



RIBBLE VALLEY
BOROUGH COUNCIL

20 SEP 2011

FOR THE
ATTENTION OF

For office use only

Application No

320110771P

Date received

Fee paid £

Receipt No:

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:	john	Surname:	lancaster
Company name:					
Street address:	throstle nest		Country Code	National Number	Extension Number
	edisford road				
			Telephone number:		
Town/City:	clitheroe		Mobile number:		
County:	lancashire		Fax number:		
Country:	uk		Email address:		
Postcode:	bb7 2ln				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	neil	Surname:	andrews
Company name:	stanton andrews				
Street address:	44 York Street		Country Code	National Number	Extension Number
			Telephone number:	01200	444490
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	BB7 2DL		neil@stantonandrews.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

alterations and extension to kitchen/dining area to existing house

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:	THROSTLE NEST		
Street address:	EDISFORD ROAD		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 2LN		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	373673		
Northing:	441702		

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:

random stonework

Description of *proposed* materials and finishes:

stonework, to match existing

Roof - description:

Description of *existing* materials and finishes:

slate

Description of *proposed* materials and finishes:

slate, to match existing

11. (Materials continued)

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

timber and upvc

Description of *proposed* materials and finishes:

hardwood timber, clear finish

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

timber and upvc

Description of *proposed* materials and finishes:

hardwood timber, clear finish

Boundary treatments - description:Description of *existing* materials and finishes:

stone walling and fencing

Description of *proposed* materials and finishes:

n/a

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

stone paviors/cobbles

Description of *proposed* materials and finishes:

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:

design statement

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: neil Surname: andrews

Person role: Agent

Declaration date: 19/09/2011

☒ 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: neil Surname: andrews

Person role: Agent

Declaration date: 19/09/2011

☒ 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.

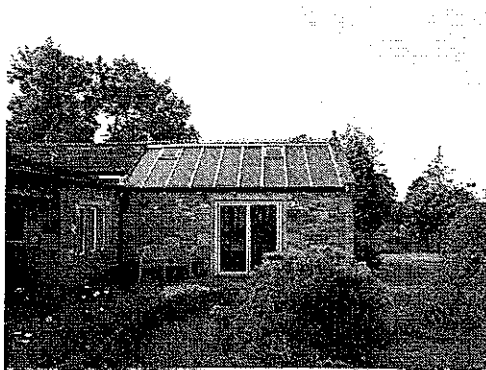


Date 19/09/2011

throstle nest

clitheroe

design statement

**existing**

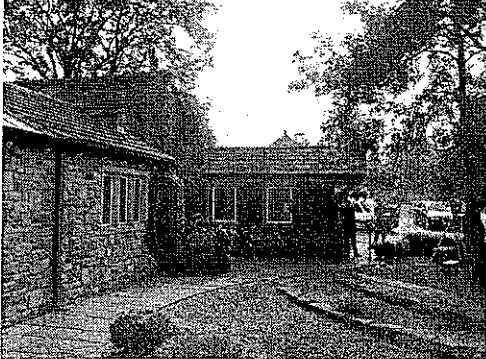
Throstle Nest is a large detached property situated off Edisford Road, Clitheroe.

The property has been extensively extended and remodelled previously.

The house features random stone walls and slate to the roof.

The kitchen/dining area is in need of modernisation and improvement, currently acting as a thoroughfare between the dining area and the house - this has proved to be an unsuccessful and problematic arrangement.

The conservatory type upvc roof to the existing dining area causes overheating and glare problems.

**policy**

Amongst other matters the following local authority policies have been considered :-

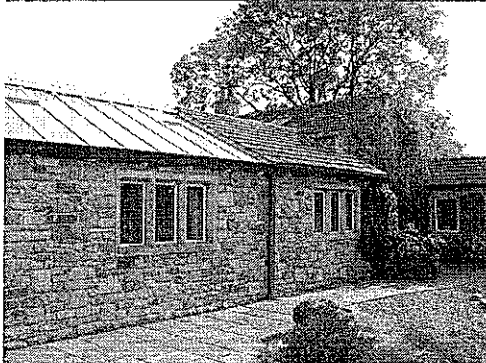
policy G1	development control
policy H10	residential extensions
policy SPG	extensions and alterations to dwellings
policy H18	extensions to converted buildings.

proposed

The proposals include for the remodelling of the kitchen/dining area.

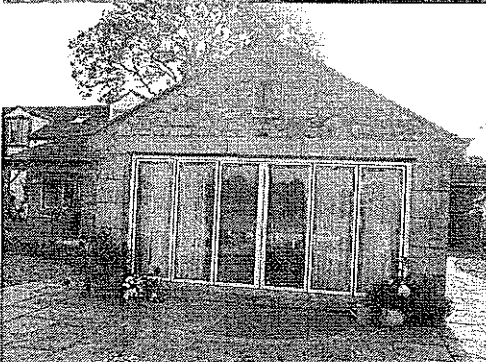
The proposed works include the following :-

- the existing upvc conservatory type roof is to be replaced with a slate roof
- the upvc gable window is to be removed, replaced with a new hardwood window
- the kitchen is resited, addressing the shortcomings of the current arrangement.

**appearance and materials**

The proposed works respect and respond to the existing building.

Materials and detailing will also match the existing house.



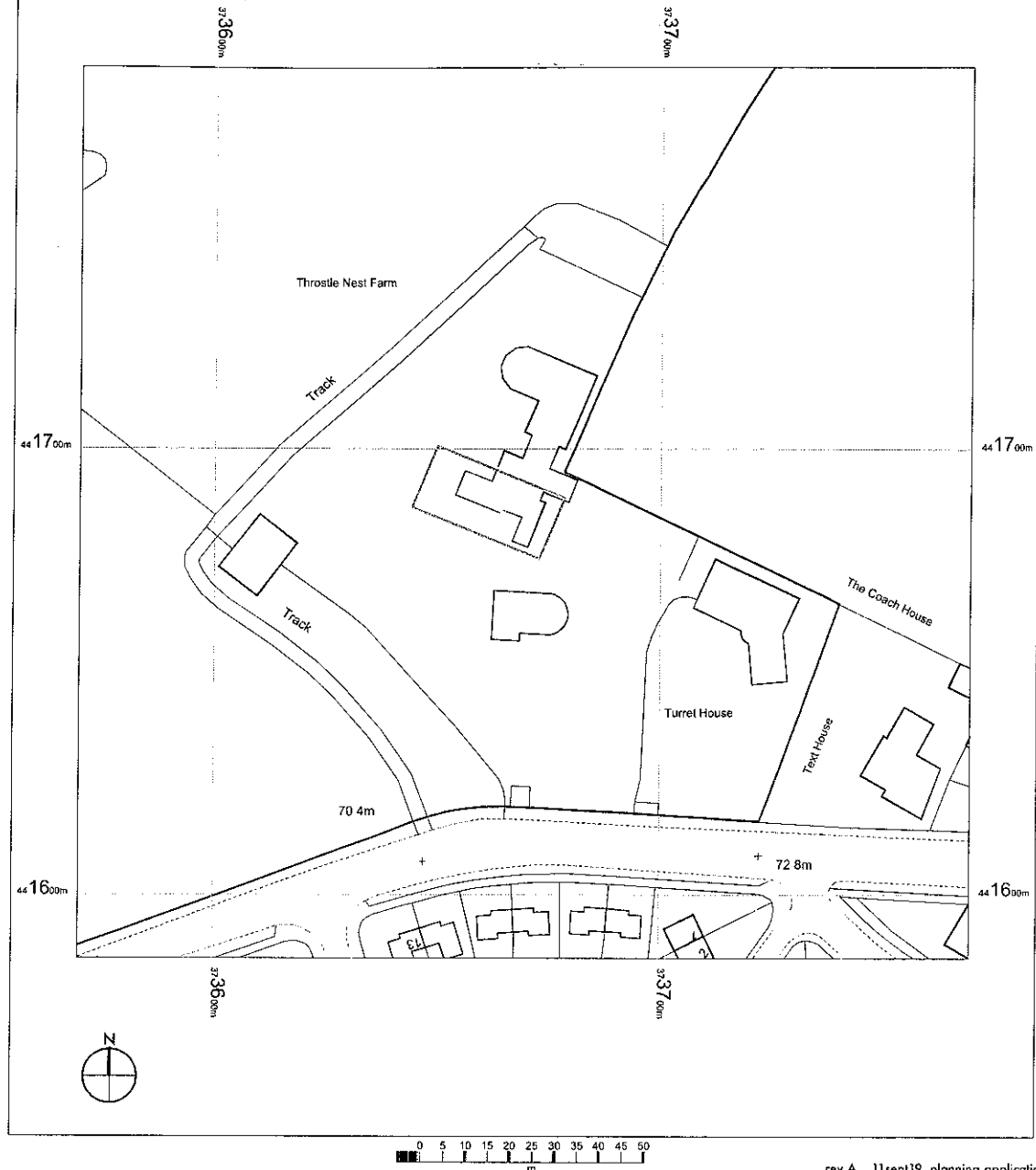
Roof - the existing upvc glazing is to be removed. The proposed roof will be finished in slate.

Walls - to be random stonework with dressed stone surrounds to windows.

Windows - to have hardwood timber frames, reflecting the 'Lutyens style' bay window to the existing lounge ; (constructed in 2006/7)

320110771P

this drawing is to be read in conjunction with the relevant specifications and specifications drawings. the architect is to be notified of any discrepancies in the drawing. do not scale from this drawing. all dimensions are to be checked on site. this drawing is subject to copyright.



rev A 11sept19 planning application

Throstle Nest Farm
Edisford Road
Clitheroe
BB7 2LN

OS Mastermap
19 September 2011, ID: MDP-00095992
www.mapdataportal.co.uk
1:1250 scale print at A4 Centre: 373670 E 441686 N
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e mail@stantonandrews.co.uk
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mr and mrs lancaster
throstle nest clitheroe

location plan

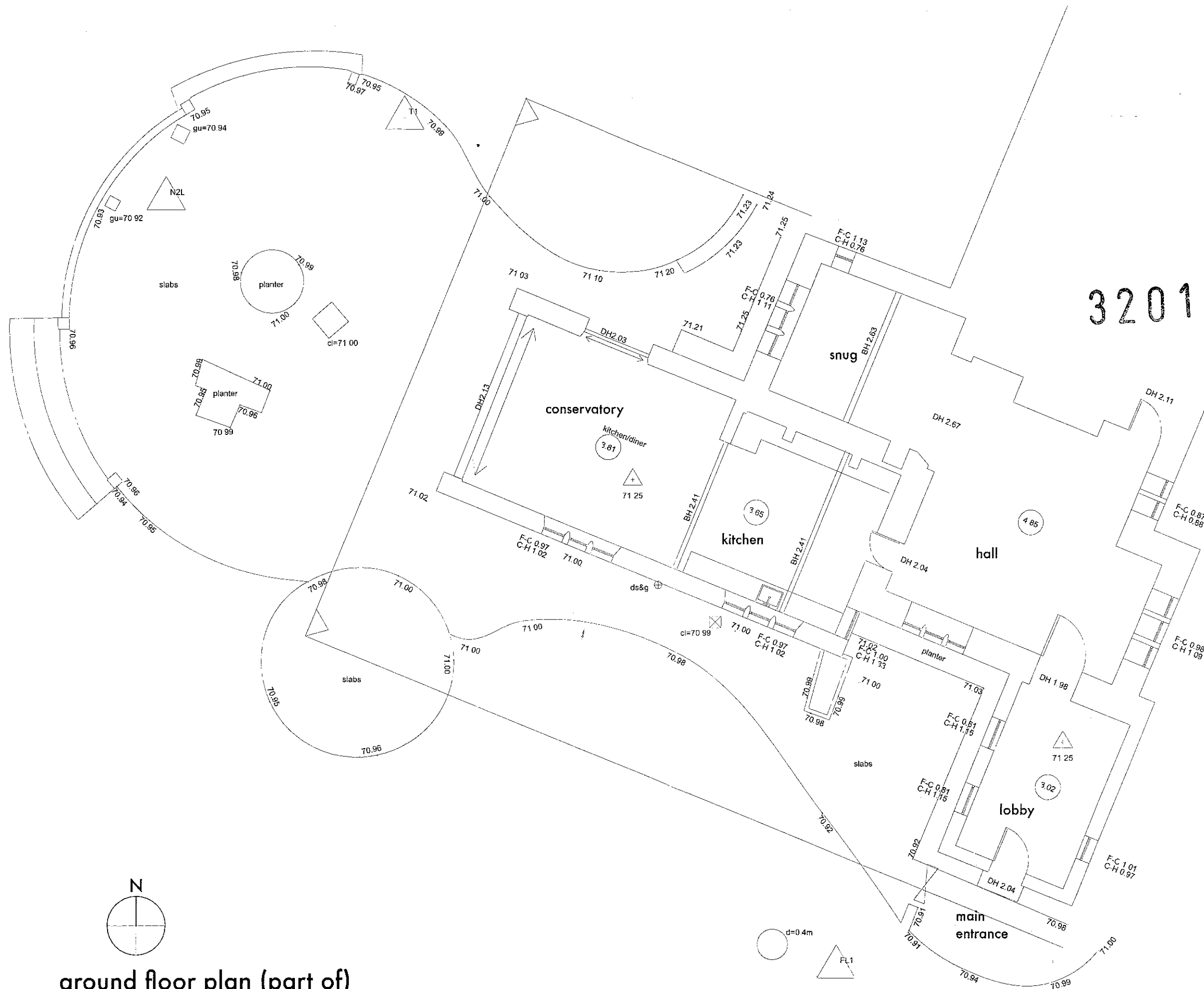


Maps @ Malcolm Hughes Ltd
Tel: 0161 926 0650

dra.no. 11.53 / 01 rev. A
na sept 11 1 to 1000 @ A3
drawn date scale

This drawing is to be used in conjunction with the relevant contract and specifications. It is not to be used for any other purpose without the written consent of the architect. It is not to be used for any other purpose without the written consent of the architect. It is not to be used for any other purpose without the written consent of the architect.

320110771P



ground floor plan (part of)

rev A 11sept19 planning application

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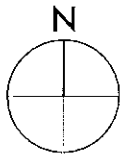
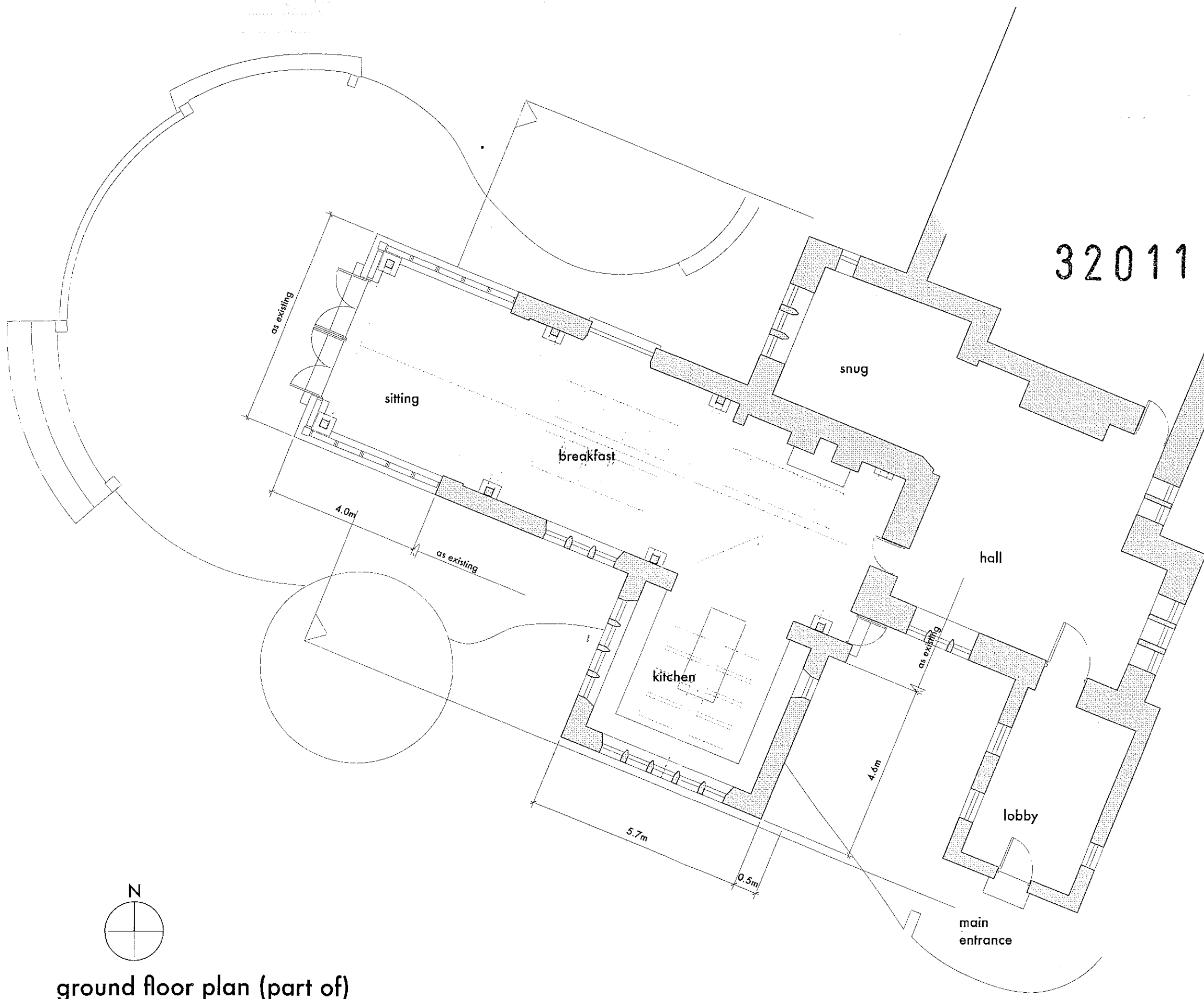
mr and mrs lancaster
throstle nest clitheroe

existing ground floor
(part of)

dra.no. 11 53 / 10 rev. A
na date scale
1 to 50 @ A1
1 to 100 @ A3

the drawings are to be used in conjunction with the written
 agreement and any other documents, drawings,
 the architect is to be held responsible for any errors or
 omissions, and the architect is not to be held responsible for
 any errors or omissions in the drawings.
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 omissions in the drawings.
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 omissions in the drawings.

320110771P



ground floor plan (part of)

0m 10m scale

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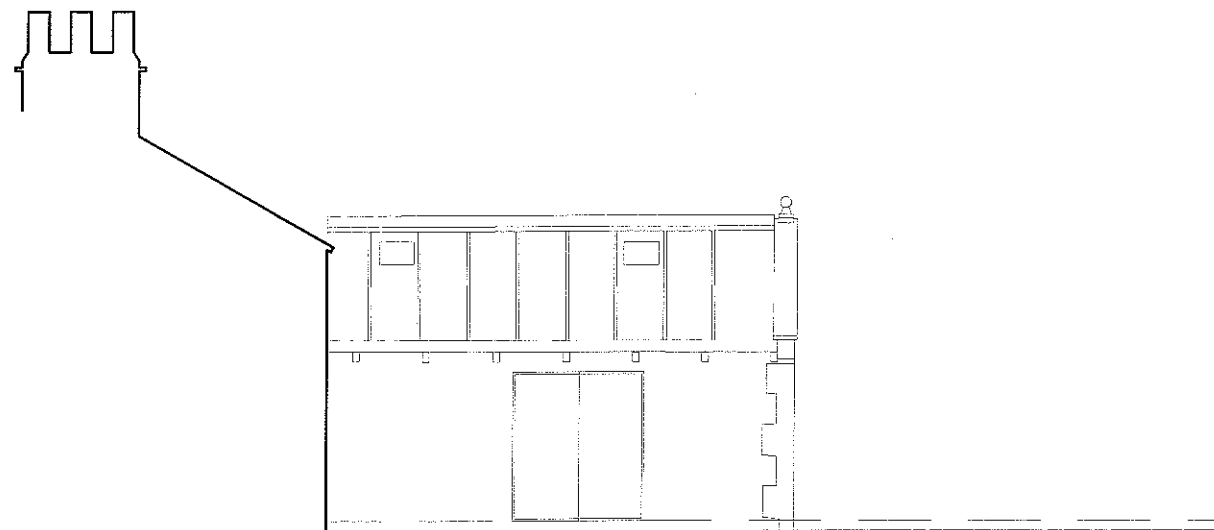
proposed ground floor
 (part of)

11.53 / 15 A
 no sept 11
 date scale 1 to 50 @ A1
 1 to 100 @ A3

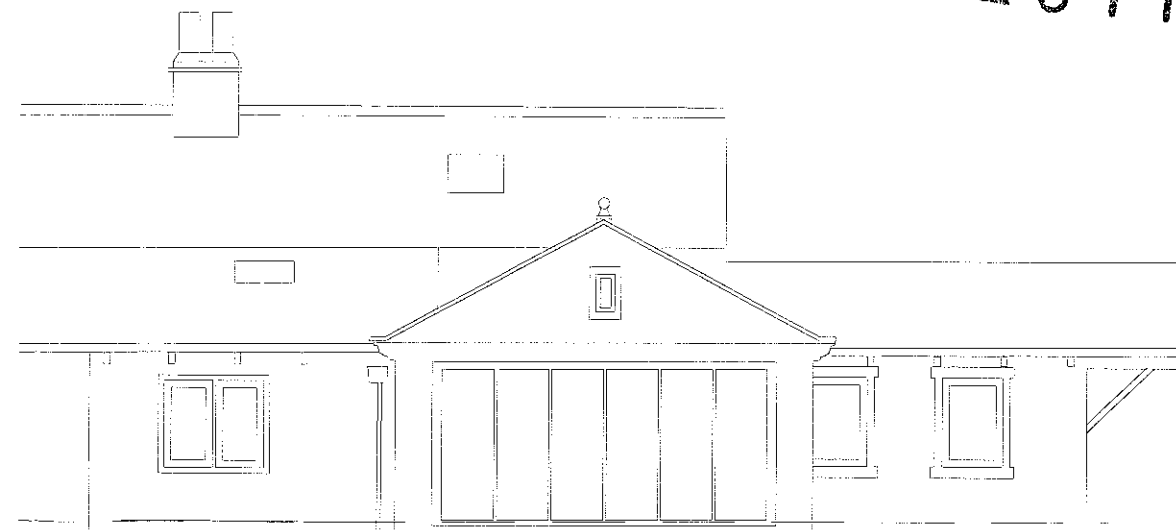
this drawing is to be read in conjunction with all other drawings and specifications.
the architect is to be notified of any discrepancies before proceeding.
the architect is not to be held responsible for any errors or omissions.
all dimensions are to be checked on site.
this drawing is subject to copyright.



south elevation



north elevation



west elevation

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mr and mrs lancaster
throstle nest clitheroe

existing elevations
(part of)

11.53 / 11 rev A

no 1 to 50 @ A1
drawn date scale 1 to 100 @ A3

0m 10m scale

all drawings are to be read in conjunction with the planning application and the planning conditions. The drawings are to be read in conjunction with the planning application and the planning conditions. The drawings are to be read in conjunction with the planning application and the planning conditions.

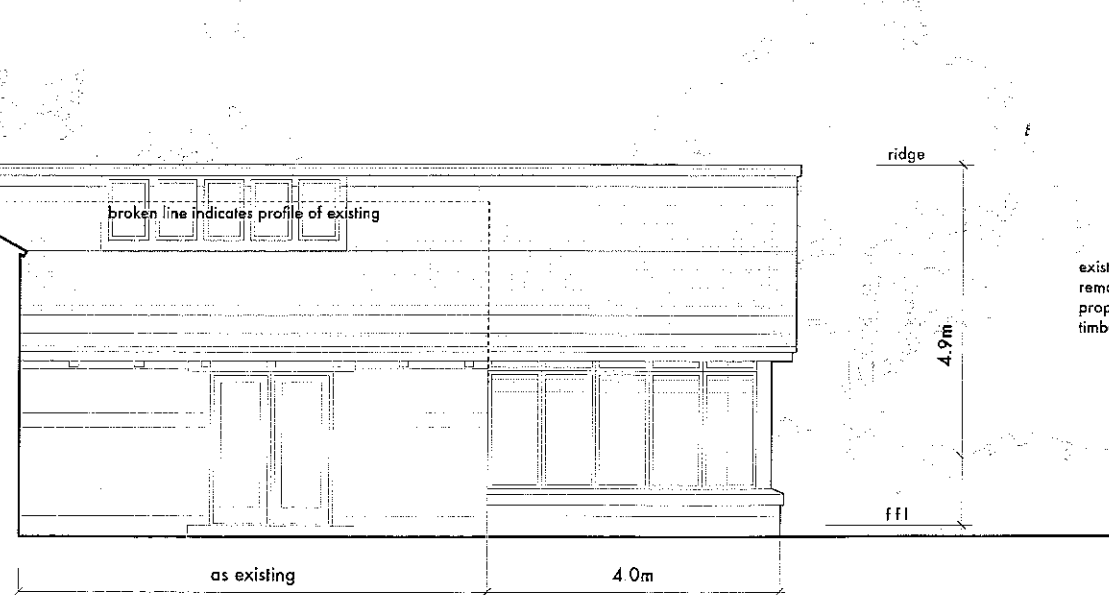
existing upvc conservatory roof to be removed
proposed roof to be finished in slates, to match
existing roof to house



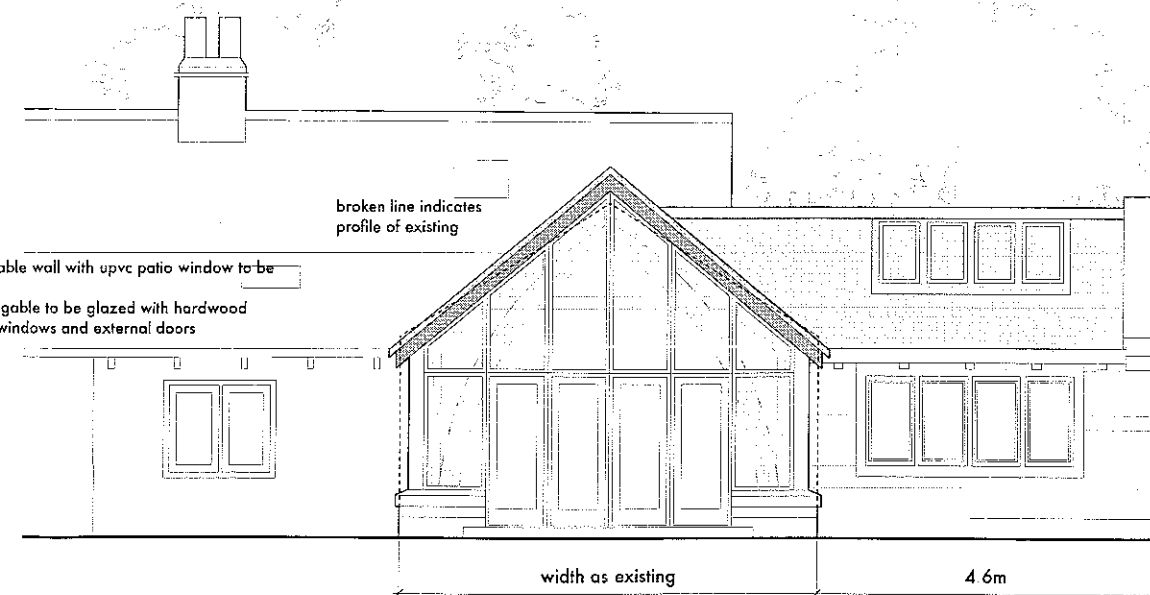
south elevation

east elevation

320110771P



north elevation



west elevation

materials schedule

samples of proposed materials to be submitted to local authority for approval

- walls - stonework, to match existing
- roof - slate, to match existing
- windows - hardwood

stone surround to proposed windows to
match existing window detail to house

rev. A 11sept19 planning application

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proposed elevations
(part of)

0m 10m scale

dra. no. 11.53 / 16 rev. A
na sept 11 1 to 50 @ A1
drawn date scale 1 to 100 @ A3