



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110472 P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

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

Publication of planning applications on council websites

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 you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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	First name:	DUNCAN		
Last name:	WEISTERS				
Company (optional):					
Unit:		House number:		House suffix:	
House name:	1 THE WALLED GARDEN				
Address 1:	WOODFOLD PARK				
Address 2:	MELLOR				
Address 3:					
Town:	BLACKBURN				
County:					
Country:					
Postcode:	BB2 7QA				

2. Agent Name and Address

Title:	MR	First name:	DUNCAN		
Last name:	ISHERWOOD				
Company (optional):	SUNDERLAND PEACOCK & ASSOCIATES LTD.				
Unit:		House number:		House suffix:	
House name:	HAZELMERE				
Address 1:	PIMLICO ROAD				
Address 2:					
Address 3:					
Town:	CLITHEROE				
County:	LANCASHIRE				
Country:					
Postcode:	BB7 2AG				

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED EXTENSIONS TO CREATE NEW LIVING SPACE AND DOUBLE GARAGE

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: NO 1 THE WALLED GARDEN

Address 1: WOODFOLD PARK

Address 2: MELLOR

Address 3:

Town: BLACKBURN

County:

Postcode (optional): BB2 7QA

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 boundary? ☐ 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. Council Employee / Member

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

If Yes, please provide details:

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	Drawing references if applicable
Walls		BRICK	☐	☐	
Roof		SLATE	☐	☐	
Windows		TIMBER	☐	☐	
Doors		TIMBER	☐	☐	
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:

4132-04 AND 05B

LOCATION PLAN AND DESIGN & ACCESS STATEMENT

11. 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 (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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

14 6 2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (General Development Procedure) Order 1995 Certificate under Article 7

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/ th 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. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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):

14 06 2011

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):

12. 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

3 copies of a completed and dated application form:



3 copies of a design and access statement where proposed works fall within one of the following designated areas:



The correct fee:



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:



3 copies of other plans and drawings or information necessary to describe the subject of the application:



- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):

**13. 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):

14 06 2011

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Site Visit

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

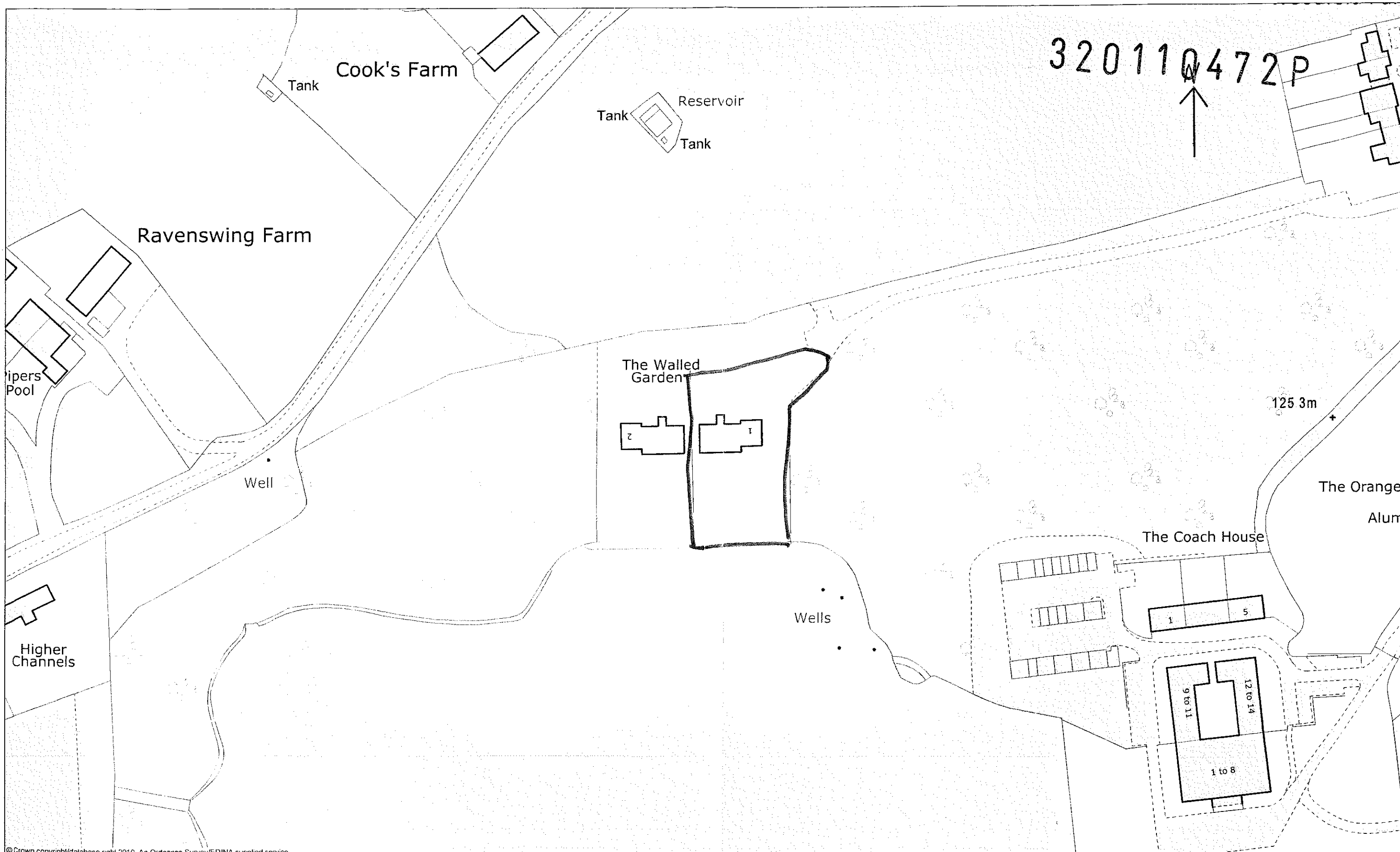
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) ☐ Agent ☒ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

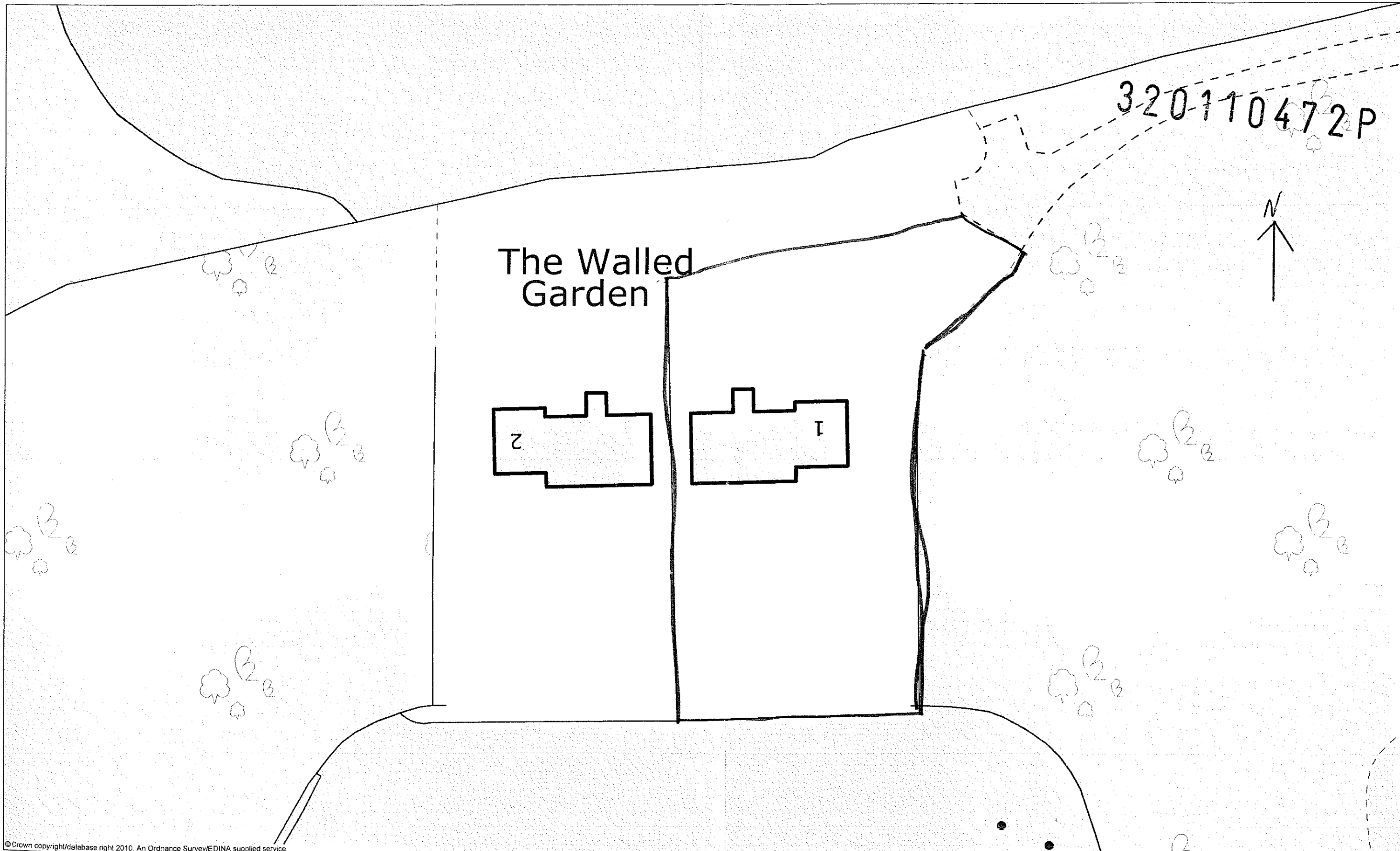


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DESIGN AND ACCESS STATEMENT FOR PROPOSED DEVELOPMENT AT
No 1 THE WALLED GARDEN
WOODFOLD PARK
BLACKBURN

DEVELOPMENT

Two storey extension to the side and single storey garage.

BUILDING USE

The house is a private dwelling, the development will form a new living room and porch areas at ground floor with additional bedroom accommodation at first floor. The garage is repositioned as an extension to the front.

AMOUNT

The existing floor area of the building including the integral garage is 382.8M² which increases to 491.54 M² with the extension. The new garage is 46.2 M²

LAYOUT

The extension is positioned to the side of the existing building at a 22.5 degree angle. The garage is accessed to the front of the building via the existing porch.

SCALE OF EXTENSION

Max height	9.4M (from the lower ground level)
Max Width	8.1M (on the angle)
Depth	10.2M

GARAGE

6M
6.6M
8.3M

LANDSCAPING

The lawned area to the side of the house will be affected by the extension but the planted areas remain largely un-changed as the extension is to be positioned over existing hard standing.

APPEARANCE

The extension and garage will have brick with stone quoin walls, a slate roof and window frames to match existing, thus complimenting the original building. The link roof will be set below the existing and the extension roof height will match the existing.

ACCESS

There is no proposed change to the access.

DUNCAN N ISHERWOOD RIBA

13th JUNE 2011

HERITAGE STATEMENT

**NO 1 THE WALLED GARDEN
WOODFOLD PARK
MELLOR**

REGISTERED PARK AND GARDEN GRADE II

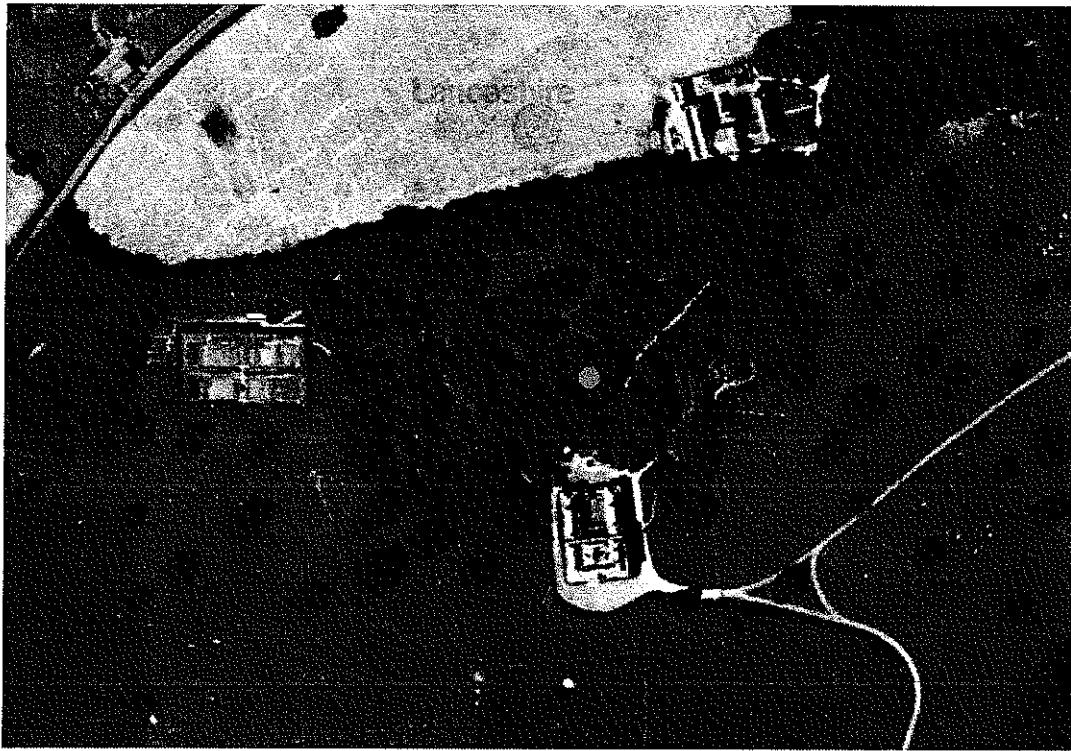
June 2011

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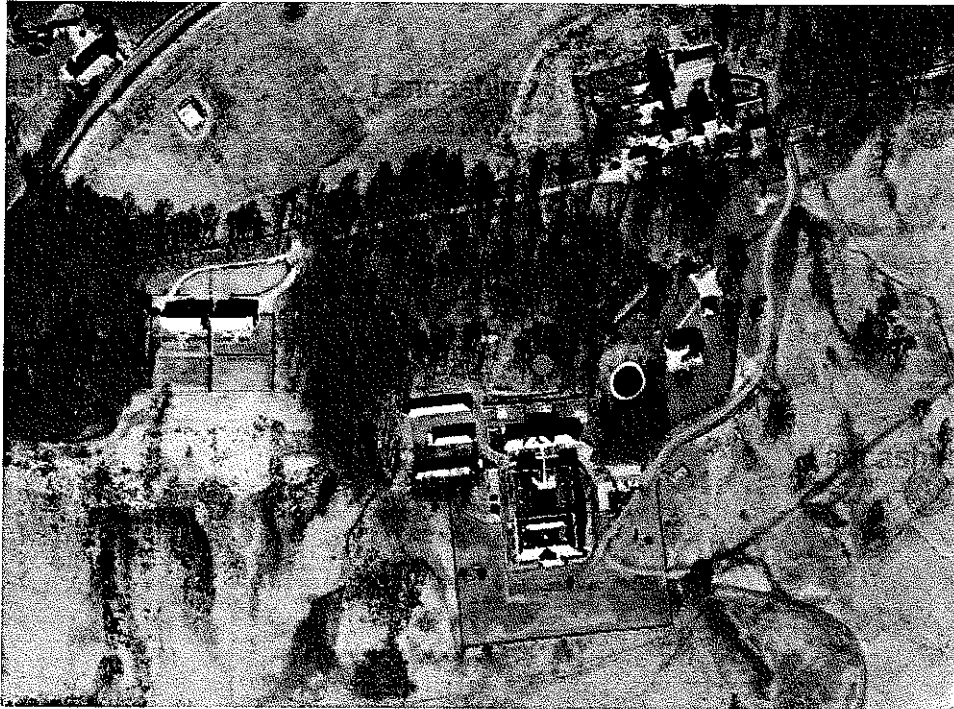
EXISTING SITE AND KNOWN HISTORY

NO 1 The Walled Garden is located within the grounds of Woodfold Hall, Mellor and lies within the Grade II registered Woodfold Park. NO 1 and NO 2 the Walled Garden were constructed in the last 5-8 years on the site of Woodfold Halls former walled garden, the planning approval for these two new dwellings was granted in 2003 (application number 3/2003/0692). Throughout the '00's the Walled Garden and the rest of Woodfold Hall were developed by Reilly Developments Ltd, the hall and estate buildings were subdivided for multiple ownership and into a variety of private dwellings.

The Grade II listed Woodfold Park was laid out in the 1790's, providing the setting for Woodfold Hall. The park is currently on the English Heritage Registered Park and Garden at Risk list, and the English Heritage have recognised that the progressive redevelopment of the site has impacted significantly upon the historic character of the designed landscape.



1940's aerial photograph of Woodfold Hall, showing the Walled Garden to the North West



Current aerial photograph of Woodfold Hall, showing NO 1 and NO 2 the Walled Garden to the North West

JUSTIFICATION FOR THE PROPOSED WORKS

The proposed works involve a two storey extension to the east of NO 1 the Walled Garden which will form a new living area and guest bedroom with ensuite. A double garage is also proposed to the north.



Photographs of part of the East and South Elevation of NO1 the Walled Garden

The proposed extension is required to provide accommodation for guests of the client, and the open plan living area at ground floor will provide the large family with much needed extra space.

The proposed double garage to the north will provide the client with parking spaces, which would have been lost with the conversion of the existing garage into a hall and gym.

EVALUATION OF THE IMPACT OF THE SCHEME

The proposed scheme for NO 1 the Walled Garden will not adversely affect Woodfold Park. Although some lawned areas to the eastern side of the house will be lost to make way for the extension, the planted areas will remain largely unchanged as the majority of the extension is to be positioned over existing hard standing, resulting in the extension having no impact on Woodfold Park.

English Heritage note that the subdivision of the estate and garden has impacted significantly upon the historic character of the park, but this will not be made any worse by the proposed extension at NO 1 the Walled Garden.

DUNCAN N ISHERWOOD RIBA