erect a building within the boundary.

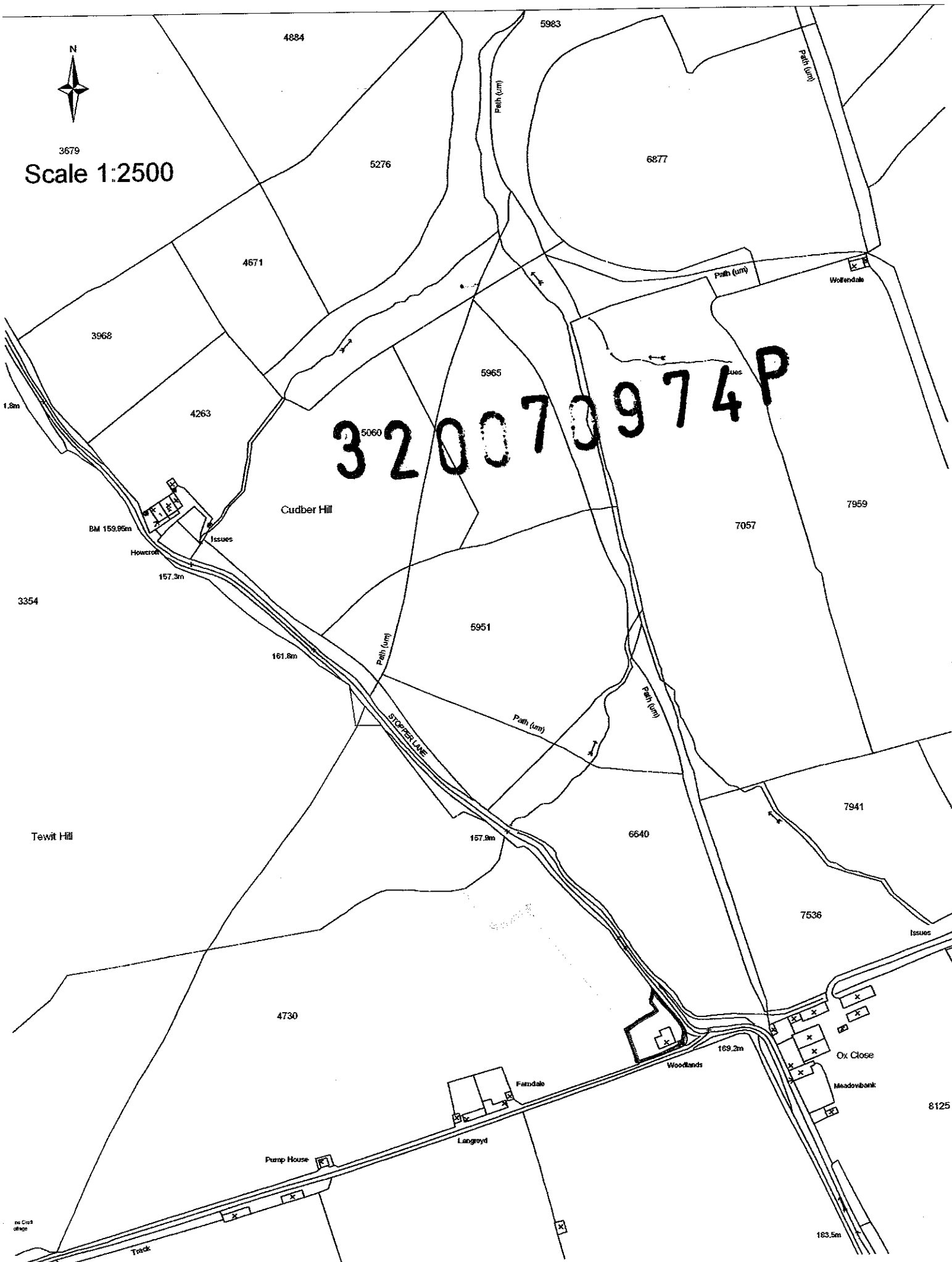
For any other Planning Application use form P1.

Please read the notes overleaf and then answer all the following questions:

Application No.	
Date received	320070974P
Fee paid £	Receipt No.

Question 1 Your Name and Address Mr. D. Farnimond Woodlands Stopper Lane Rimington Postcode Tel. No:	Question 1a The Name and Address of any person acting for you Janet Dixon Town Planners Ltd 10A Whalley Road Clithorne Lancs BB7 1AW Mrs. J. Douglas
Question 2 Describe the proposed work and state the location if different from your address First floor extension	DIRECTOR OF DEVELOPMENT 17 OCT 2007 FOR THE ATTENTION OF Postcode
Question 3 Please state the main proposed external materials (for example, brick walls, colour, make, type) and show them on your detailed plan. Walls: Render Roof: Blue slate	
Question 4 Do you intend to demolish any buildings? If YES, please shown them on your detailed plan.	Please state Yes or No No
Question 5 Do you intend to construct any new access to a road or back street or alter an existing one? If YES, please show it on your detailed plan	No
Question 6 Are there any trees on the site? If YES, please show them on the detailed plan.	No
Question 7 Are any trees to be felled? If YES, please show which on the detailed plan.	No
Question 8 Please read and sign the following statements I wish to apply for planning permission for the development described in this application and the accompanying plans and enclose the fee of £ 135 Signed JG Douglas (Applicant/Agent) Date 17 October 2007 Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995 Certificate A I certify that on the day 21 days before the date of the accompanying application nobody, except the applicant was the owner of any part of the land to which the application relates None of the land to which the application relates is, or is part of, an agricultural holding Signed JG Douglas (Applicant/Agent) Date 17 October 2007	

Woodlands, Stopper Lane, Rimmington. BB7 4EJ



**STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR A DOMESTIC
FIRST FLOOR EXTENSION AT WOODLANDS, STOPPER LANE, RIMINGTON.**

THE SITE

Woodlands comprises a modern detached two storey property with an attached double garage, detached three car garage and stables. See photographs 1, 2, 3 and 4. The house has a hipped pitched blue slate roof and cream painted rendered walls. The bay windows and external door on the rear elevation have hipped roof detailing above them; as has the front elevation connecting to ground floor bay windows, see photographs 4 and 5

The attached garage is set considerably lower than the ground floor level of the dwelling and again is constructed with cream rendered walls and a blue slate hipped pitched roof. The detached garages are set slightly apart from the house at a lower level and beyond this is the stable block, see photograph 3.

Vehicle access to Woodlands is from Stopper Lane. The site is within open countryside outside the Area of Outstanding Natural Beauty as identified in the Ribble Valley district wide local plan.

The rear elevation faces Stopper Lane, see photographs 5 and 6. The attached garage and detached garage are well screened by existing trees shrubs and plants, in the fact the detached garage is completely screened from view along Stopper Lane. The front elevation is also very well screened from the surrounding countryside by existing mature trees and shrubs on the boundary of the property, see photograph 3

THE PROPOSED DEVELOPMENT

The proposed extension is to create an additional bedroom above the existing double garage. The extension will be at a significantly lower level than the main house and will consequently appear subordinate to the main dwelling. The stepped relationship between the house, the extension, the detached garage and the stables, following the contours and slope of the land will be maintained. The visual impact of the extension on the wider landscape will as a consequence be acceptable. In addition any impact of the extension on the landscape will be softened by the presence of trees and

shrubs on both sides of the property but in particular from close hand public views from Stopper Lane.

The proposal does not include any alteration to existing garages or access facilities.

**Judith Douglas
Janet Dixon Town Planners
10a Whalley Road
Clitheroe
Lancashire
BB7 1AW**

Tel: 01200 425051

October 2007

320070974P



3



4

320070974P

