



RIBBLE VALLEY
BOROUGH COUNCIL

FOR THE
ATTENTION OF

DIRECTOR OF
COMMERCIAL SERVICES

2 SEP 2011

19 SEP 2011

For office use only

Application No

520110730

Date received 12-9-11

Fee paid £150.00 Receipt No: 13902

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: MRS First name: JANET
Last name: GRACE
Company (optional):
Unit: House number: House suffix:
House name: HIGH LEA BUNGALOW
Address 1: WHINS LANE
Address 2:
Address 3:
Town: SIMONSTONE
County: LANCASHIRE
Country: ENGLAND
Postcode: BB12 7QU

2. Agent Name and Address

Title: MR First name: ALAN
Last name: CROSS
Company (optional):
Unit: House number: 9 House suffix:
House name:
Address 1: HEALEY MOUNT
Address 2:
Address 3:
Town: BURNLEY
County: LANCASHIRE
Country: ENGLAND
Postcode: BB11 2QG

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED DETACHED DOUBLE GARAGE
WITH GAMES ROOM OVER

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:

HIGH LEA BUNGALOW

Address 1:

WHINNS LANE

Address 2:

Address 3:

Town:

SIMONSTONE

County:

LANCASHIRE

Postcode

(optional):

BB12 7QU

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

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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		WALLS RENDERED TO MATCH HOUSE WITH STONE JOINTS. STONE HEAD MULLIONS AND CILLS TO WINDOWS	☐	☐
Roof		CLAY ROOF TILES TO MATCH HOUSE CORNER WITH TILED ROOF AND VERTICAL CLADDING. TO MATCH HOUSE	☐	☐
Windows		WHITE UPVC FRAMES OKAZED UNITS	☐	☐
Doors		GARAGE DOOR PLASTIC COATED METAL ROLLER SHUTTER DOORS DOOR TO BE APPROVED. SIDE DOOR HARMONY PAINTED WHITE	☐	☐
Boundary treatments (e.g. fences, walls)		N/A	☐	☐
Vehicle access and hard-standing		N/A	☐	☐
Lighting		N/A	☐	☐
Others (please specify)		N/A	☐	☐

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 PLAN LOCATION PLAN
PROPOSED PLAN

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):

[Signature]

Date [DD/MM/YYYY]: 12/09/2011

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):

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Original 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:

[REDACTED]

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):

than 21 days before the date of the application).

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

100% of the respondents reported that they had used the service at least once in the last 12 months.

Date (DD/MM/YYYY):

11. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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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 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: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

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:

15th September 2011

High Lea Bungalow
Whins Lane
Simonstone

Proposed Detached Double Garage with Games Room over

Design and Access Statement in support of Planning Application

Existing

High Lea Bungalow is a detached property located off Whins Lane, Simonstone, The property has a large garden with three timber outbuildings used for storage, and located in the north east corner the site.

Proposed

The proposal is to demolish the three timber outbuildings and build a double detached garage with a games room over.

Extent

The outbuildings to be demolished have a total area of 34metres².

The proposed detached garage will have a total area of 80m².

Use

The garage will be used for parking the family cars and bikes with room to the rear of the garage for a workbench.

The games room over the garage will provide family leisure time separate to the main house.

Layout

The garage is to be located in the north east corner of the site positioned parallel to the north and east boundary fences.

Scale

The garage front elevation will be 8metres wide by 3.15 metres to eaves and 6.15metres to ridge

The garage rear elevation will be 8metres wide by 2.7metres to eaves and 5.8 metres to ridge.

The garage side elevations will be 10metres long by 3.15metres to eaves maximum and 6.15metres to ridge maximum.

Appearance

Roof – Tiled pitched roof with two velux windows to the east elevation and two dormers to the west elevation

Walls – Blockwork walls rendered and painted, colour to match the house, to all elevations.

Windows – sizes 1.25m wide by 1.25metres high will be white upvc frames with double glazed units with stone heads, cills and jambs. The two garage doors (3metres wide by 2.4metres high each) to the front elevation will be plastic coated metal roller shutter type, colour to be approved.

All materials used will match the materials used on the main house and similarly the feature dormers looking over the lawned area will be of the same style as the main house.

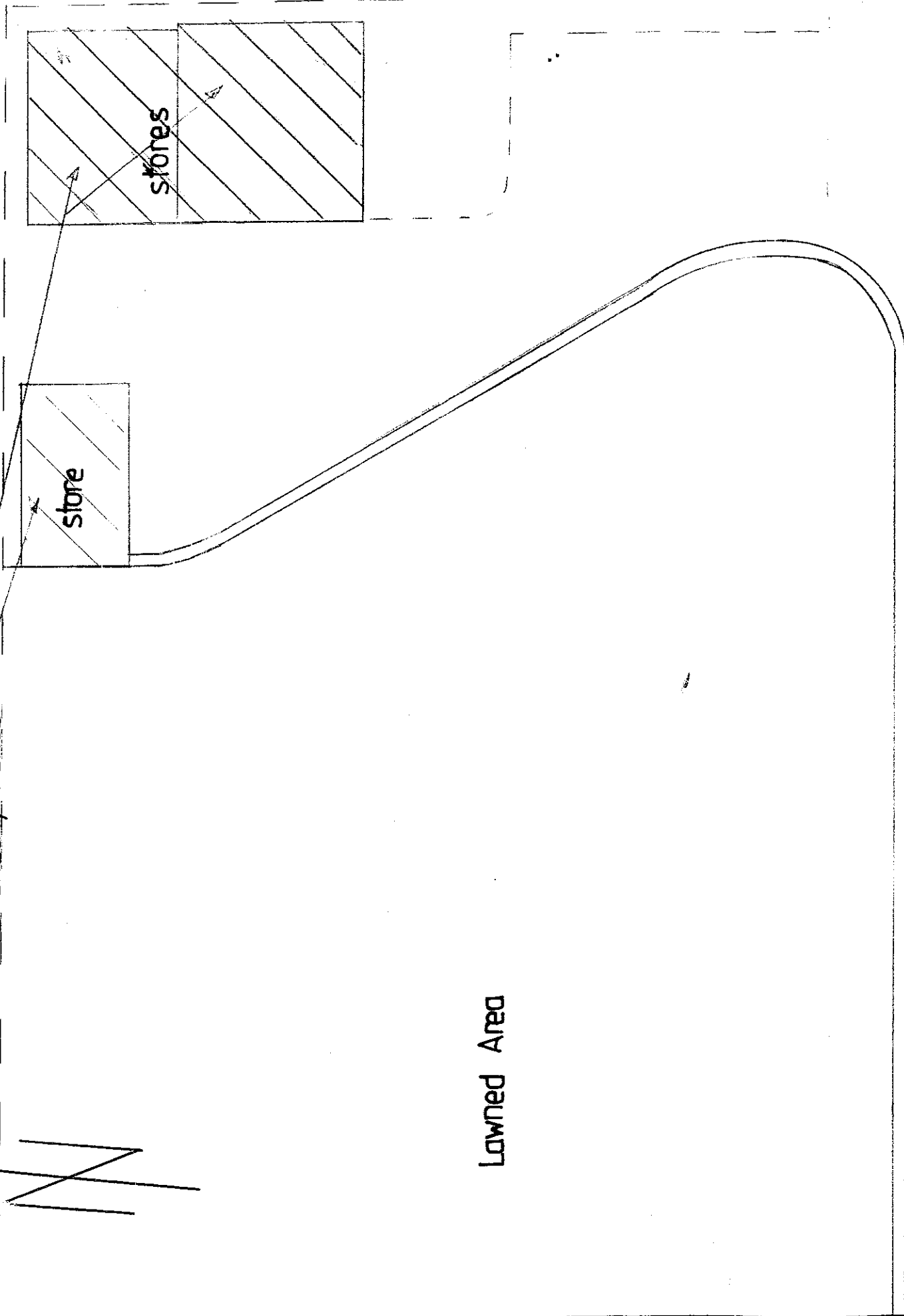
Access

Access to garage /games room will be via a stoned up access to the rear of the house. There is parking to the rear and side of the property

NOTE OUTBUILDINGS SHOWN HATCHED TO BE DEMOLISHED



Boundary Fence



Boundary Fence

Lawned Area

PROPOSED GARAGE AND GAMES ROOM
HIGH LEA BUNGALOW WHINS LANE SIMONSTONE

DRAWING 1

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Parking

High Lea Bungalow

SITE PLAN — EXISTING SCALE 1:100

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Boundary Fence

Boundary Fence

Proposed Garage

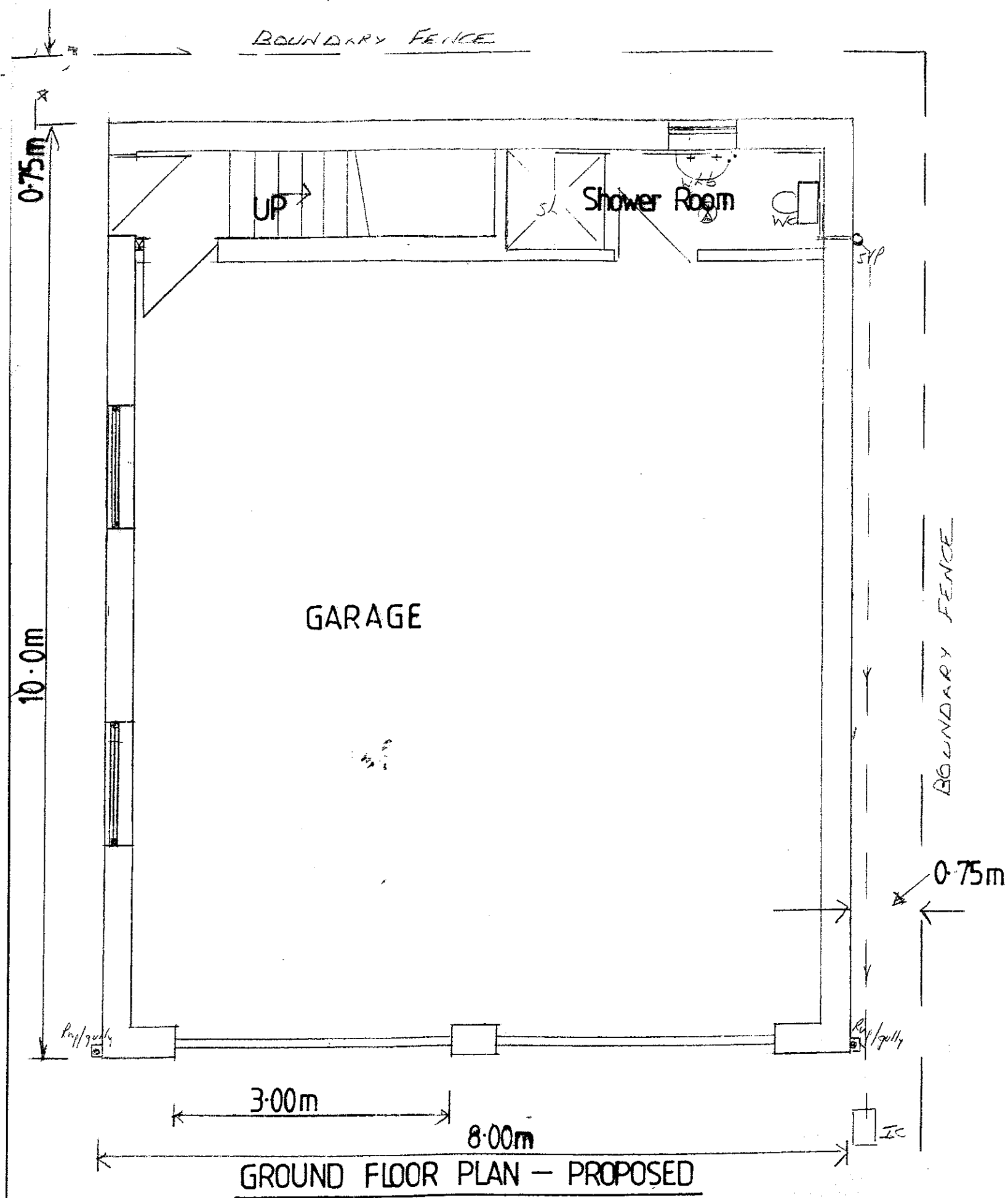
Lawned Area

High Lea Bungalow

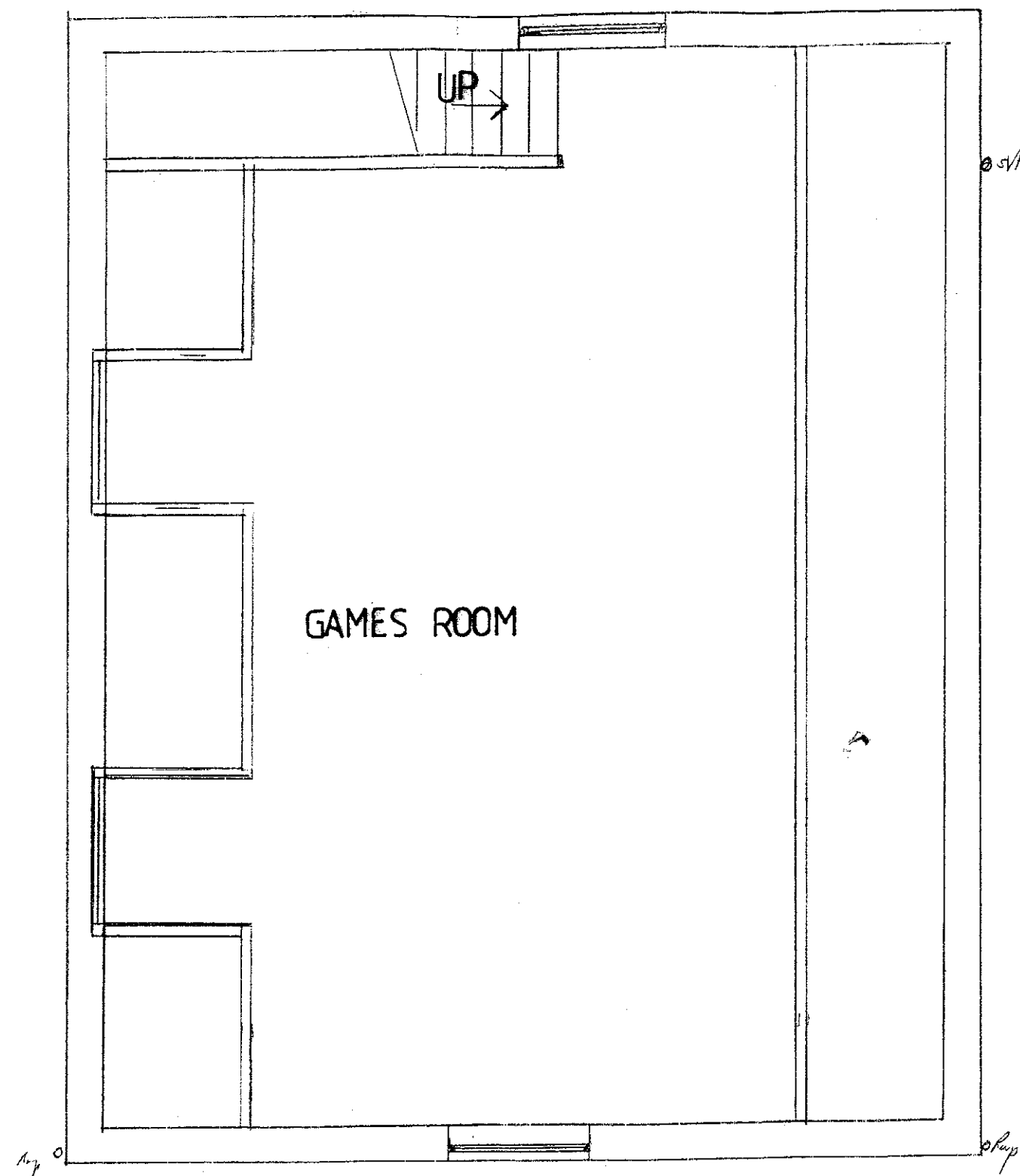
Parking

SITE PLAN — PROPOSED

SCALE 1:100



SCALE 1:50

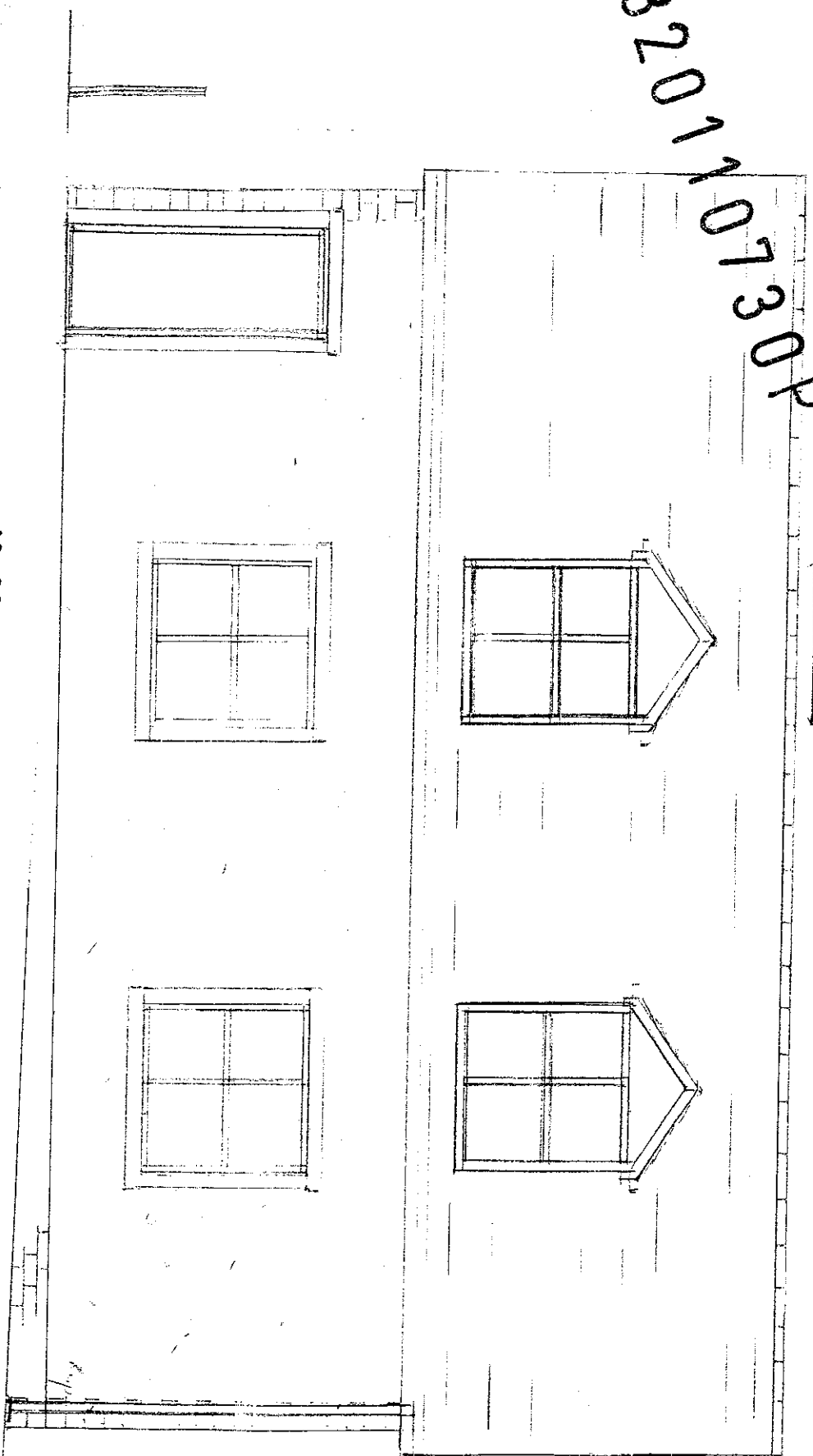


LOFT PLAN — PROPOSED

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1.35m



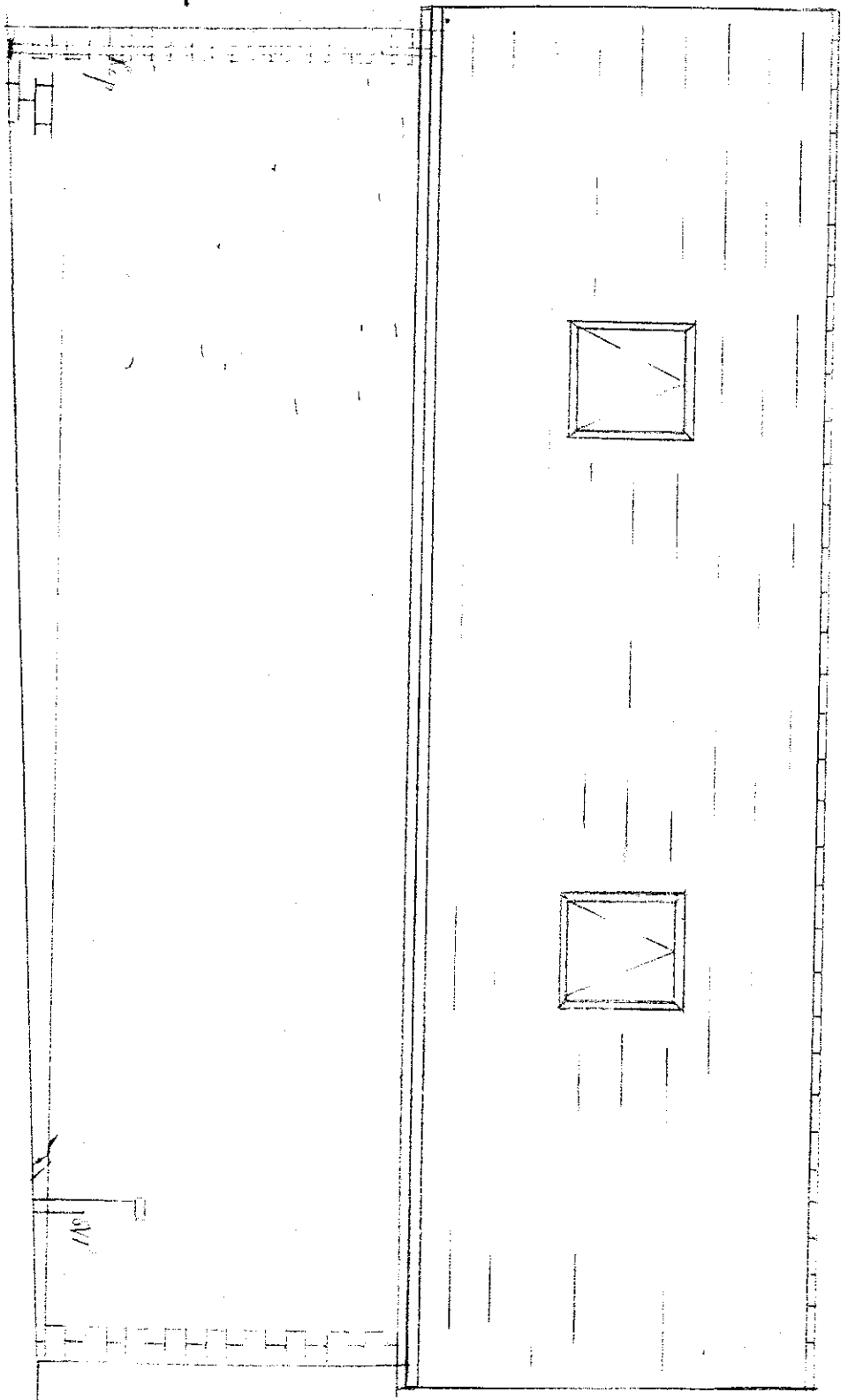
10.00m

3.15m

3.10m

WEST ELEVATION — PROPOSED

SCALE 1:50



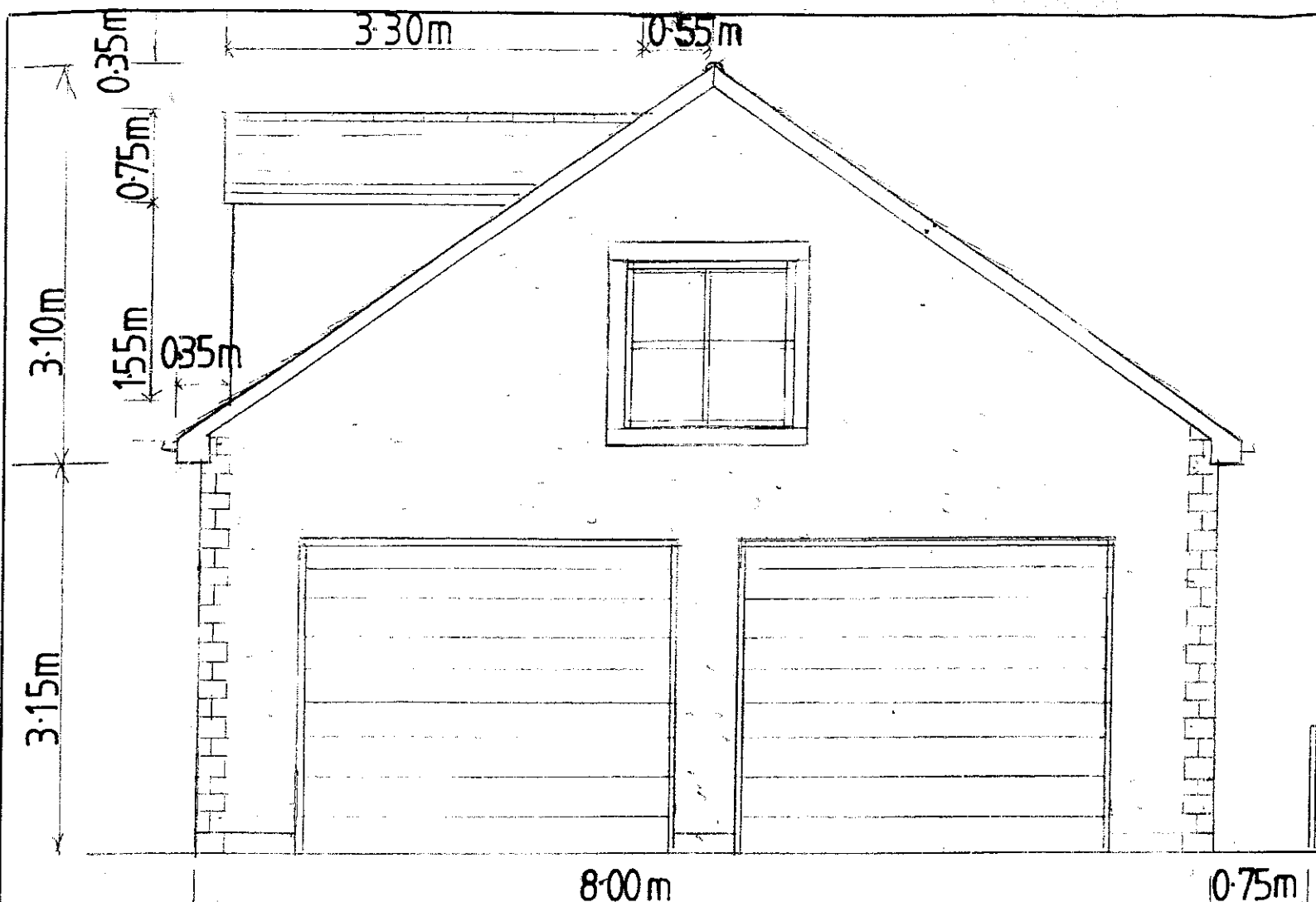
10.00m

2.70m

3.10m

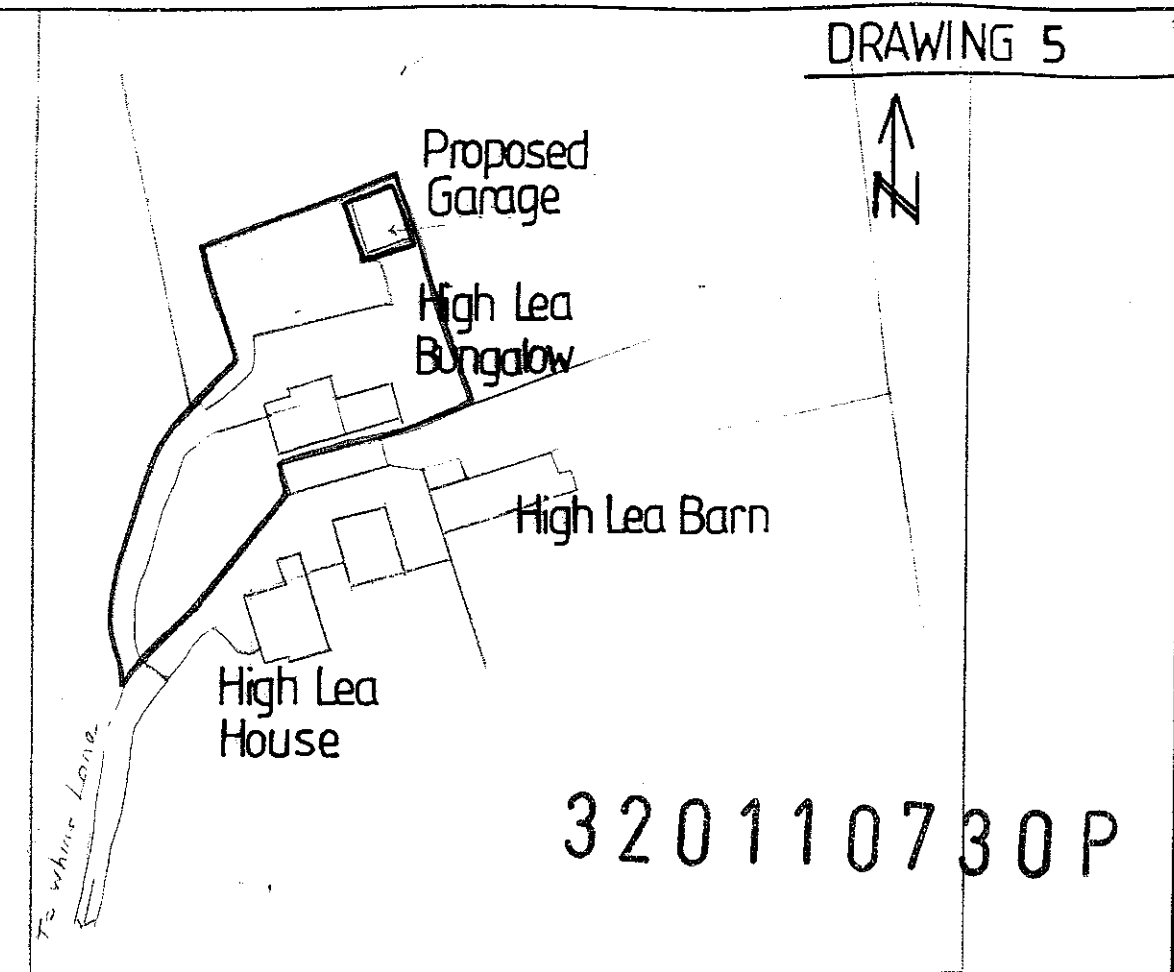
EAST ELEVATION — PROPOSED

0.75m

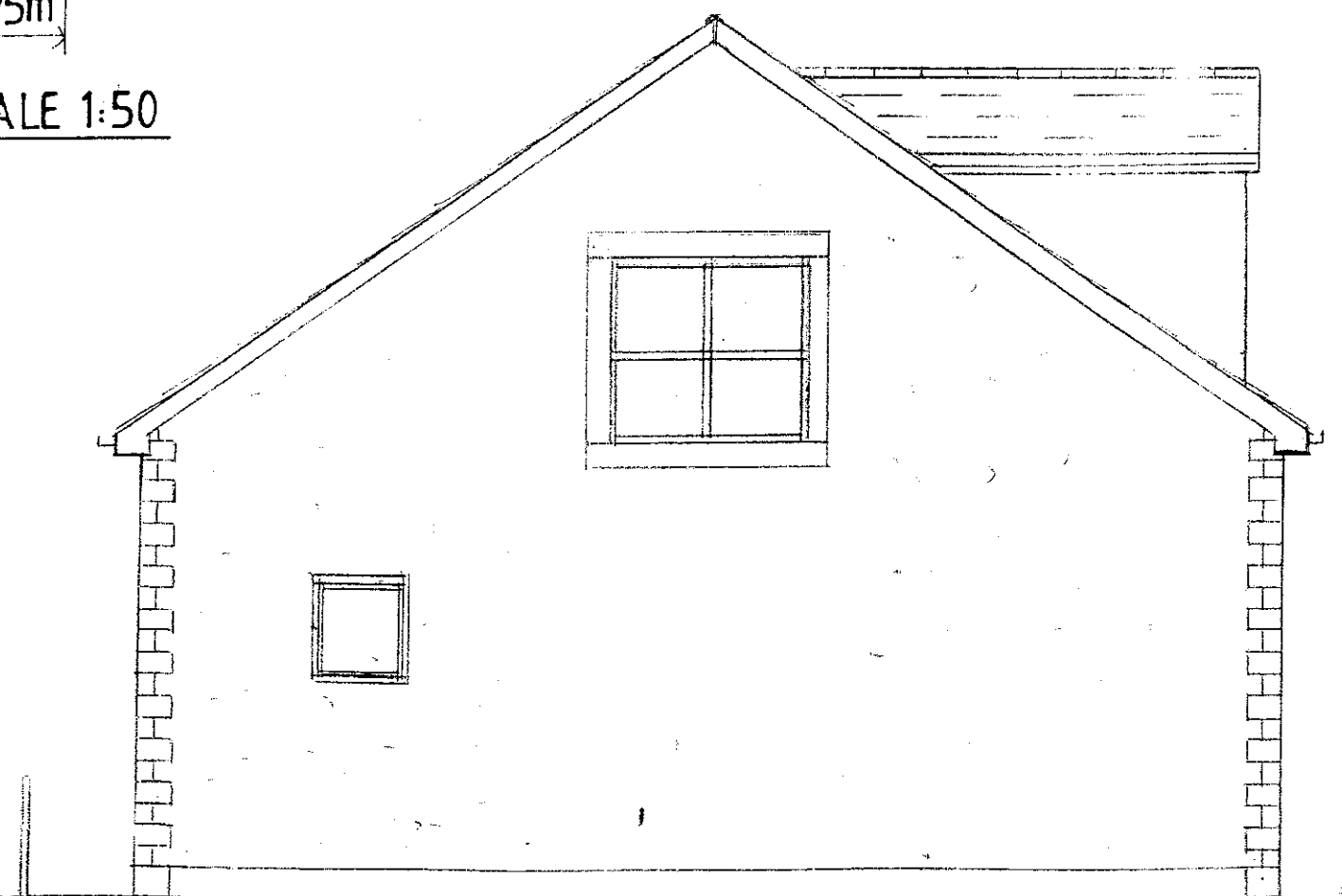


SOUTH ELEVATION — PROPOSED

SCALE 1:50



LOCATION PLAN 1/1250



NORTH ELEVATION — PROPOSED