



RIBBLE VALLEY
BOROUGH COUNCIL

04 JUL 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110525 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 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.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:
County:
Country:
Postcode:

Telephone number:
Mobile number:
Fax number:
Email address:

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

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:
County:
Country:
Postcode:

Telephone number:
Mobile number:
Fax number:
Email address:

3. Description of Proposed Works

Please describe the proposed works:

Replacement of existing flat roofed garage with new pitched roofed garage incorporating utility room and cloakroom

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:	29	Suffix:	
House name:			
Street address:	WHALLEY ROAD		
	WILPSHIRE		
Town/City:	BLACKBURN		
County:			
Postcode:	BB1 9LQ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	368790		
Northing:	432545		

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, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

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

10. 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

11. 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:

Painted reconstructed stone and concrete block

Description of *proposed* materials and finishes:

Natural stone to front and painted render with stone quoins to side and rear

Roof - description:

Description of *existing* materials and finishes:

Flat felt roof

Description of *proposed* materials and finishes:

Pitched blue slate roof

11. (Materials continued)

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Windows - description:Description of *existing* materials and finishes:

painted timber

Description of *proposed* materials and finishes:

white upvc

Doors - description:Description of *existing* materials and finishes:

painted timber

Description of *proposed* materials and finishes:

up and over garage door and painted timber personnel door to rear

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:

11 122 001 Existing Details

11 122 002 Submission Drawing

12. Certificates (Certificate A)**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.

Title: Mr First name: Keith Surname: Fowler

Person role: Agent

Declaration date: 01/07/2011

☒ Declaration made**12. Certificates (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

(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:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Keith Surname: Fowler

Person role: Agent

Declaration date: 01/07/2011

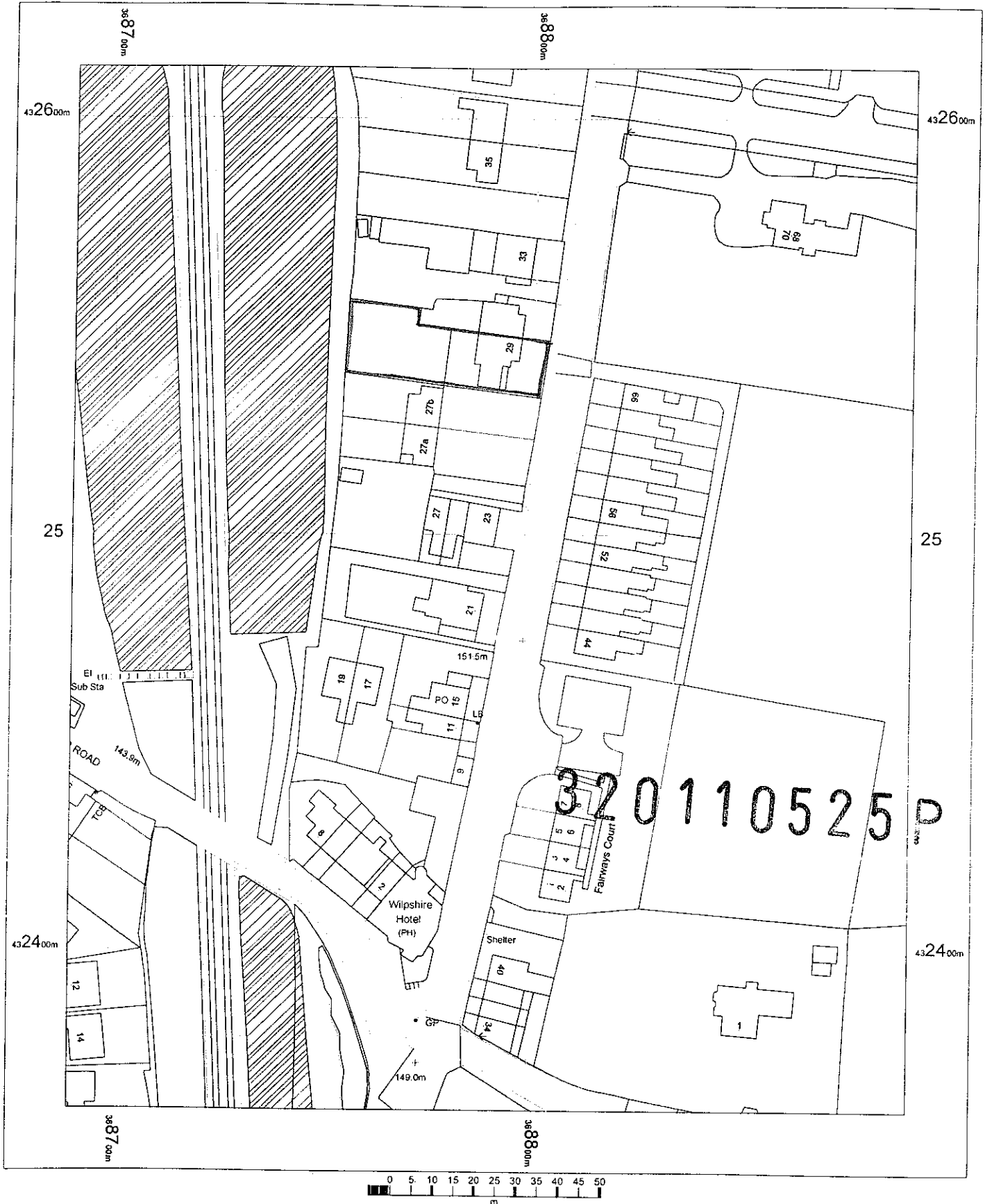
☒ Declaration Made**13. Declaration**

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



Date: 01/07/2011

Location Plan



Mr & Mrs J Houghton
29 Whalley Road
Wiltshire
BB1 9LQ

OS Mastermap
01 July 2011, ID: MDP-00080669
www.mapdataportal.co.uk

1:1250 scale print at A4 Centre: 368790 E 432487 N

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Mapping
sourced from

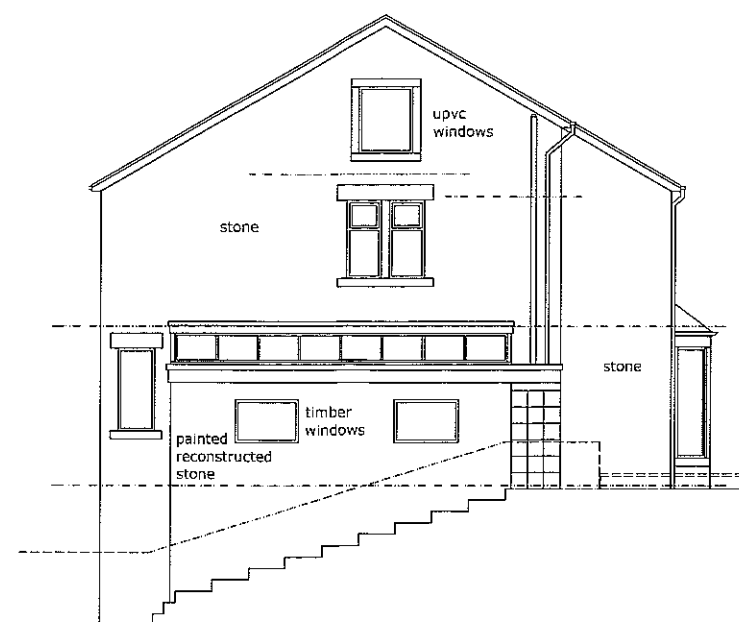
OS Ordnance
Survey

Maps @ Malcolm Hughes Ltd
Tel: 0161 926 0650

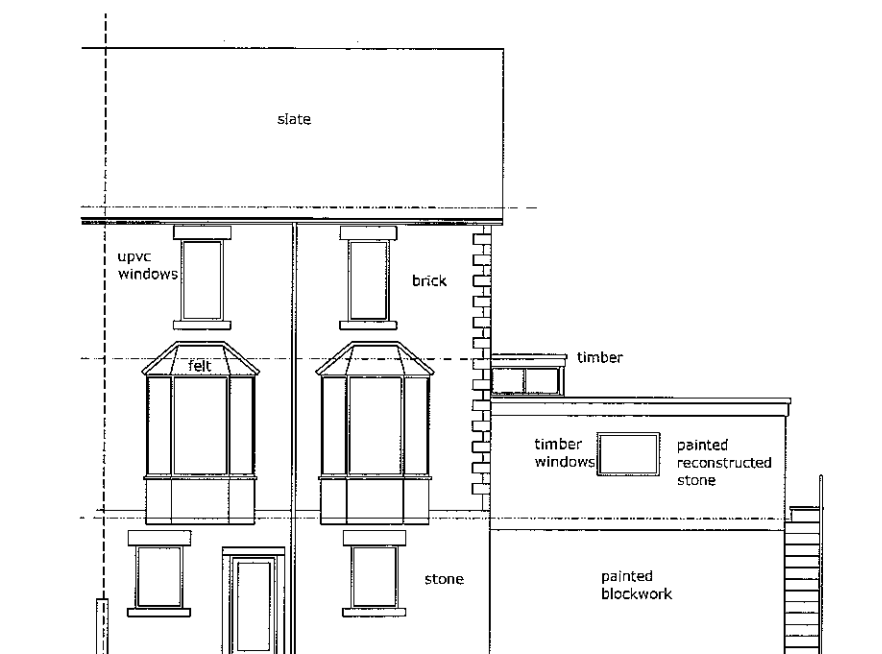


East Elevation

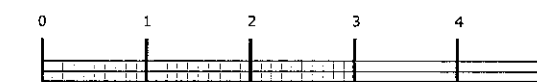
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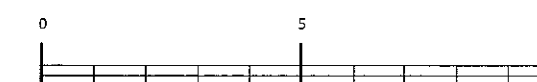
South Elevation



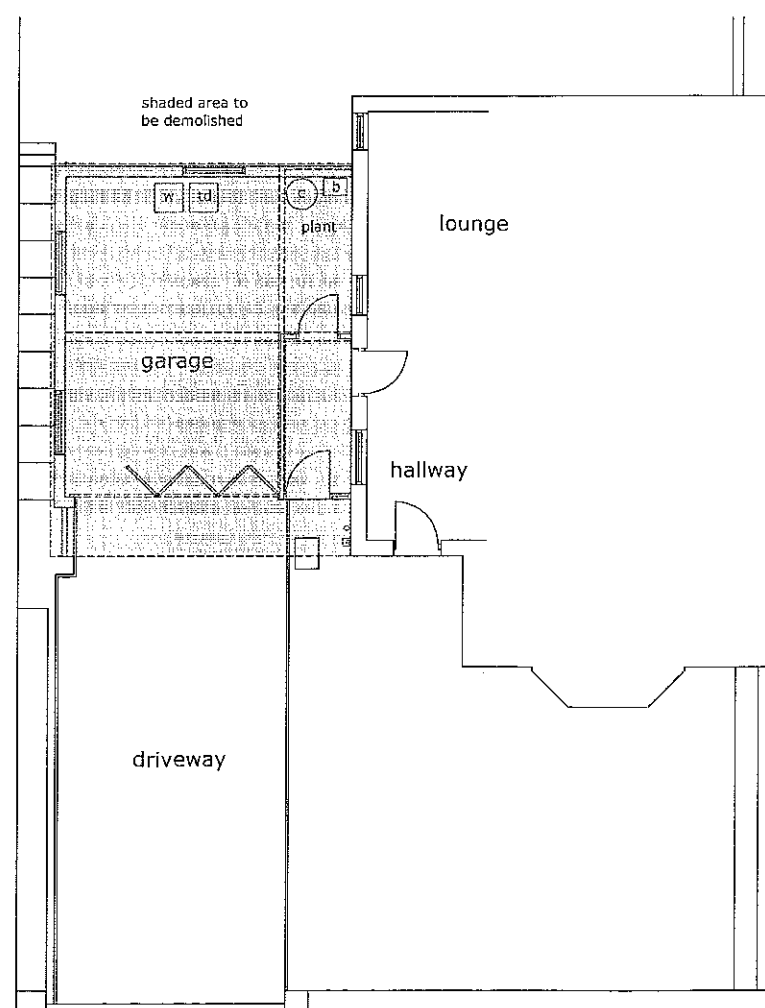
West Elevation



1-50 Scale Bar (metres)



1-100 Scale Bar (metres)



Ground Floor Plan

320110525P

tfp
the
fowler
partnership
architects

Client
Mr & Mrs J Houghton
Project
29 Whalley Road
Wilpshire
Blackburn
BB1 9LQ

Sheet
Existing Details

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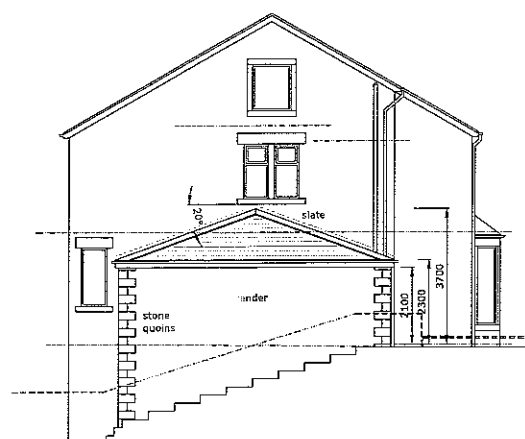
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Date
23/06/11
Drawn
KF

Drawing No.
11 | 122 | 001

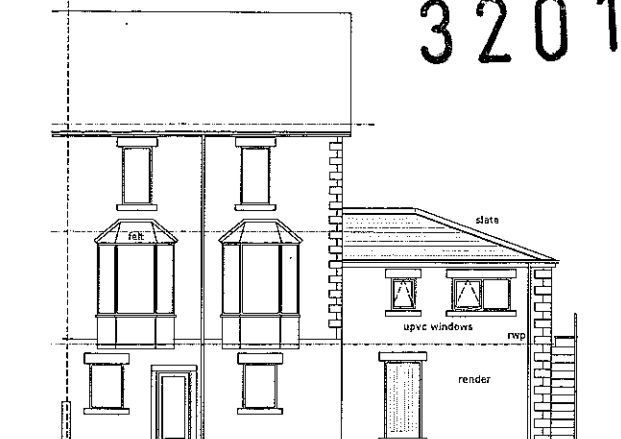
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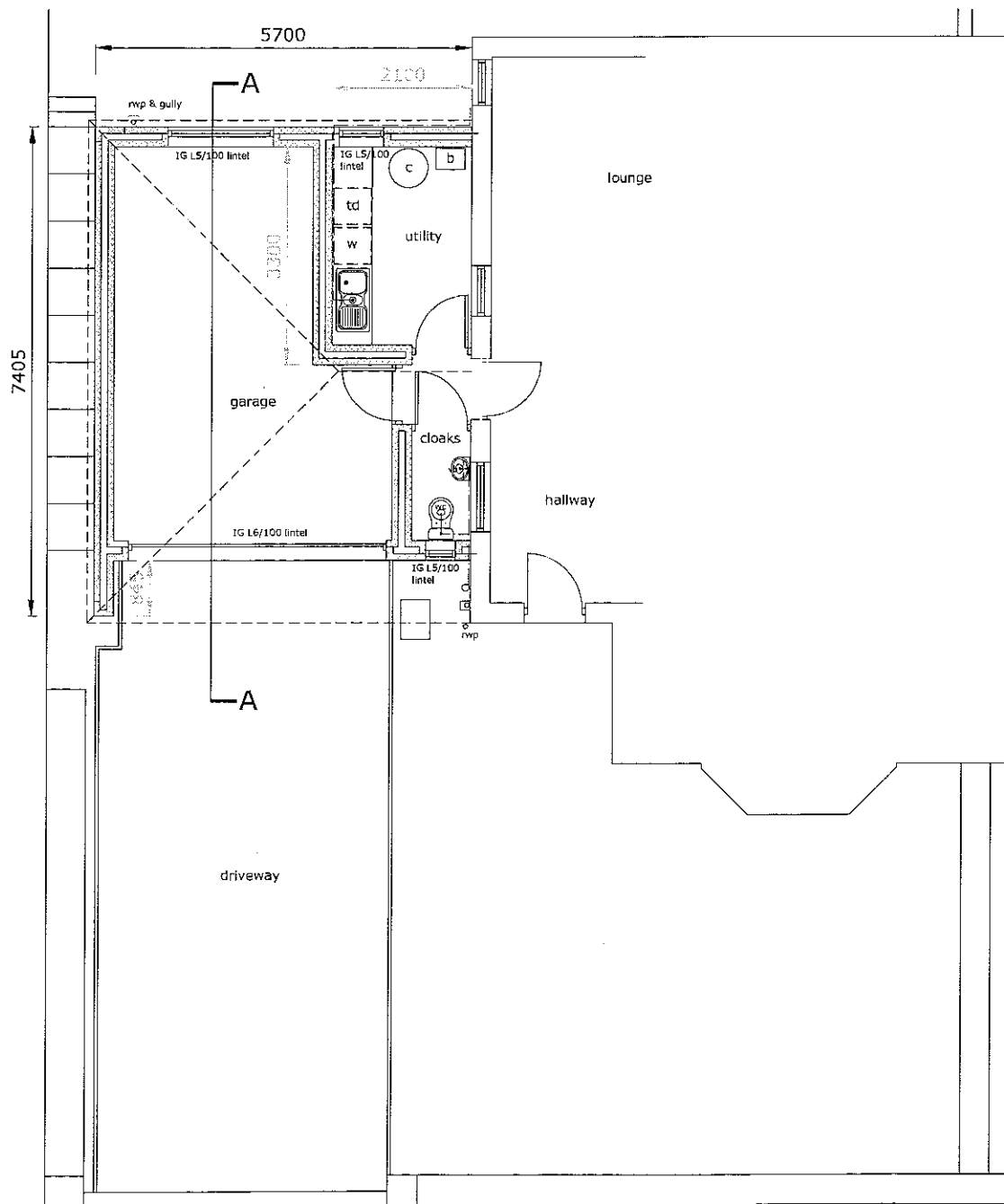
East Elevation
Scale 1:100



South Elevation



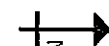
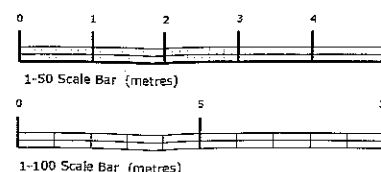
West Elevation



Ground Floor Plan

GENERAL NOTES

Contractor is to include for dust sheets, screens etc and provide the necessary protection to existing fittings and finishes in the property during the course of the works.
The client will be living in the property during the course of the works but the contractor is to ensure that the property is secure at all times.
Contractor is to allow for keeping the site clean and tidy and removing debris from the site during and on completion of the works.
Contractor is to include for all new and additional heating & electrical work to clients requirements at tender stage.
Contractor is to visit the site to familiarise himself with the access to the site especially for the delivery of materials, plant and equipment etc.
Contractor is to allow for liaising with all specialists and sub-contractors during the course of the work, including client appointed contractors.
All building work is to comply with the current edition of the Building Regulations and carried out in accordance with the relevant codes of accepted building practice.
All materials and fittings used are to be fit for their purpose and to the relevant British Standard. CE marked and covered by a current agreement certificate.
The contractor must carry out all investigations on existing structures on site prior to any demolition and ensure the safety of the buildings and personnel on site at any one time.
Figured dimensions are to be used in preference to scaling from the drawing. All dimensions are to be checked on site.
All timber sections as noted are to be preservative treated by vac-vac or similar process. All cut ends are to be treated on site prior to fixing.
All structural timber sections used are to be min C16 grade timber as noted or as designed by structural engineer.
Supporting structural steelwork & concrete bases where noted are to be designed by the structural engineer, design & calculations are to be submitted to the local authority for approval prior to the building work starting on site. Steel beams are to be encased in fire resisting construction to achieve a minimum of 1/2 hour fire resistance.
Lintels are to be provided over all new small internal structural openings max. 1200mm with a minimum end bearing of 150mm where possible.
Internal reinforced precast concrete lintels to be manufactured by Naylor Precast Ltd. and insulated steel lintels by IG, Ltd. or similar approved.
Existing lintels taking additional loading are to be replaced if necessary with concrete or steel lintels as appropriate as instructed by the structural engineer.
External PVCu windows & door frames as noted are to be perimeter sealed with white Arbosil 1096 silicone sealant manufactured by Adshedd Ratcliffe Ltd.
Samples of external facing materials are to be provided for the approval of the local authority prior to the work commencing on site.



STRUCTURAL NOTES

DEMOLITION- Carefully take down existing garage and plant room to garage floor level and remove all materials from site. Investigate rest wall where movement cracks are evident and take down as necessary for rebuilding later.
FOUNDATIONS- Existing foundations to be checked on site and agreed with Building Inspector prior to commencement. Foundations to be min 900mm deep below outside ground level or down to same depth as existing house foundations subject to ground conditions. All to comply with the Building Regulations approved document A sections A1/2.
EXTERNAL CAVITY WALLS- External leaf of approved split faced coursed natural stone 100mm thick on bed to match existing house to front elevation and approved painted or coloured render to side and rear elevations with stone quoins to corners as shown.
Form 100mm wide cavity of 50mm clear air space and fix Celotex CG4000 cavity wall insulation boards 50mm thick in accordance with Celotex Ltd. recommendations with approved plastic retaining discs on Ancor stainless steel wall ties min 250mm long at 450 vertical and 750mm horizontal centres to inner leaf of 100mm concrete blockwork, Plasnor Fdote (lambda 0.25) or similar approved, minimum 3.80/mm², walls to be finished internally with 2 coats of lightweight plaster 13mm thick, or 12.5mm plasterboard fixed with plaster dabs with a plaster skim finish throughout, all to achieve a max. 'U' value of 0.28W/m².K. In garage area insulation can be omitted. Cavity walls between utility and 1st and garage to be 2 skins of blockwork with insulation and plaster finish as above.
Allow for chasing in vertical flylead dpc at abutments with existing external cavity wall & fixing proprietary vertical s.s. crocodile tie plates with flexible sealant to joints.
DPC'S AND CAVITY TRAYS- To be placed around window & door openings at all horizontal and vertical cavity designs using Thermabate insulating dpc units to avoid cold bridging, also provide flylead dpc's at minimum 150mm above adjacent external ground/path level in external leaf & at ground floor slab level in internal leaf & as cavity trays over lintels. DPC's at ground floor level are to be linked, lapped and sealed with floor dpm, cavities are to be filled with lean mix concrete with top sprayed out to 225mm below dpc/25mm below path level.
All DPC's are to be laid on a smooth bed of mortar bedded and formed in flylead, cavity trays where noted are to be complete with stop ends & shall extend minimum 150mm beyond end of lintels, all purpose made cavity trays are to be manufactured by Cavity Trays Ltd. of Yeovil. Allow for forming weep holes at max. 900mm ctrs in outer leaf, min 250mm opening for draining of cavity trays.
Allow for forming vertical chases at extension abutments with existing house walls & inserting vertical flylead dpc turned outwards behind s.s. crocodile tie plates fixed vertically, insert matching flexible sealant joint filler to finish.

GROUND FLOOR- Existing garage floor to be checked for suitability and retained if possible. Internal walls to be built off slab if suitable.

PITCHED ROOF- Provide & fix natural second hand blue slates to match existing property roof to 50x25mm treated s&d battens at correct gauge to suit slate length & laps (min lap 100mm). Battens to be fixed through breathable marking membrane Tyvec VCL or similar approved into C16 s&d trussed rafters at max 600mm ctrs, with appropriate diminishing trussed rafters to suit hip condition. Trussed rafters are to be designed by specialist supplier and calculations are to be submitted and approved prior to fixing. Trussed rafters are to be strapped to 100x75 s&d wallplates on inner leaf using proprietary galvanised truss clips.
Fix tightly between all rafters & flush with bottom edge of rafters 100mm thick Celotex GA4000 insulation slabs with no gaps & all joints taped & sealed, all fixed in accordance Celotex Ltd recommendations, to provide a min 250mm air cavity between the top of the insulation & the breather membrane, clad underside of rafters with 50mm thick Celotex GA4000 fix 12.5mm plasterboard ceiling with 2mm plaster skim finish, all to achieve a 'U' value of 0.15W/m².K.
Allow for forming left access openings fitted with insulated access panel. Garage area can be left uninsulated.
Provide & fix a continuous treated s&d GFR fillet 1/2x125x50 on top of rafters. Provide & fix black PVCu fascias & soffits, matching rainwater gutters & rainwater pipes as shown, r.w. pipes to discharge below gully grating level into water trapped sealed clay gullies in positions as shown on plan.

LATERAL RESTRAINT- Provide 100x75mm s&d wall plates on top of inner leaf at eaves level to pitched roof, strapped down using galvanised 'U' shaped mild steel straps 30x5x100mm long fixed to inner leaf blockwork face at max 1000mm ctrs. with plastic plugs & 50x8 screws at 150 ctrs.

JOINERY- Internal doors & frames, architraves, window boards & skittings to match the section profiles in the existing property for painting, allow for providing & fixing approved ironmongery & door furniture for approval by the client.

WINDOWS- New external windows are to be in white PVCu sections manufactured by an approved specialist draught stripped throughout and to have Argon filled double glazed units to achieve a 'U' value of 1.6W/m².K. Safety glass is to comply with BS6205 class A and is to be provided in all internal & external doors & sidelights with glazing less than 1500mm above floor level & in windows with glazing below 800mm above floor level.

WASTE SYSTEM- WC soil pipes to be 100mm int. dia., basin waste pipe are to be min 32mm dia., sink and washer waste pipe to be min 40mm dia. with common 50mm dia., & all connected separately into existing SVP. Allow for rodding eyes at appropriate locations and all waste pipes/fittings are to be fitted with 75mm deep seal anti-vac traps.

DRAINAGE- All clay pipes & fitting are to be from the Hepworth superservice range or similar approved clay drainage system & installed in accordance with the manufacturers recommendations, drains passing under walls are to have concrete lintels over them with flexible joints both sides of wall, allow for making new connections into existing local drainage as noted & shown on plan, any redundant drainage found on site is to be taken up or filled solid with lean mix concrete, any drainage passing under new or existing floors are to be bedded & surrounded in 150mm concrete or diverted as necessary. Allow for providing new Hepworth trapped & metal grated gullies, 300mm dia access chambers if required at drain direction changes & connecting new foul & surface water drainage into existing as shown, all drainage works are to be carried out to the satisfaction/approval of the building control inspector.

VENTILATION- Utility Room- Rapid ventilation is to be provided by window opening light with controllable trickle vent fitted min 4000mm² in the head, also provide manually controlled extract fan ducted to outside air & fitted with a watertight terminal to provide an extract at a rate of 60 litres/second.
Bathroom-Rapid ventilation is to be provided by a window opening light with a controllable trickle vent fitted min 4000sq.mm in the head, also provide manually controlled extract fan ducted to outside air & fitted with a watertight terminal to provide extract at a rate of 6 litres/second.

ELECTRICAL- Contractor is to allow for modifying & extending the existing lighting & power electrical installations. Energy efficient light fittings are to be fitted at a rate of 1no. Per 25sq.m of floor area, or part thereof or 1no. Per 4sq. fixed light fittings. Any new external lighting is to be controlled by a light detecting cell to turn off lighting in daylight & manually controlled when it is not required during darkness, max individual lamp capacity to be 150W per light fitting, or by using light fittings with sockets only for lamps having an efficiency greater than 40 lumens Per circuit watt, light fittings in little used areas, all to be to comply with recommendations in GIL 20 2006. Socket outlets & light switches etc. are to be placed between a band from 450mm & 1200mm above floor level. All electrical work is to be carried out by a competent person who can test and certify the installation, on a self certifying basis, & provide the relative electrical completion certificates for the client & Local Authority for approval, all in accordance with approved document part P & L1B of the building regulations.
NOTE-EXTENT OF ALL ELECTRICAL WORKS IS TO BE AGREED WITH THE CLIENT AT TENDER STAGE

FIRE DETECTION- Provide 1no. self contained mains operated smoke detector as shown on plan, conforming to BS5466 part 1 installed in accordance with the manufacturers instructions, alarms are to be wired on a separately fused wiring circuit in accordance with the current IEE wiring regulations.

HEATING- Allow for removing existing boiler, cylinder and associated pipework, valves etc and storing for reuse and for modifying & extending the existing piped radiator heating system using appropriately sized radiators fitted with TRVs. Allow for modifying & extending the domestic piped hot & cold water supplies to suit the new utility and cloakroom. All work is to be carried out by a suitably qualified gas council registered heating engineer in strict accordance with OFTEC standards & recommendations.
NOTE-EXTENT OF ALL HEATING & PLUMBING WORKS IS TO BE AGREED WITH THE CLIENT AT TENDER STAGE

FITTINGS- The extent & quality of the utility room units & sanitary fittings is to be agreed with the client at tender stage.

FINISHES- New Plastered Walls & Ceilings: Apply one thin coat of portland cement & vinyl matt emulsion paint.
New Internal Softwood Joinery & doors: Prepare & apply one coat of primer, one undercoat & one gloss paint finish.
Colours for painting is to be confirmed by the Client. Paint used to be from the Dulux Crown or Leyland colour ranges.

Utility/Sanitary Fittings- All new fittings are to be provided & fixed by the clients appointed supplier/installer.

tfp the fowler partnership architects	Client	Mr & Mrs J Houghton	Scale	1:50@A1
	Project	29 Whalley Road Wiltshire Blackburn BB1 9LQ	Date	08-06-2011
	Sheet	Submission Drawing	Drawn	KF
	© Copyright in this drawing is vested in the fowler partnership		Drawing No	11 122 002