

320110488 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

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 First name: GEOFF
Last name: GARNETT
Company (optional):
Unit: House number: House suffix:
House name: THE KEY BARN
Address 1: BACK LANE
Address 2: NEWTON IN BOWLAND
Address 3:
Town: NR CLITHROE
County: LANCASTHIRE
Country:
Postcode: BB7 3EE

2. Agent Name and Address

Title: MS First name: CATHERINE
Last name: PALLISTER
Company (optional): JOHN PALLISTER LTD
Unit: House number: 28 House suffix:
House name: THE COACH HOUSE
Address 1: DOCK STREET
Address 2:
Address 3:
Town: CLITHROE
County: LANCASTHIRE
Country:
Postcode: BB7 1LP

3. Description of Proposed Works

Please describe the proposed works:

THE ERECTION OF A SINGLE GARAGE WITHIN THE FOOTPRINT OF AN EXISTING BUILDING/DWELLING HOUSE (THE KEY BARN)

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):

N/A

(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):

N/A

(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: **THE HEY BARN**

Address 1: **BACK LANE**

Address 2: **NEWTON IN BOWLAND**

Address 3:

Town: **NR LUTHEROE**

County: **LANCASHIRE**

Postcode (optional): **BB7 3EE**

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:

**DRAWING 2 - ONE ROWAN TREE. 7 YEARS OLD
DBH: APPROX 9cm
TREE TO BE RETAINED**

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:

PROVIDE FOR CAR TO BE PARKED IN GARAGE AWAY FROM FRONT OF DWELLING.

9. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff ☐ Yes ☒ No
(b) an elected member ☐ Yes ☒ No
(c) related to a member of staff ☐ Yes ☒ No
(d) related to an elected member ☐ Yes ☒ No

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

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Louise Blatchford

From: Cath Pallister [cjp@pallisters.co.uk]
Sent: 12 July 2011 10:33
To: Louise Blatchford
Subject: RE: Planning application - The Hey Barn, Back Lane, Newton-in-Bowland

Dear Louise

The answer to the question you have detailed is "No"

Regards
Catherine Pallister

From: Louise Blatchford [mailto:Louise.Blatchford@ribblevalley.gov.uk]
Sent: 12 July 2011 10:31
To: Cath Pallister
Subject: Planning application - The Hey Barn, Back Lane, Newton-in-Bowland

Dear Catherine

Thank you for the additional information which we received yesterday.

On question 7 of the application form I note that you have stated that the tree will be retained. Please can you confirm 'Yes' or 'No' to the answer to 'Will any trees or hedges need to be removed or pruned in order to carry out your proposal?' and I will attach it to the forms.

Many thanks
Louise

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

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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	N/A	LOCAL STONE (SIMILAR TO EXISTING DWELLING)	☐	☐
Roof	N/A	SLATE	☐	☐
Windows	N/A	WOODEN	☐	☐
Doors	N/A	WOODEN	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing	HARD CORE ACCESS	AS EXISTING	☐	☐
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:

REPORT - POINT 3
DRAWINGS 1 + 2

11. Ownership Certificates

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

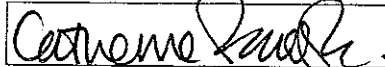
CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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:

<i>Catherine Smith</i>

Date (DD/MM/YYYY):

11/7/2011

(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):

--

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

☐

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

☐

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: 01200 National number: 425697 Extension number: [REDACTED]

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

Country code: 01200 Fax number (optional): 429994

Email address (optional):

gk@pallister.co.uk

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)

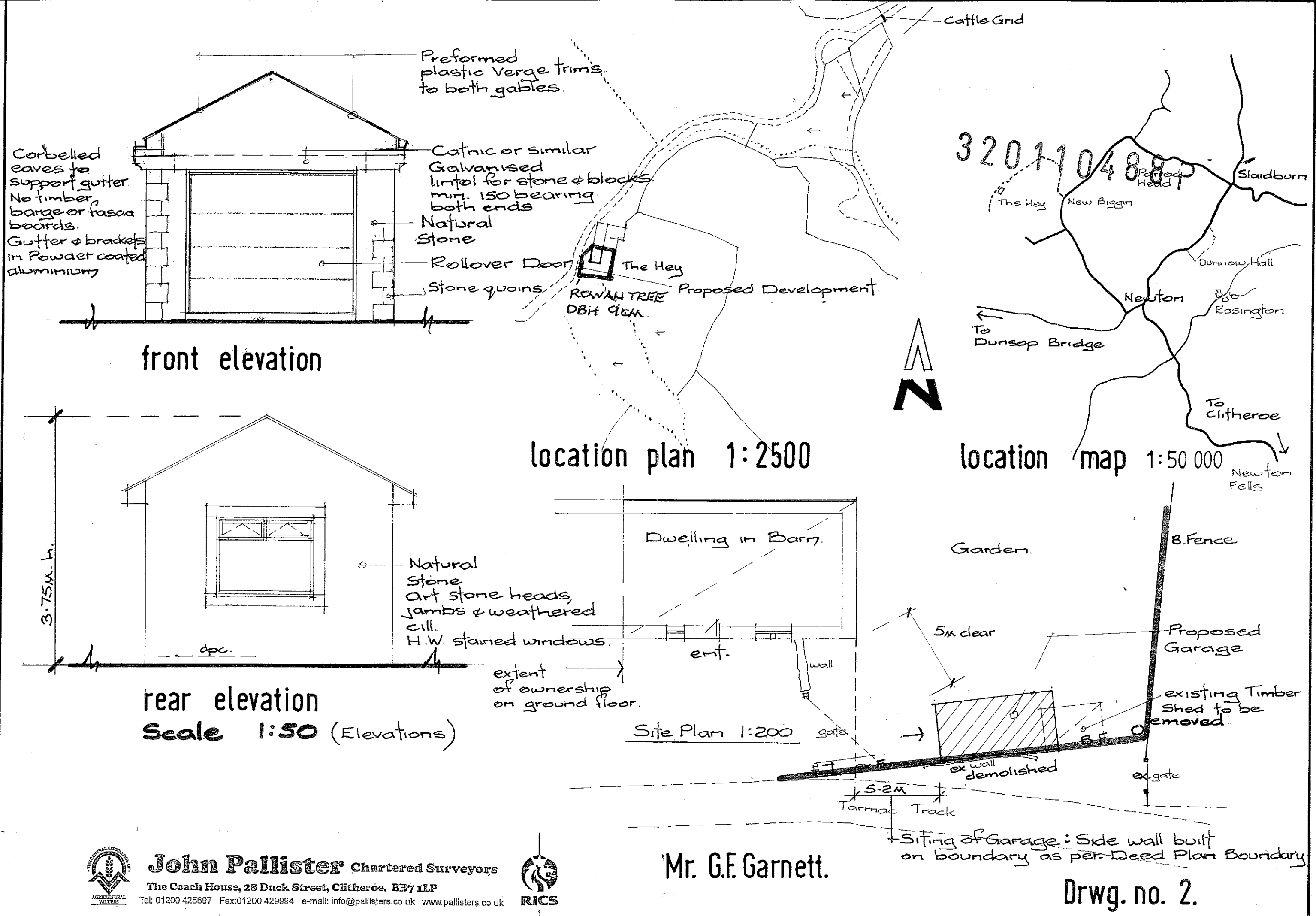
☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



John Pallister Chartered Surveyors
 The Coach House, 28 Duck Street, Clitheroe, BB7 1LP
 Tel: 01200 425697 Fax: 01200 429994 e-mail: info@pallisters.co.uk www.pallisters.co.uk



Mr. G.F. Garnett.

Drwg. no. 2.

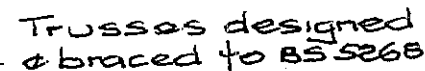
Slate roof with matching ridge.



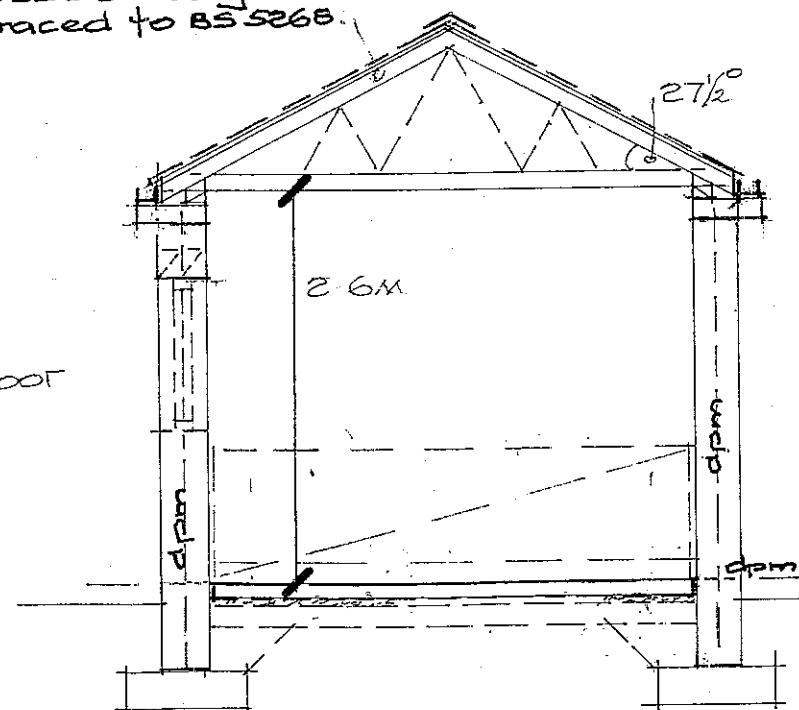
Stable
Door



elevation to garden



plan



Roof: Blue/Grey slates on treated s.w. battens on roofing felt. slates to match extg. Barn roof.

Trussed rafters $27\frac{1}{2}^\circ$ supplied by Specialists at 600ctrs horizon. Cross bracing as required in an exposed location as this on 100x75sw wallplates strapped 30mm x 5mm straps at 1200 centres built into block walls.

150/200 on bed Natural stone outer
leaf lined with 150th loadbearing
blockwork. Wall ties to BS 1243
Synthapruft or similar D.P.M.
between block & stone. Sealant
around wall ties (Exposed location)

150mm thick conc floor on
1200 Visqueen dpm on 50mm
sand blinding on 150 hardcore

750 x 200 conc. foundations,
R.W.Ps & gullies to soakaway in
garden.

[Electric Supply by others.]

for Mr G.F. Garnett

at The Hey Barn, Back Lane, Newton in Bowland.

Scale: 1:50

Date : June 2011

Drwg. no. 1.



John Pallister Chartered Surveyors

The Coach House, 28 Duck Street, Clitheroe. BB7 1LP

Tel: 01200 425697 Fax: 01200 429994 e-mail: info@pallisters.co.uk www.pallisters.co.uk



320110486 P

TOWN & COUNTRY PLANNING ACT 1990

**A GARAGE WITHIN THE CURTILAGE OF AN EXISTING
DWELLING at**

**THE HEY BARN, BACK LANE, NEWTON IN BOWLAND,
Nr CLITHEROE, LANCASHIRE BB7 3EE**

PREPARED FOR

**MR GEOFF GARNETT
C/O JOHN PALLISTER LTD
THE COACH HOUSE
28 DUCK STREET
CLITHEROE**

Prepared by:

**CATHERINE J PALLISTER MRICS, MSc, BSc(Hons)
John Pallister Ltd
The Coach House
28 Duck Street
Clitheroe
Lancashire
BB7 1LP**

1.0 BACKGROUND

The Hey Barn is a 4 bedroomed semi-detached dwelling which commenced conversion in 1997. The present owners purchased the property in 1999 and continued and completed the conversion. The original planning consent provided for a single garage within the curtilage of the property to the east of the garden although this has never been erected. The applicants now require provision for a single garage.

2. LOCATION/SITING

The location to the south west of the dwelling has been chosen to ensure that the building is kept within close proximity to the existing buildings and minimises any visual impact upon the surroundings and landscape. The grouping of the buildings is in line with local and government policy and represents the most appropriate location in terms of any potential impact upon the surrounding landscape, whilst balanced with the functional requirements of the building.

3. DESIGN & APPEARANCE

Plans and elevations of the garage are provided and it can be noted the building measures 26.98 m². The walls will be block built with a local stone facing and the roof will be of slate construction. This is in keeping with the Hey Barn itself, ensuring that the garage is compatible and sympathetic to the rural setting. The district plan requires all development to be sustainable and not to restrict the opportunity of future generations to enjoy the high quality of life in the Ribble Valley. The development has been created to provide sustainable living within a family dwelling which is provided within an existing curtilage to a residential dwelling and with no alterations to access or hard-standing. The development is in line with local plan policy G1. The development is also in line with local policy G5 which permits other small scale uses appropriate to a rural area which conform to the policies of the local plan. It is believed the proposed building helps to facilitate the use of the family dwelling whilst ensuring the use is appropriate to the rural area and its surroundings.

4. SUMMARY

The proposal clearly meet the criteria under the local plan policy and it is felt the size and materials proposed have been sympathetically chosen whilst conforming to local and government policy. The applicant is willing to consider any reasonable conditions upon the consent which the council may feel appropriate. I trust this provides you with the information required to make a positive recommendation, however if you require any further information required please contact the agent.