



RIBBLE VALLEY  
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

For office use only

Application No.

320090116P

Date received

Fee paid £

Receipt No:

## Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council web sites  
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website  
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department

### 1. Applicant Name, Address and Contact Details

|                 |                  |             |       |                   |                  |
|-----------------|------------------|-------------|-------|-------------------|------------------|
| Title:          | Mr               | First name: | Aamir | Surname:          | Zulfi            |
| Company name:   |                  |             |       |                   |                  |
| Street address: | 78 Waterloo Road |             |       | Country Code      | National Number  |
|                 |                  |             |       | Telephone number: | Extension Number |
| Town/City:      | Clitheroe        |             |       | Mobile number:    |                  |
| County:         | Lancashire       |             |       | Fax number:       |                  |
| Country:        |                  |             |       | Email address:    |                  |
| Postcode:       | BB7 1NS          |             |       |                   |                  |

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

### 2. Agent Name, Address and Contact Details

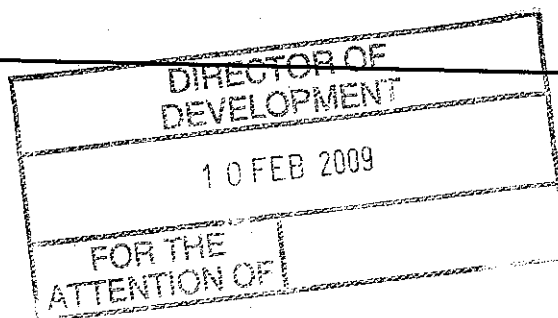
|                 |                           |             |        |                     |                  |
|-----------------|---------------------------|-------------|--------|---------------------|------------------|
| Title:          | Mr                        | First Name: | Khalid | Surname:            | Khan             |
| Company name:   | Khalid Khan & Associates  |             |        |                     |                  |
| Street address: | Majid House Whalley Range |             |        | Country Code        | National Number  |
|                 | 109 Whalley Range         |             |        | Telephone number:   | Extension Number |
| Town/City:      | Blackburn                 |             |        | Mobile number:      |                  |
| County:         | Lancashire                |             |        | Fax number:         |                  |
| Country:        |                           |             |        | Email address:      |                  |
| Postcode:       | BB1 6EE                   |             |        | khalid@kassoc.co.uk |                  |

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from Vacant Ground Floor Retail Shop (Class A1) to a Self Contained 1 Bedroomed Apartment.

Has the building, work or change of use already started? ☐ Yes ☒ No



#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:

78

Suffix:

House name:

Street address:

Waterloo Road

Town/City:

CLITHEROE

County:

Lancashire

Postcode:

BB7 1NS

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

374693

Northing:

442091

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

#### 8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

#### 9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

#### 10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

**Walls - description:**

Description of *existing* materials and finishes:

nil

Description of *proposed* materials and finishes:

nil

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

022/02/09/078A1

#### 11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-----------------|---------------------------|--------------------------------------------|----------------------|
| Cars            | 2                         | 2                                          | 0                    |

**12. Foul Sewage**

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☒

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown**13. Assessment of Flood Risk**Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ NoWill the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system☐ Main sewer☐ Pond/lake☐ Soakaway☐ Existing watercourse**14. Biodiversity and Geological Conservation**

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site☐ Yes, on land adjacent to or near the proposed development☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site☐ Yes, on land adjacent to or near the proposed development☒ No

c) Features of geological conservation importance

☐ Yes, on the development site☐ Yes, on land adjacent to or near the proposed development☒ No**15. Existing Use**

Please describe the current use of the site:

Retail Shop.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Confectionary Shop.

When did this use end (if known) (DD/MM/YYYY)? 01/01/2006

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ NoLand where contamination is suspected for all or part of the site? ☐ Yes ☒ NoA proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No**Application advice**

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment

**16. Trees and Hedges**Are there trees or hedges on the proposed development site? ☐ Yes ☒ NoAnd/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

**17. Trade Effluent**Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

## 18. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

### Social Rented Housing - Proposed

|                   | Number of bedrooms |   |   |    |         |
|-------------------|--------------------|---|---|----|---------|
|                   | 1                  | 2 | 3 | 4+ | Unknown |
| Houses            |                    |   |   |    |         |
| Flats/Maisonettes | 1                  |   |   |    |         |
| Live-Work units   |                    |   |   |    |         |
| Cluster flats     |                    |   |   |    |         |
| Sheltered housing |                    |   |   |    |         |
| Bedsit/Studios    |                    |   |   |    |         |
| Unknown           |                    |   |   |    |         |

Proposed Social Rented Housing Total

### Social Rented Housing - Existing

|                   | Number of bedrooms |   |   |    |         |
|-------------------|--------------------|---|---|----|---------|
|                   | 1                  | 2 | 3 | 4+ | Unknown |
| Houses            |                    |   |   |    |         |
| Flats/Maisonettes |                    |   |   |    |         |
| Live-Work units   |                    |   |   |    |         |
| Cluster flats     |                    |   |   |    |         |
| Sheltered housing |                    |   |   |    |         |
| Bedsit/Studios    |                    |   |   |    |         |
| Unknown           |                    |   |   |    |         |

Existing Social Rented Housing Total

### Overall Residential Unit Totals

|                                  |   |
|----------------------------------|---|
| Total proposed residential units | 1 |
| Total existing residential units | 0 |

## 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain or change of use of non-residential floorspace? ☒ Yes ☐ No

| Use class/type of use |                                     | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|-----------------------|-------------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| A1                    | Shops                               | 46.0                                               |                                                                                     |                                                                                         | 0.0                                                                            |
| A1                    | Net Tradable Area                   |                                                    |                                                                                     |                                                                                         |                                                                                |
| A2                    | Financial and professional services |                                                    |                                                                                     |                                                                                         | 0.0                                                                            |
| A3                    | Restaurants and cafes               |                                                    |                                                                                     |                                                                                         | 0.0                                                                            |
| A4                    | Drinking establishments             |                                                    |                                                                                     |                                                                                         | 0.0                                                                            |
| A5                    | Hot food takeaways                  |                                                    |                                                                                     |                                                                                         | 0.0                                                                            |
| B1 (a)                | Office (other than A2)              |                                                    |                                                                                     |                                                                                         | 0.0                                                                            |
| B1 (b)                | Research and development            |                                                    |                                                                                     |                                                                                         | 0.0                                                                            |
| B1 (c)                | Light industrial                    |                                                    |                                                                                     |                                                                                         | 0.0                                                                            |
| B2                    | General industrial                  |                                                    |                                                                                     |                                                                                         | 0.0                                                                            |
| B8                    | Storage or distribution             |                                                    |                                                                                     |                                                                                         | 0.0                                                                            |
| C1                    | Hotels and halls of residence       |                                                    |                                                                                     |                                                                                         | 0.0                                                                            |
| C2                    | Residential institutions            |                                                    |                                                                                     |                                                                                         | 0.0                                                                            |
| D1                    | Non-residential institutions        |                                                    |                                                                                     |                                                                                         | 0.0                                                                            |
| D2                    | Assembly and leisure                |                                                    |                                                                                     |                                                                                         | 0.0                                                                            |
| Other                 |                                     |                                                    |                                                                                     |                                                                                         | 0.0                                                                            |
| Other                 |                                     |                                                    |                                                                                     |                                                                                         |                                                                                |
| Total                 |                                     | 46.0                                               | 0.0                                                                                 | 0.0                                                                                     | 0.0                                                                            |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class | Types of use             | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|-----------|--------------------------|----------------------------------------------------------|-------------------------------------------------|----------------------|
| C1        | Hotels                   | 0                                                        | 0                                               | 0                    |
| C2        | Residential institutions | 0                                                        | 0                                               | 0                    |
| Other     |                          | 0                                                        | 0                                               | 0                    |
| Other     |                          |                                                          |                                                 |                      |

**20. Employment**

If known, please complete the following information regarding employees:

|                    | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 0         | 0         | 0                              |
| Proposed employees | 0         | 0         | 0                              |

**21. Hours of Opening**

If known, please state the hours of opening for each non-residential use proposed:

| Use | Monday to Friday |          | Saturday   |          | Sunday and Bank Holidays |          | Not Known |
|-----|------------------|----------|------------|----------|--------------------------|----------|-----------|
|     | Start Time       | End Time | Start Time | End Time | Start Time               | End Time |           |

**22. Site Area**

What is the site area?

**23. Industrial or Commercial Processes and Machinery**

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ☐ Yes ☒ No

**24. Hazardous Substances**

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

**25. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

**26. Certificates (Certificate A)****Certificate of Ownership - Certificate A****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title:  First name:  Surname:

Person role:  Declaration date:  ☒ Declaration made

**26. Certificates (Agricultural Holdings Certificate)****Agricultural Holding Certificate****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

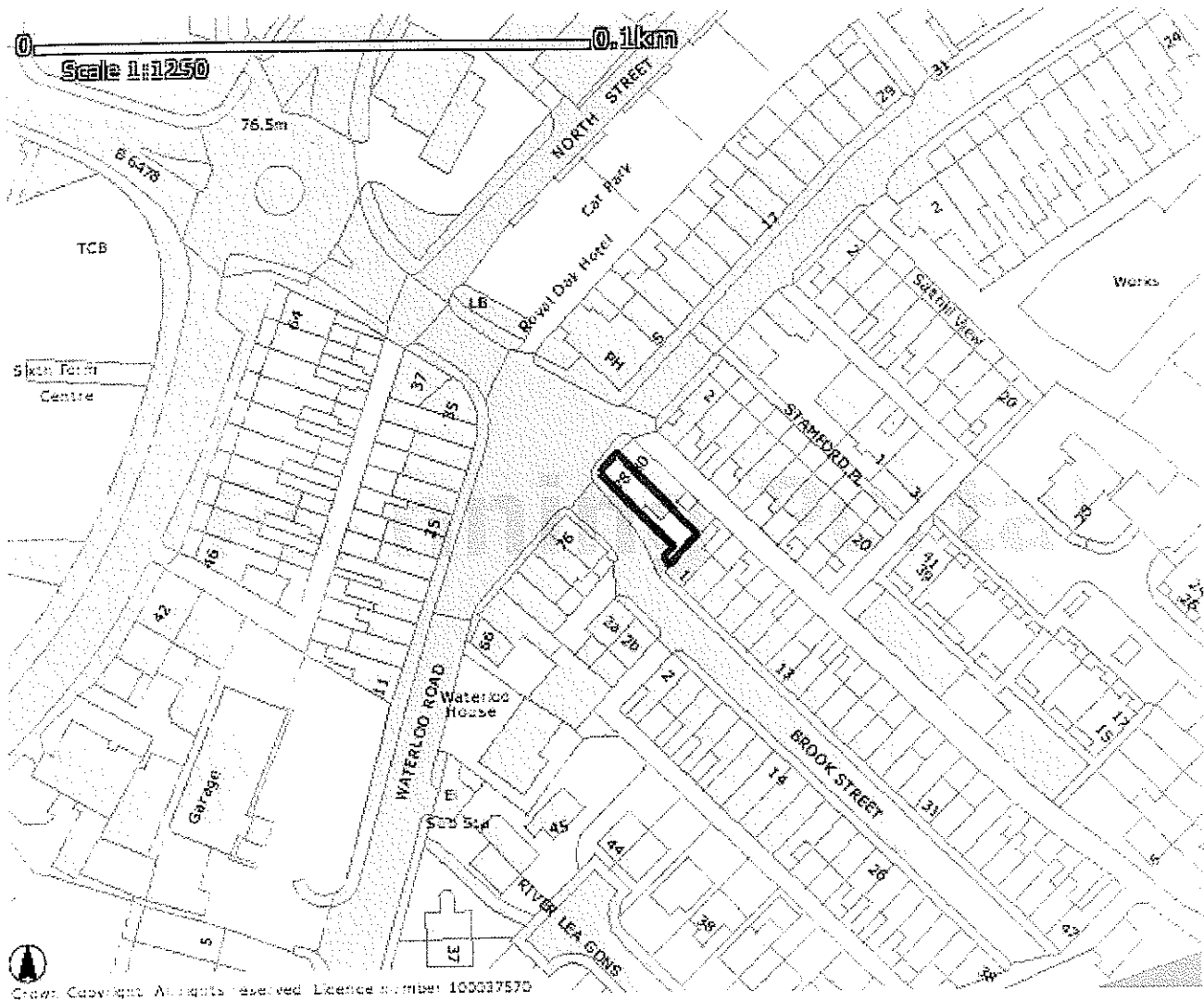
Title:  First Name:  Surname:

Person role:  Declaration date:  ☒ Declaration Made

**27. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information ☒

Date



3 2 0 0 9 0 1 1 6 P



**KHALID KHAN & ASSOCIATES**  
 SURVEYORS, BUILDING DESIGN  
 & ARCHITECTURAL SERVICES  
 incorporating: - C.A.D plans

Date: 10<sup>th</sup> February 2009

Our ref: hk/78/02/zulfi

Your ref:

Ribble Valley Borough Council  
 Council Offices  
 Church Walk  
 Clitheroe  
 BB7 2RA

**DEVELOPMENT CONTROL**

Dear Sirs,

**RE: 78 WATERLOO ROAD, CLITHEROE, BB7 1NS.**

With reference to the above submitted application, please find attached below a supporting summary.

An application for the change of use of the first floor into an apartment, was granted planning consent under 2006/0017.

My client has for the last 3 years has tried letting out the ground floor for commercial use, I'm afraid without any real success, and has now decided to change the use from retail to residential, rather than let the property deteriorate, and open to vandalism.

Please note that as the first application was granted planning consent, all sound insulation and fire protection works have already been carried out and approved by the Building control department.

The rear garden will be divided as shown on the attached plans, to provide amenity space to both tenants, and a car parking space will be shared between the two.

Yours faithfully,

**Khalid Khan**  
 BA (Hons) Dip Arch



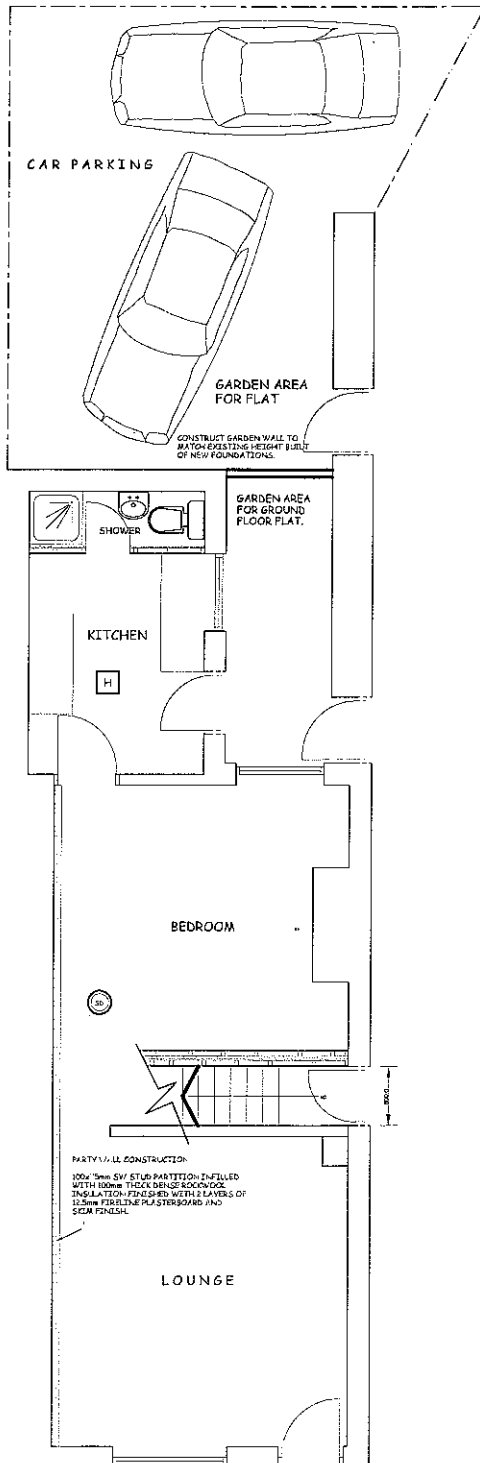
Managing Director Khalid Khan  
 t: 01254 54464 f: 01254 580228 m: 07798 686430  
 e: khalid@kassoc.co.uk w: khalidkhanassociates.co.uk

Whalley Range  
 109-111

Registered Office  
 Majid House  
 109-111 Whalley Range  
 Blackburn  
 Lancashire BB1 6EE

# 3 2 0 0 9 0 1 1 6 P

PROPOSED GROUND FLOOR LAYOUT



## NOTES.

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE (B2/57) ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK BY A PERSON COMPETENT TO DO SO.

NOTE: PROJECT IS TO CHANGE THE USE OF VACANT GROUND FLOOR RETAIL SHOP TO A SELF CONTAINED APARTMENT.

THE EXISTING FIRST FLOOR APARTMENT WAS GRANTED PLANNING CONSENT UNDER PLANNING PERMISSION 2006/0017.

Client:  
MR AAMIR ZULFI.

Proposed:  
CHANGE OF USE FROM A VACANT GROUND FLOOR RETAIL SHOP (CLASS A1) TO A SELF CONTAINED 1 BEDROOMED APARTMENT

Location:  
78 WATERLOO ROAD  
CLITHEROE, BB7 1NS.

Date / Scale:  
January 2009 Scale: 1:100, 1:50, 1:200

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khalid khan & associates  
ARCHITECTURAL & SURVEYING CONSULTANTS  
MAJID HOUSE, 109 WHALLEY RANGE  
BLACKBURN, LANCASHIRE, BB1 6EE  
t: 54454, f: 580228 m: 07738 686430  
e: khalid@kassoc.co.uk  
w: www.khalidkhanassociates.co.uk  
Incorporating: C.A.D. PLANS

Revised:

Drawn by:

022/02/09/078@A1