



RIBBLE VALLEY
BOROUGH COUNCIL

1 2 SEP 2011

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110731P

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:	Mr	First name:	Mark	Surname:	Chester	
Company name:						
Street address:	Woodend cottage			Country Code	National Number	Extension Number
	Birdy Brow			Telephone number:		
	Chaigley			Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:	UK					
Postcode:	BB7 3LR					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	David	Surname:	Perry	
Company name:	Extended Design Limited					
Street address:	Extended Design Limited			Country Code	National Number	Extension Number
	97 THE FARTHING5			Telephone number:	07702 682888	
	ASTLEY VILLAGE			Mobile number:		
Town/City:	CHORLEY			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	PR7 1SH			mail@extendeddesign.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Proposed construction of a Detached garage

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:		Suffix:	
House name:	WOOD END COTTAGE		
Street address:	BIRDY BROW		
	CHAIGLEY		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 3LR		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	369651		
Northing:	441077		

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

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

Trees shown on drawing 1127/100

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, indicating the scale which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

Trees shown on drawing 1127/100

8. Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes ☐ No

If Yes, please describe:

The existing dwelling has no sheltered parking. The proposed garage will add 3 secure parking bays

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):

11. (Materials continued)

320110731P

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

Stone faced cavity wall construction

Description of *proposed* materials and finishes:

Stone faced cavity wall construction all to match the existing house

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

Grey slate tiles

Description of *proposed* materials and finishes:

Grey slate tiles all to match the existing house

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

Timber effect double glazed units

Description of *proposed* materials and finishes:

NA

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

Timber effect double glazed units

Description of *proposed* materials and finishes:

Timber effect double glazed units for side door and matching timber up and over / roller garage panel doors to front elevation all to match the existing timber doors and windows in appearance

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:

Extended Design Limited Drawings 1127/100-112 inclusive

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: David Surname: Perry

Person role: Agent

Declaration date: 08/09/2011

☒ 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: David Surname: Perry

Person role: Agent

Declaration date: 08/09/2011

☒ 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 08/09/2011

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ASTLEY VILLAGE
CHORLEY
LANCASHIRE
PR7 1SH

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REF 1127 DESIGN AND ACCESS STATEMENT

Development:-

**PROPOSED DETACHED GARAGE AT
WOODEND COTTAGE BIRDY BROW
CHAIGLEY CLITHEROE BB7 3LR**

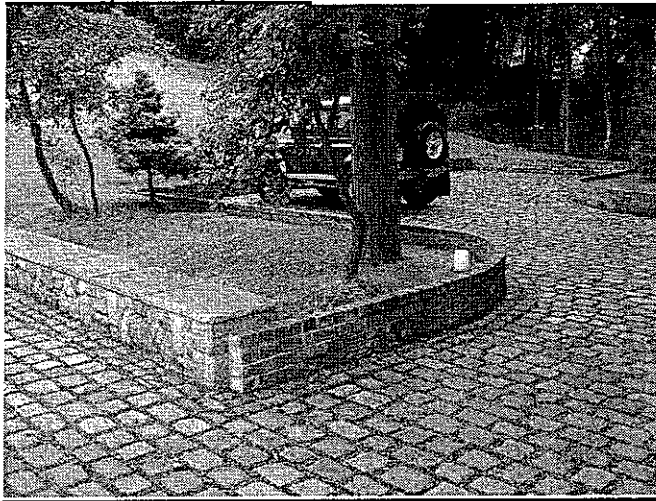
PROPOSAL

It is proposed to provide a detached garage in the grounds of the existing house known as Woodend Cottage

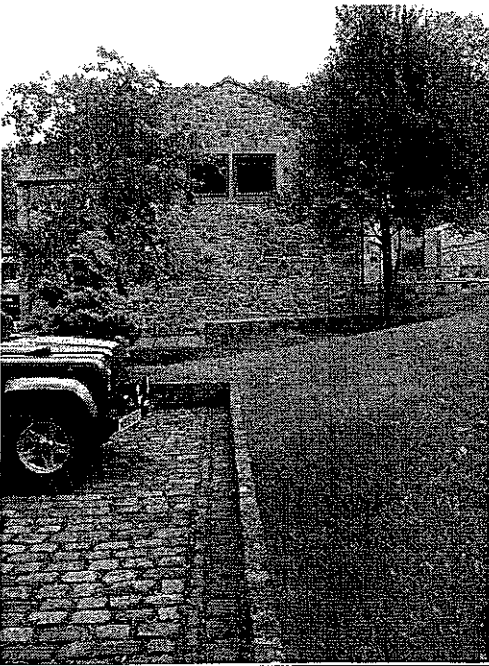
The existing house is located in a considerable plot of land and has been renovated over a long period of time to a high standard, resulting in the stone clad property that the current house owners now enjoy. No covered parking is available and as such it is proposed to provide a detached garage to cater for this need

The proposed garage is to be located directly adjacent to the existing parking area shown below and cut into the sloping garden to minimise any visual impact on the surrounding area

Existing Parking area:-



Existing Front View



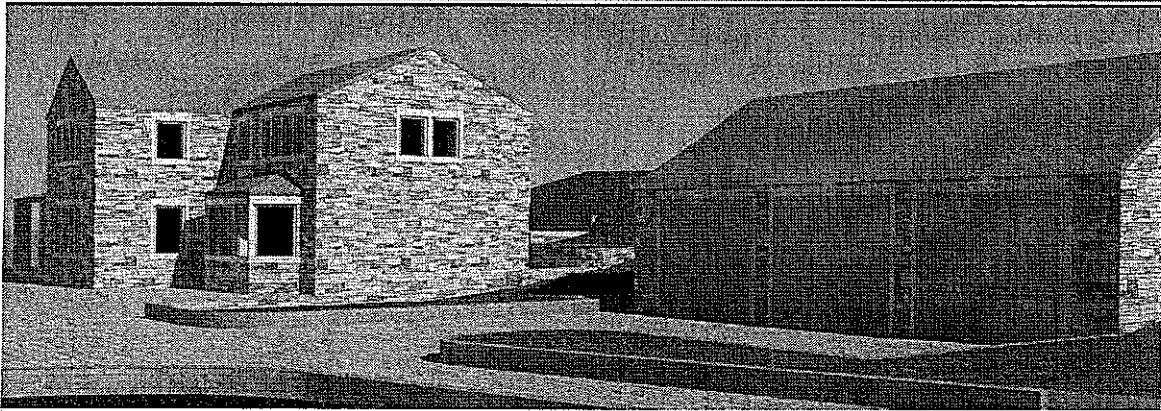
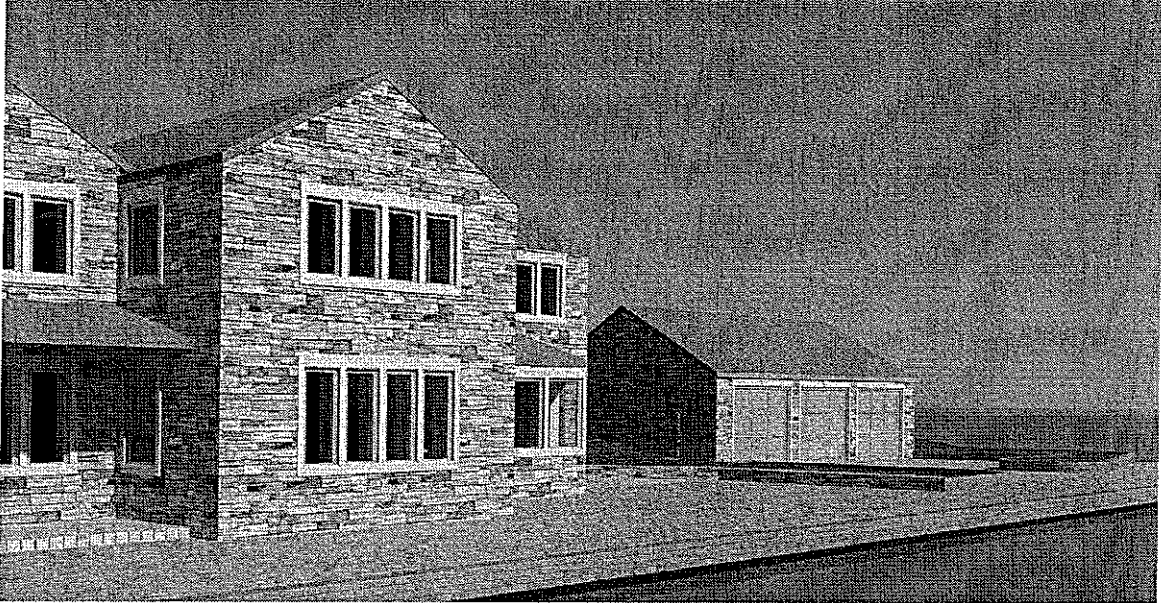
Existing Side View



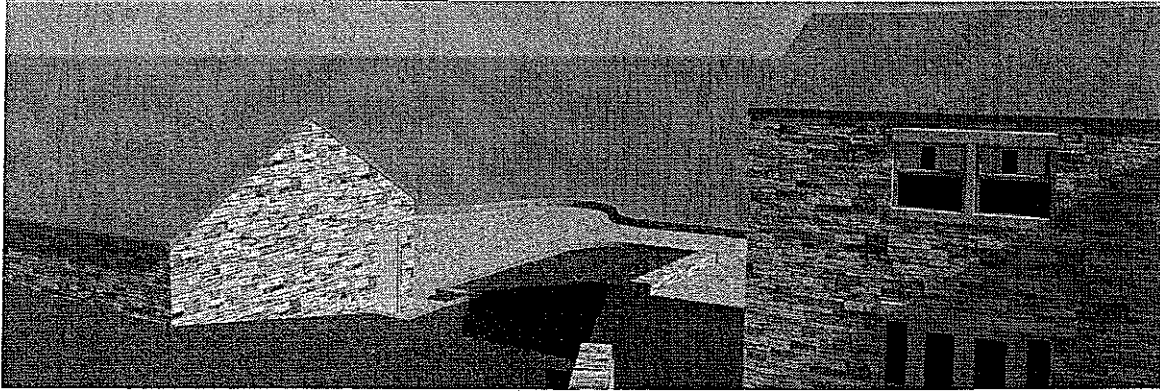
Existing Rear View

Proposed Detached garage:-

Proposed Front Perspective Views



Proposed Rear Perspective View



USE

The existing site is a domestic property. The use will remain unchanged.

LAYOUT

Other than the addition of the detached garage, the overall general site layout will remain unchanged.

Refer to Extended Design drawings 1127/100-112 for existing and proposed layouts.

The existing main parking bay is to remain generally unchanged. The Proposed detached garage is to be located directly adjacent to the parking bay and cut into the existing sloping garden as shown in the proposed perspective views.

LANDSCAPING

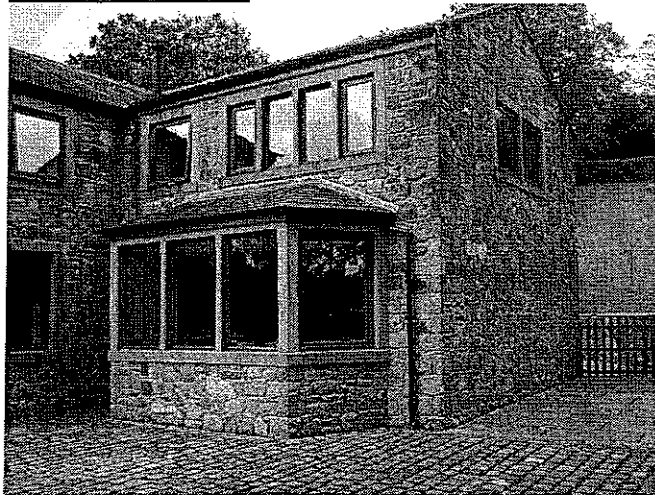
Minor landscaping alterations are proposed to the existing drive area as noted on drawing 1127/100. The sloped garden directly adjacent to the proposed garage will remain unchanged.

ACCESS

The existing access point will remain unchanged.

APPEARANCE

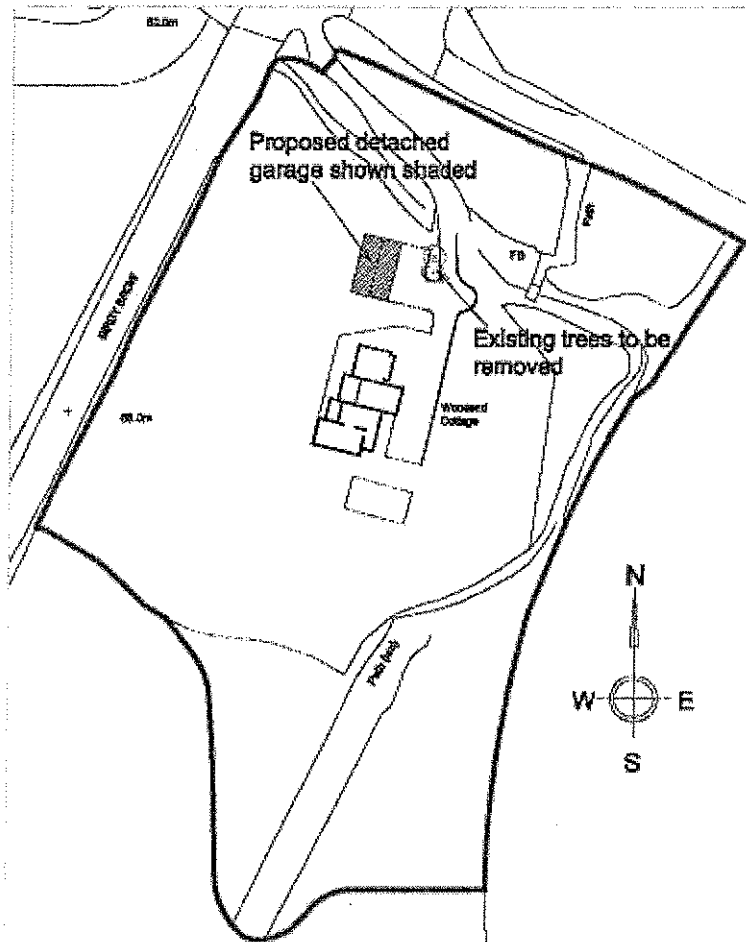
The overall appearance of the proposed detached garage has been of the highest consideration. The proposed detached garage is to be constructed of carefully matched stone to suit the existing house along with cills and mullions to match the existing window and doors. Roofing materials are also to match the existing slates.

Existing Stonework

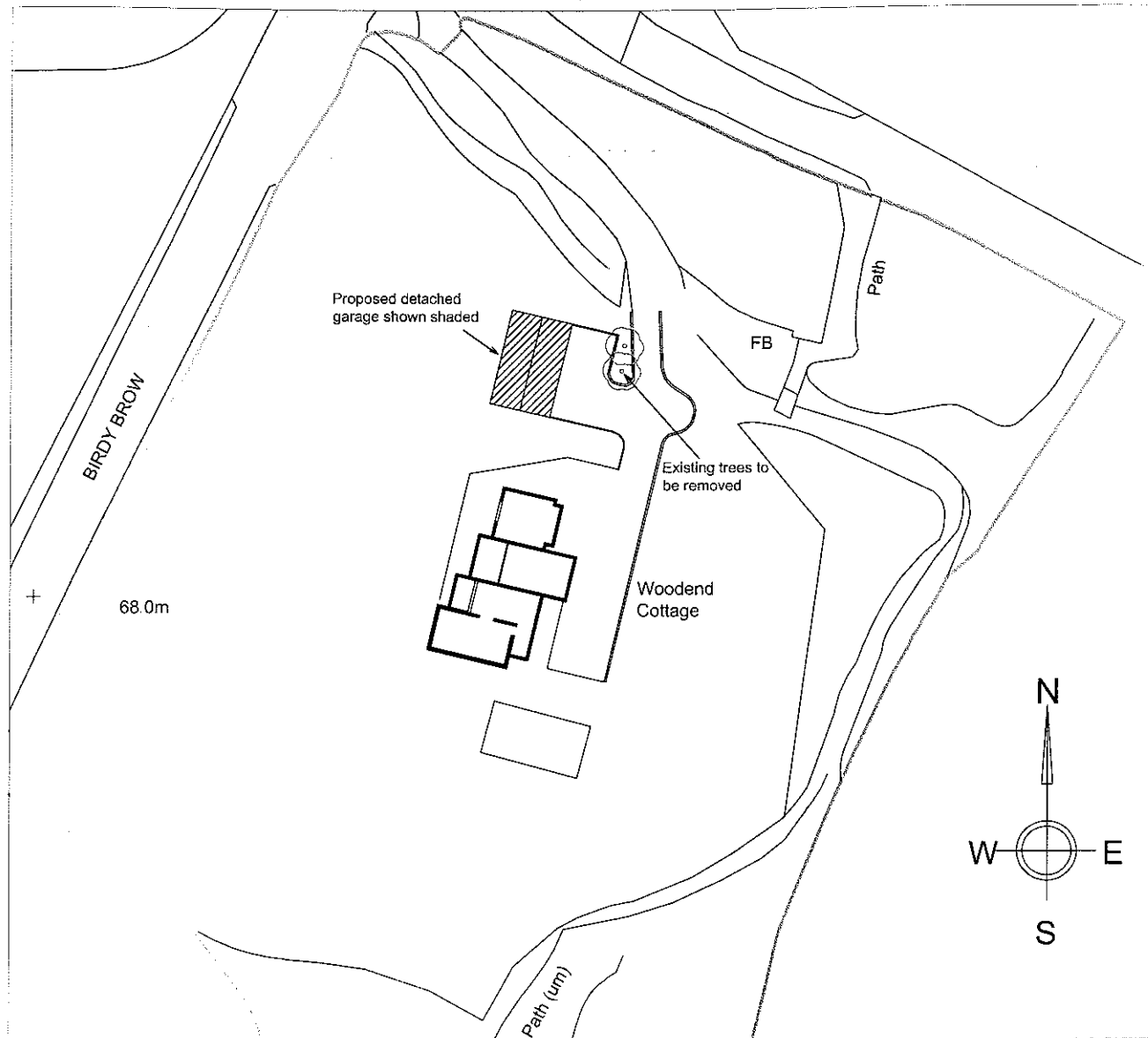
SCALE

The existing house sits in a considerable plot of land which is predominantly open landscaped areas with large expanses of grassed areas.

The existing plot is approximately 3 Acres (12300m²). The proposed detached garage is 80m² and as such will take up less than 1% of the existing plot floor area. The overall impact on the site location will be negligible

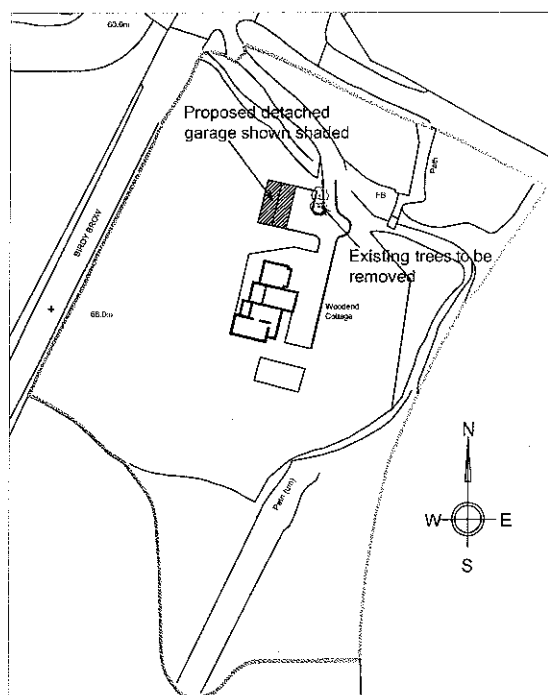


The proposed detached garage has been designed to cause minimum impact on the overall site landscaping by locating it so it is cut within the existing sloped garden area.



PROPOSED 1:500 LOCATION MAP

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PROPOSED 1:1250 LOCATION MAP



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Proposed alterations at Woodend cottage
Birdy Brow Chalvey Clitheroe BB7 3LR

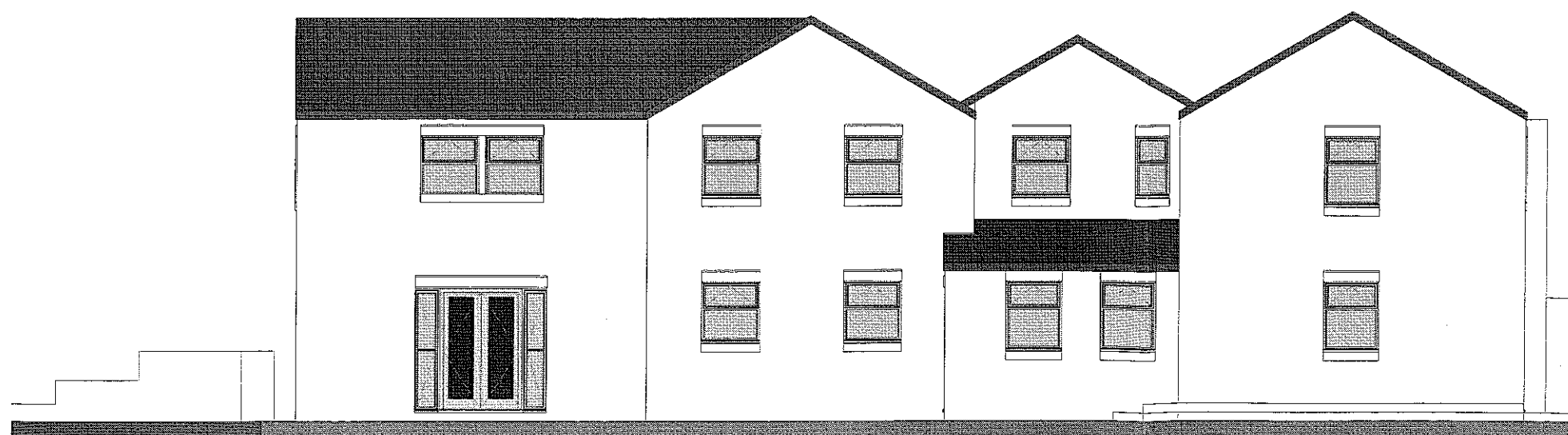
MR & MRS CHESTER

Rev	Description	Date
1	1:1250 & 1:500 LOCATION PLANS	
Dwg No	Drawn	DP
1127 / 100	Date	Aug 2011
	Scale	1:1250 1:500



Existing Front Elevation

1 : 100



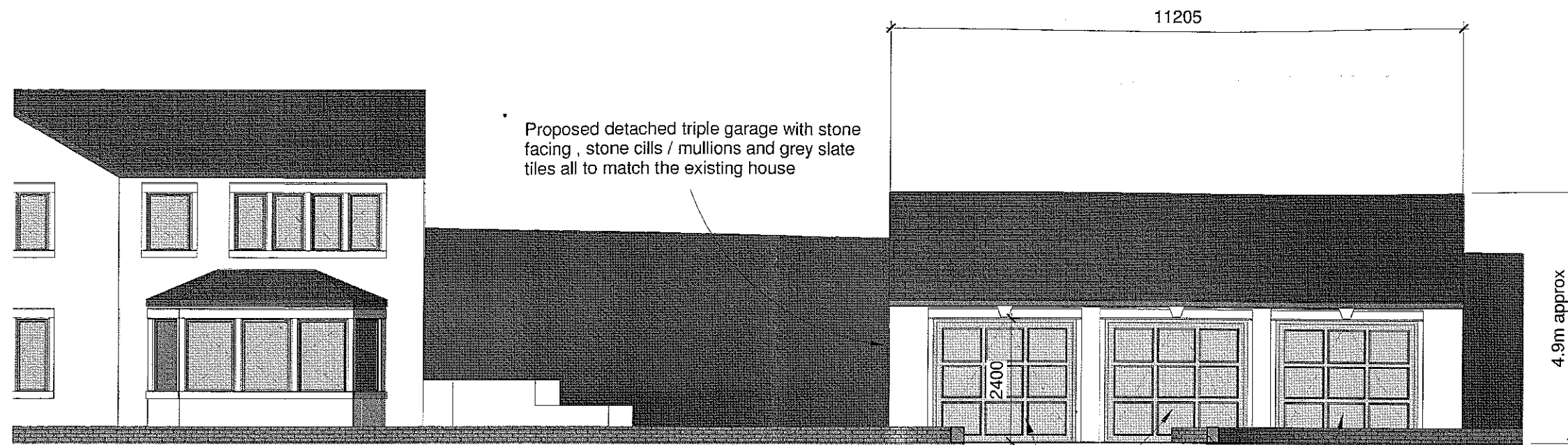
Existing Rear Elevation

1 : 100

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 Proposed Detached Garage at Woodend
 Cottage Birdy Brow Clitheroe BB7 3LR
 Mr & Mrs CHESTER

Rev	Description	Date
Existing Elevations Sheet 1		
Dwg No	Drawn	DP
1127 / 101	Date	Aug 2011
	Scale @ A3	1 : 100

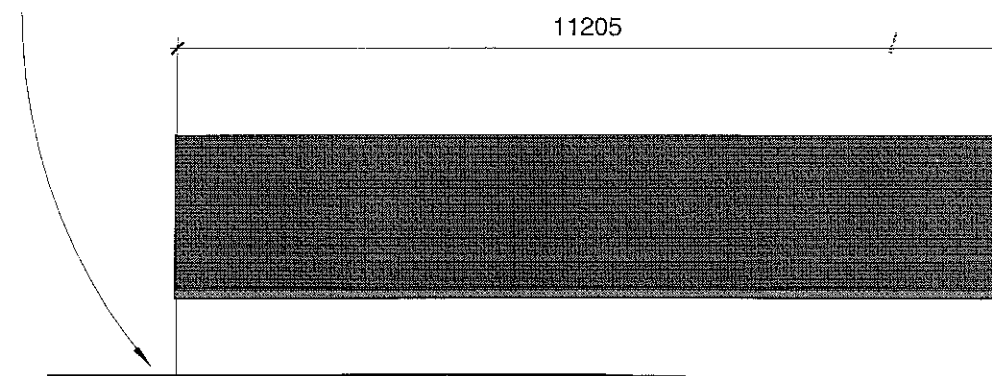


Proposed Front Elevation

1 : 100

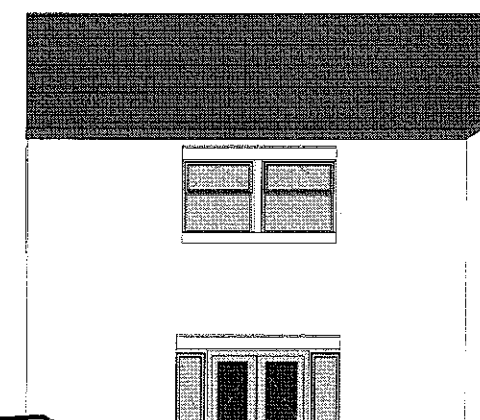
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Garage to be set into existing rear sloped garden. Rear and side walls of garage to be constructed as retaining walls to separate detail



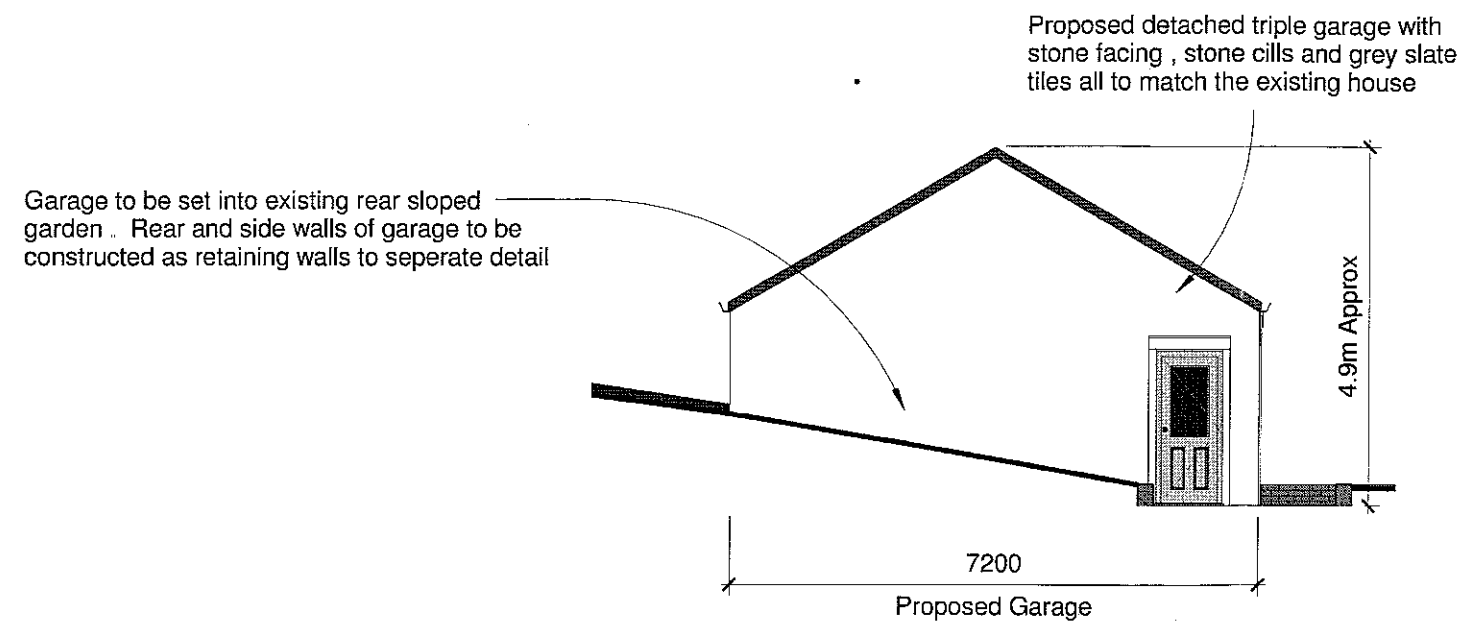
Proposed Rear Elevation

1 : 100



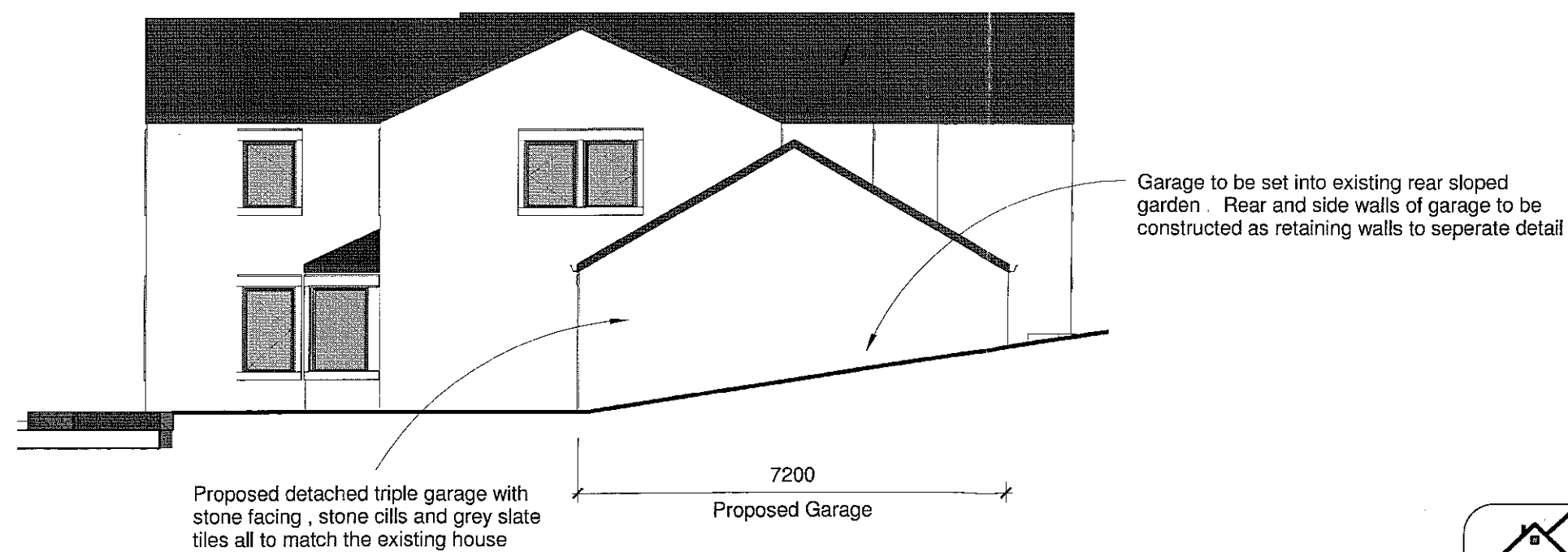
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Rev	Description	Date
Proposed Elevations Sheet 1		
Dwg No	Drawn	DP
1127 / 107	Date	Aug 2011
	Scale @ A3	1 : 100



Proposed Left Hand Elevation
1 : 100

320110731P



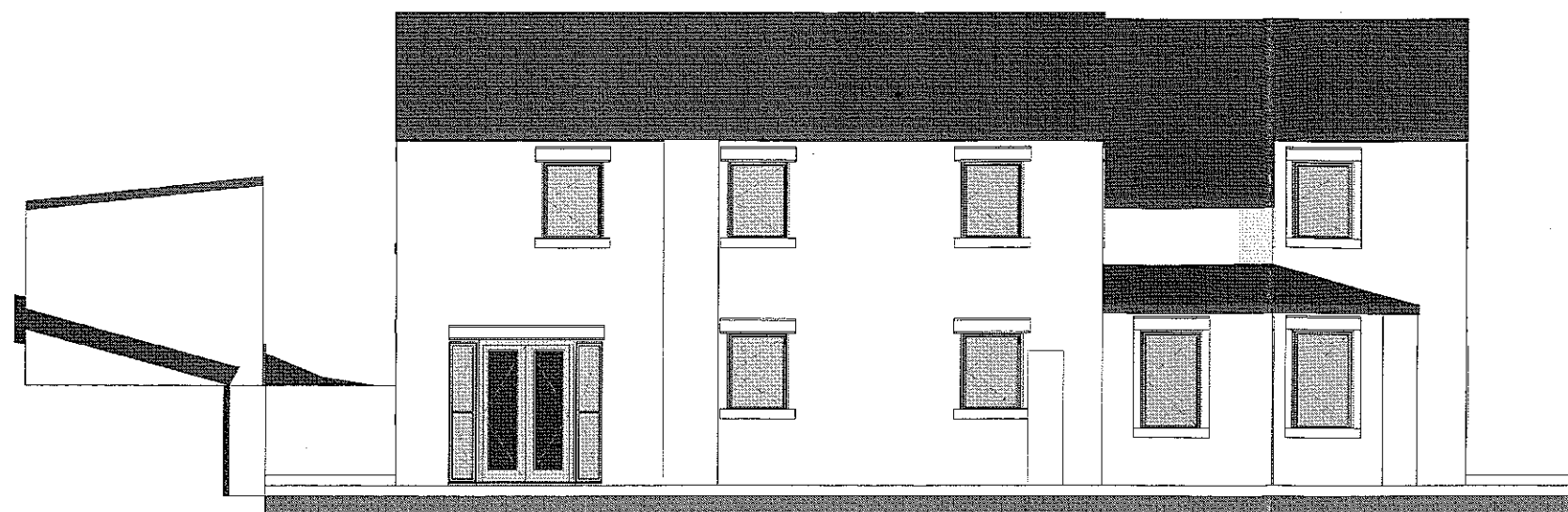
Proposed Right Hand Elevation
1 : 100

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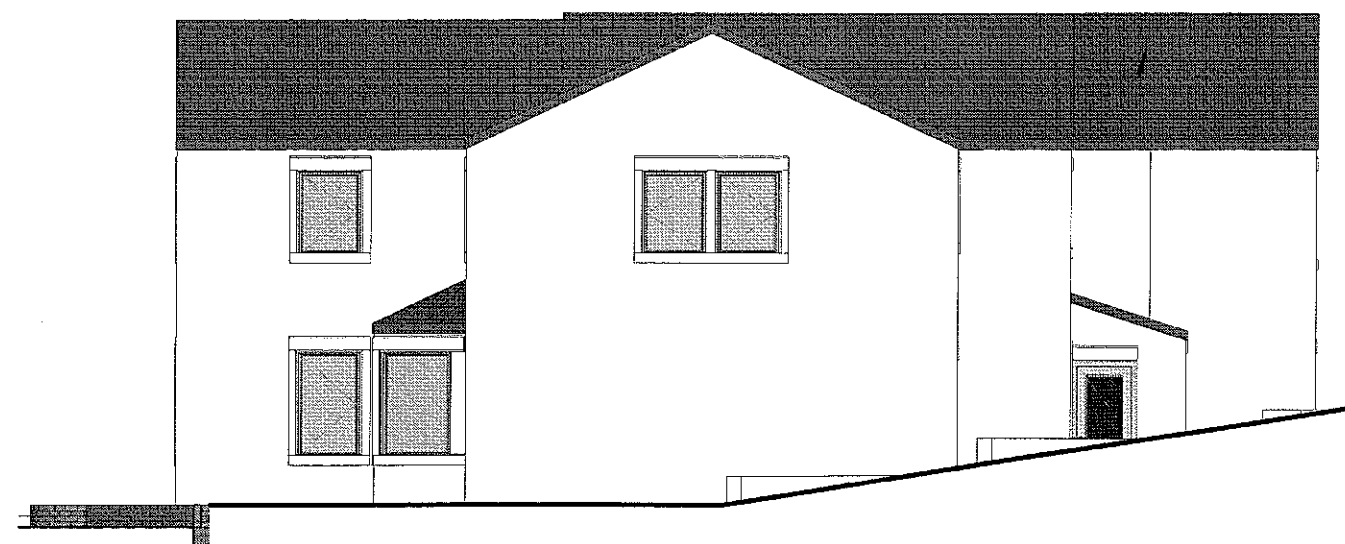
Proposed Detached Garage at Woodend
Cottage Birdy Brow Clitheroe BB7 3LR

Mr & Mrs CHESTER

Rev	Description	Date
Proposed Elevations Sheet 2		
Dwg No	Drawn	DP
1127 / 108	Date	Aug 2011
	Scale @ A3	1 : 100



Existing Left Hand Elevation
1 : 100

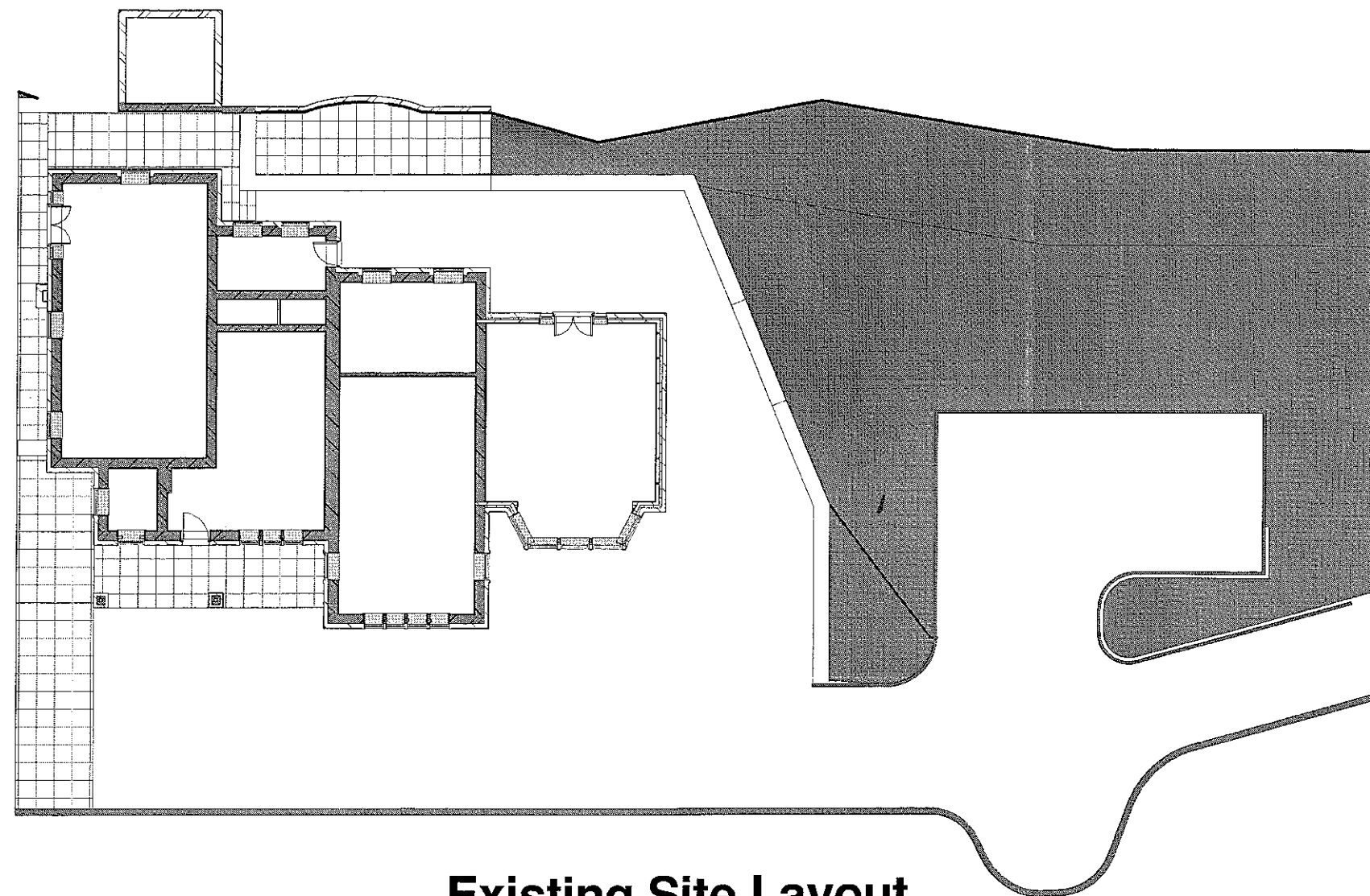


Existing Right Hand Elevation
1 : 100

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Rev	Description	Date
Existing Elevations Sheet 2		
Dwg No	Drawn	DP
1127 / 102	Date	Aug 2011
Scale @ A3	1 : 100	



Existing Site Layout
1 : 200

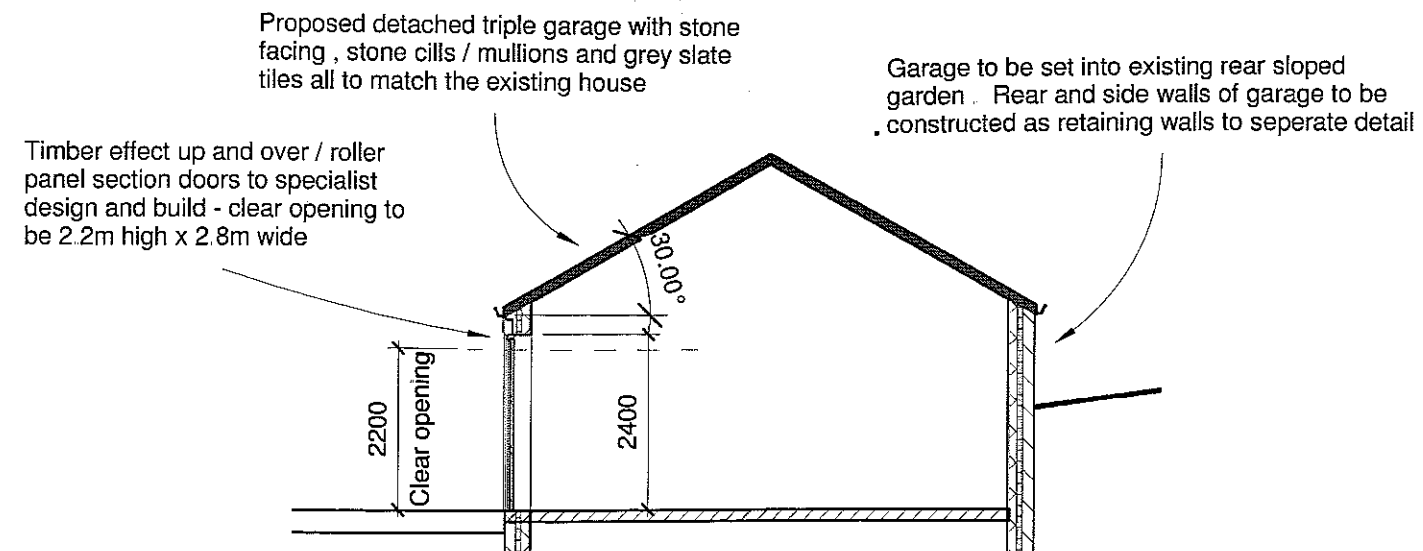
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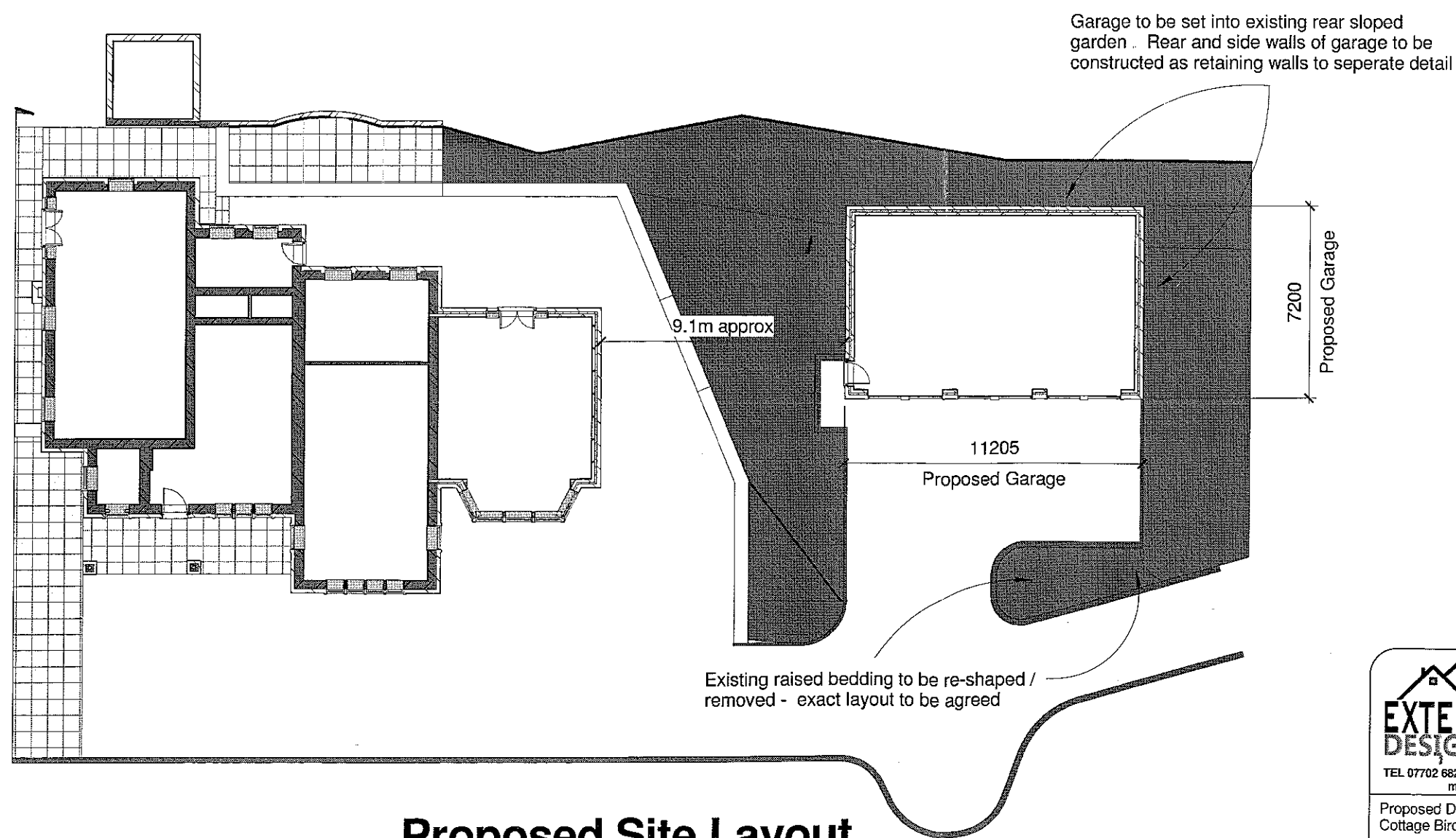
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Rev	Description	Date
	Existing Site Layout	
Dwg No	1127 / 103	Drawn DP
Date	Aug 2011	Scale @ A3
		1 : 200



Garage Section
1 : 100



Proposed Site Layout
1 : 200

320110731P

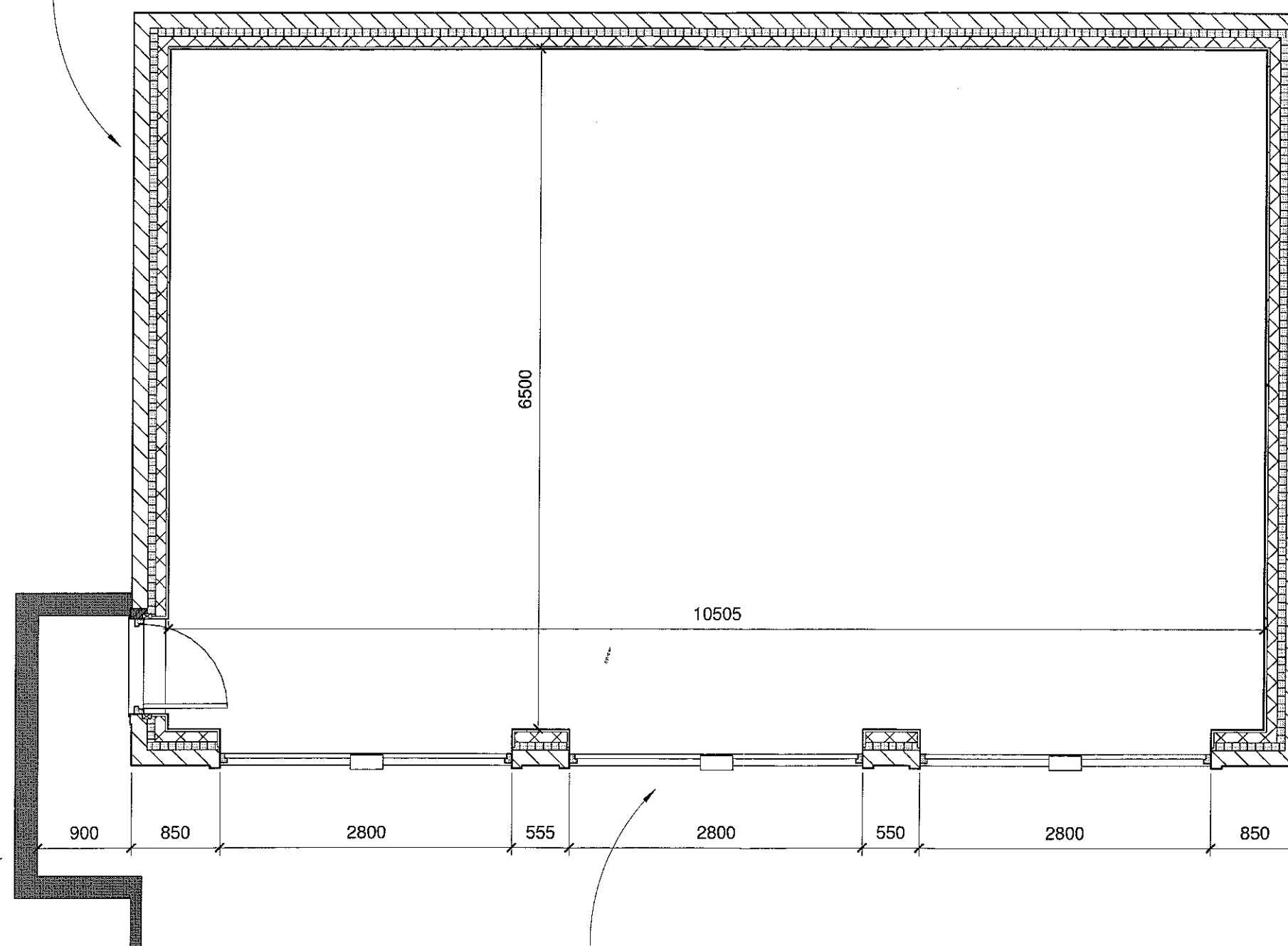
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Rev	Description	Date
Proposed Site Layout		
Dwg No	Drawn	DP
1127 / 109	Date	Aug 2011
	Scale @ A3	As indicated

Proposed detached triple garage with stone facing, stone cills / mullions and grey slate tiles all to match the existing house



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local re-grading of ground to allow side access door

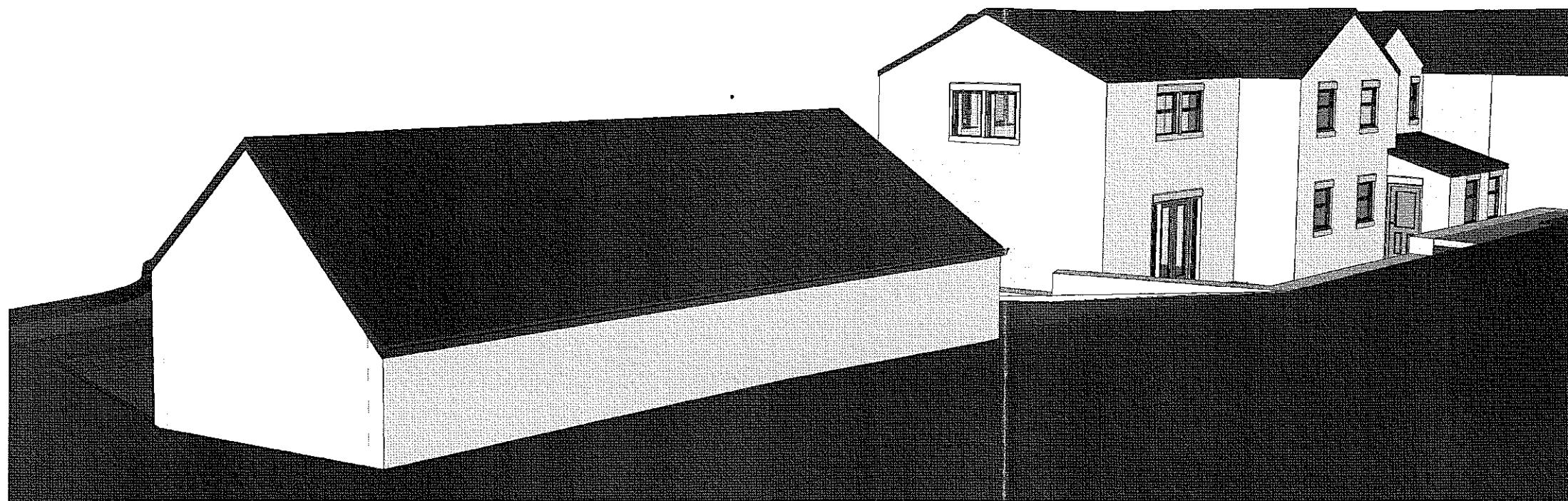
3No timber effect up and over roller panel section doors to specialist design and build - clear opening to be 2.2m high x 2.8m wide

Proposed Garage Layout

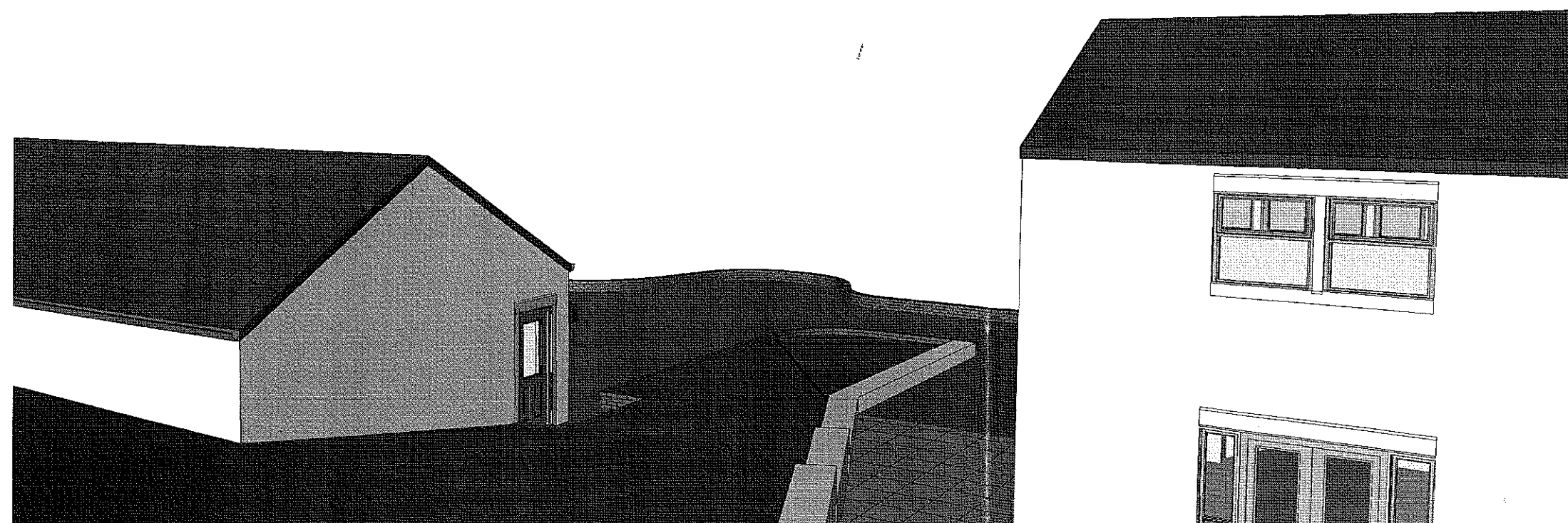
1 : 50

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Rev	Description	Date
	Proposed garage layout	
Dwg No	Drawn	DP
1127 / 112	Date	Aug 2011
	Scale @ A3	1 : 50



Perspective view 3



Perspective view 4

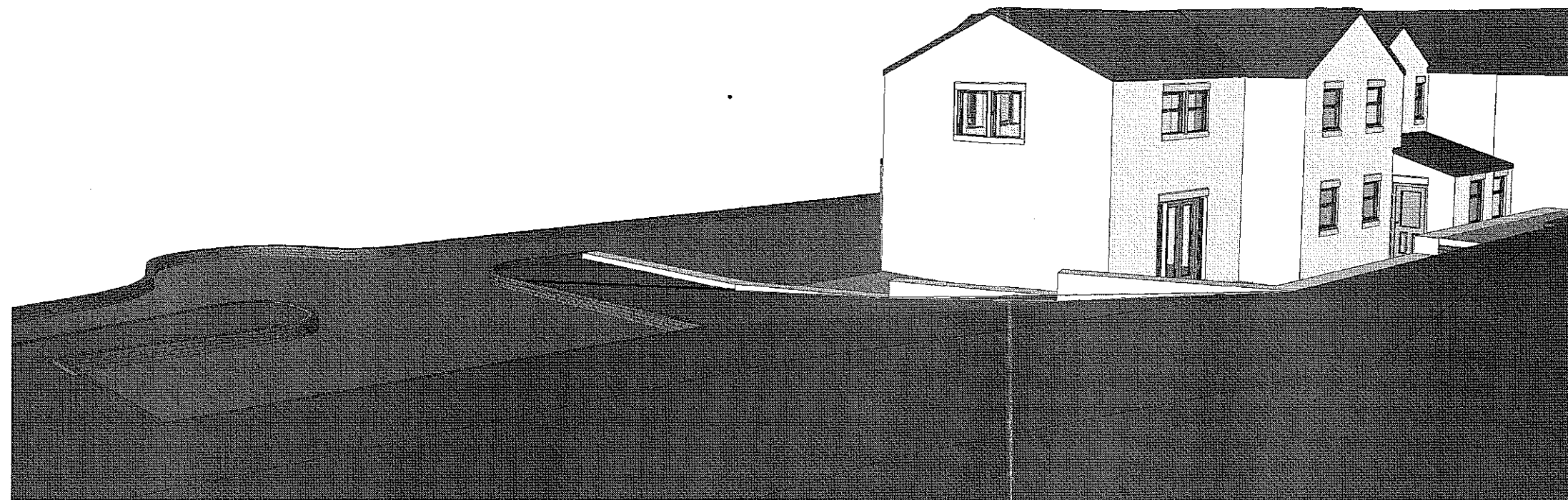
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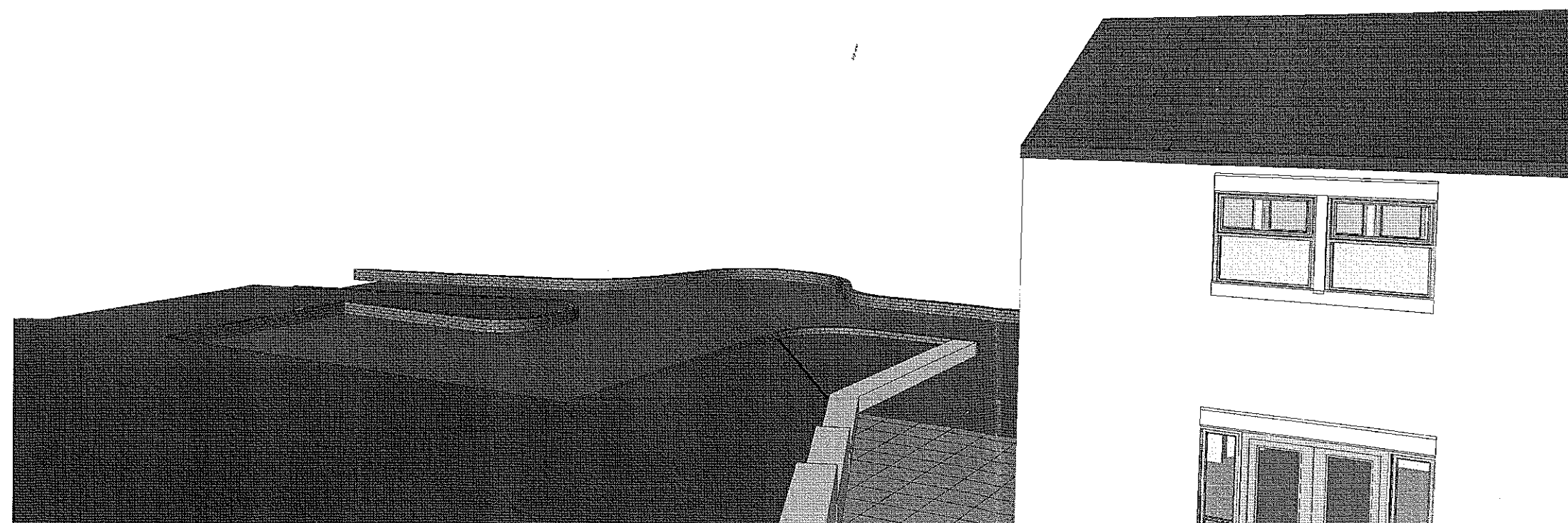
Mr & Mrs CHESTER

Rev	Description	Date
Proposed Perspective Views 2		
Dwg No	Drawn	DP
1127 / 111	Date	Aug 2011
	Scale @ A3	



Perspective view 3

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Perspective view 4

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Rev	Description	Date
Existing Perspective Views 2		
Dwg No	Drawn	DP
1127 / 105	Date	Aug 2011
	Scale @ A3	



Perspective view 1

320110731P



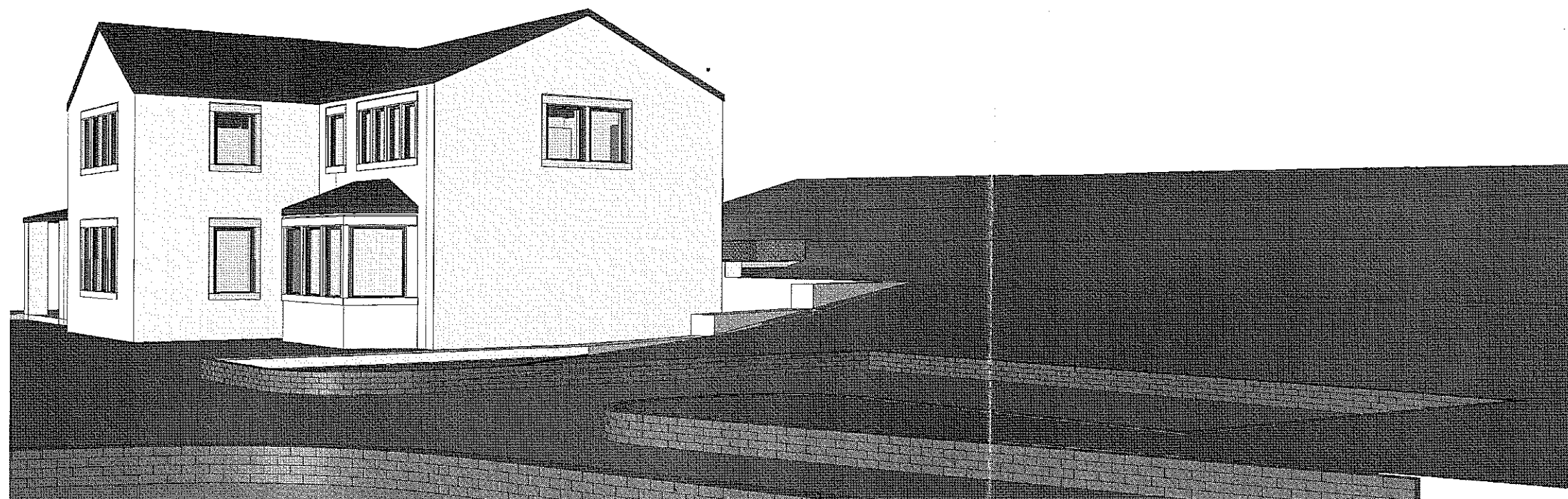
Perspective view 2

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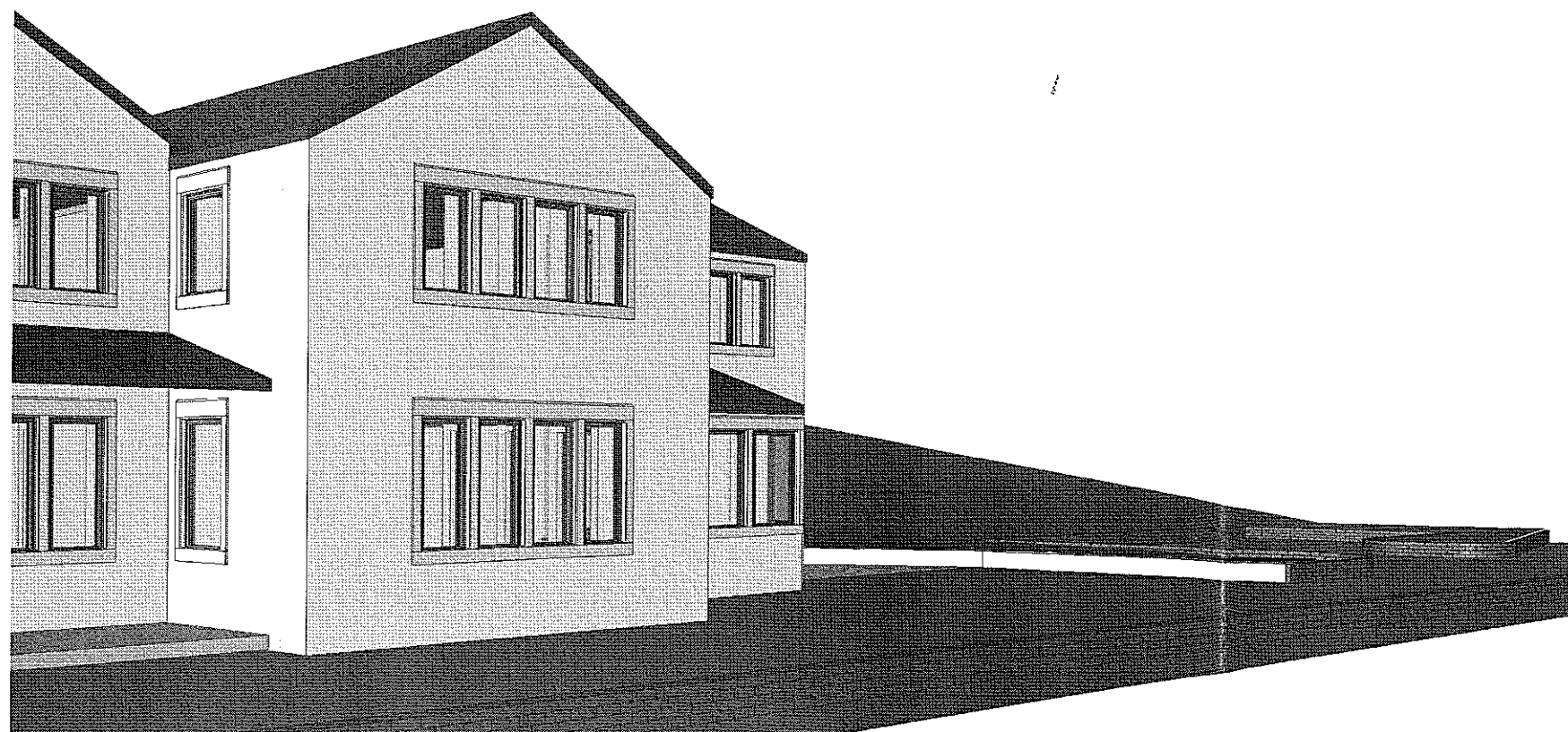
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Rev	Description	Date
Proposed Perspective Views 1		
Dwg No 1127 / 110	Drawn Date Aug 2011	DP
Scale @ A3		



Perspective view 1



Perspective view 2

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Existing Perspective Views 1		
Dwg No 1127 / 104	Drawn Date	DP Aug 2011
Scale @ A3		