



RIBBLE VALLEY
BOROUGH COUNCIL

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

Tel: 01200 425111 www.ribblevalley.gov.uk

FOR THE
ATTENTION OF

For office use only

Application No: 320110431 P

Date received

Fee paid £

Receipt No:

7 JUN 2011

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: Mr & Mrs First name: J
Last name: Bromley
Company (optional):
Unit: House number: 6 House suffix:
House name:
Address 1: Ribblesdale Court
Address 2:
Address 3:
Town: Gisburn
County: Lancashire
Country:
Postcode: BB7 4HB

2. Agent Name and Address

Title: Mr First name: E
Last name: Sutcliffe
Company (optional):
Unit: House number: 28 House suffix:
House name:
Address 1: Wheatfield
Address 2:
Address 3:
Town: Leyland
County: Lancashire
Country:
Postcode: PR26 7AD

3. Description of Proposed Works

Please describe the proposed works:

Proposed conservatory to the rear

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed? ☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

5. 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

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

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. Pre-application Advice

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

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD MM YYYY):
(must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	natural stone	natural stone to match existing	☐	☐
Roof	slates	glass	☐	☐
Windows	timber	kolorbond French grey	☐	☐
Doors	timber	kolorbond French grey	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)			☒	☐

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:

Existing and proposed plans and elevations, design and
access statement
2 1950 / 1 and 12

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**
Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☐The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building: ☐The correct fee: ☐The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☐The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☒

14. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code: [REDACTED] National number: [REDACTED] Extension number: [REDACTED]

Country code: [REDACTED] Mobile number (optional): [REDACTED]

Country code: [REDACTED] Fax number (optional): [REDACTED]

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code: 01772 National number: 456 592 Extension number: [REDACTED]

Country code: [REDACTED] Mobile number (optional): [REDACTED]

Country code: [REDACTED] Fax number (optional): [REDACTED]

Email address (optional):

17. 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)

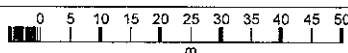
☒ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



6 RIBBLESDALE COURT
GISBURN
BB7 4HB

OS Mastermap
17 May 2011, ID: BW1-00072861
maps.blackwell.co.uk

1:1250 scale print at A4 Centre: 382851 E 448861 N

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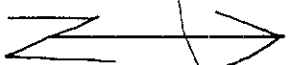
BLACKWELL'S
www.blackwellmapping.co.uk

TEL: 0151 709 6512
maps.liverpool@blackwell.co.uk

Lodge Gate East

e Grid

Block plan scale 1:500



Sinks

Issues

320110431P

The

White Bull

(PH)

North View Cottage

Croft Cottage

Ribblesdale Court

ESS

PARK ROAD

MAIN STREET

Park View



Artech Design - 11/11 G. Sutcliffe

28 Wheatfield

Leyland

Preston, PR26 7AD

01772 456592

320110431 P

29 May 2011

Dear Sirs,

Please find enclosed a planning application for a proposed conservatory to the rear of no. 6 Ribblesdale Court, Bisburn.

Below is set out a brief design and access statement followed by a Heritage Statement acknowledging the conservation area.

Design and Access Statement

Use. The existing building is a private house at the head of the driveway of Ribblesdale Court, and was built some twelve years ago (approx.) The proposed is a conservatory for the further enjoyment of the house and gardens.

Amount - is a conservatory 3.7m x 3m and is proportionately in keeping and not disproportionate to the existing, not taking too much garden area, not overpowering to adjacent buildings.

Layout - is outside to the rear of the existing house, away from all boundaries as shown

Scale - the proposed conservatory is to a scale to compliment the existing house, attractive in size and design within the area.

Appearance - is to be of good quality design, use of materials i.e. to match existing, or compliment them as with the glass roof

Access - is via the existing doors, from the main house and garden.

320110431 P

Heritage Statement

The character of Gisburn is important and is acknowledged as being mainly residential and the proposed conservatory is sympathetic and incongruous within the setting. It is not out of scale with the house, or surrounding properties and is using natural stone, glass roof-etc.

The conservatory is presentable within the conservation area in terms of scale, proportions, especially in relation to the existing house.

There is no overlooking and properties to the rear are at a distance with further gardens inbetween and trees/shrubs inbetween and on the boundary of adjacent house, to the east is the large car park of the White Bull public house. To the south is further residential properties in the former

New Inn on the corner of Park Rd and Main St.

The proposed conservatory is not within site of any listed properties therefore not impacting on them - these being nos. 6 and 8 on Main St. Most of the adjacent properties are actually new (adjacent are same age - about 12 years) so no detriment, and cannot be seen from Main St.

The Ribblesdale Arms has been turned into dwellings - so the predominant aspects of Gisburn are residential - our proposal will not detract any of the character within the area and will enhance the looks and itself be a pleasant addition. Therefore an appreciation of Gisburn is retained, and respected.

Yours faithfully C. Sutcliffe