



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No: 320110780P

Date received

Fee paid £

Receipt No:

3 SEP 2011

Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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/Mrs First name: N
Last name: Blevin
Company (optional):
Unit: House number: House suffix:
House name: Rowsthorne House
Address 1: Main Street
Address 2: Grindleton
Address 3:
Town: Nr Clitheroe
County: Lancs
Country:
Postcode: BB7 4QT

2. Agent Name and Address

Title: Mr First name: Jeffrey
Last name: Marshall
Company (optional): Jeff Marshall & Associates
Unit: House number: House suffix:
House name: Swindlehurst Barn
Address 1: Back Lane
Address 2: Grindleton
Address 3:
Town: Nr Clitheroe
County: Lancs
Country:
Postcode: BB7 4RW

3. Description of Proposed Works

Please describe the proposed works:

Proposed en-suite by means of an extension over the existing single storey larder to the rear of the property

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:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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 boundary?

☐ 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. Council Employee/Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material.

820110780P

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	Random rubble stone	Random rubble stone to match existing	☐	☐	101/3/3
Roof	Grey slate	Blue slate to match that of the house	☐	☐	
Windows	/	/	☒	☐	
Doors	/	/	☒	☐	
Boundary treatments (e.g. fences, walls)	Stone wall	Stone wall	☐	☐	
Vehicle access and hard-standing	/	/	☐	☒	
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:

Existing & Proposed Plan
Existing & Proposed Elevations
Design & Access Statement.

101/3/2
101/3/3

11 - 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 (General Development Procedure) Order 1995 Certificate under Article 7

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):

ST Marshall

30/8/2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (General Development Procedure) Order 1995 Certificate under Article 7

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. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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:

[Redacted signature area]

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

[Redacted newspaper name]

On the following date (which must not be earlier than 21 days before the date of the application):

[Redacted date]

Signed - Applicant:

[Redacted signature]

Or signed - Agent:

[Redacted signature]

Date (DD/MM/YYYY):

[Redacted date]

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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:

[Redacted signature]

Or signed - Agent:

[Signature: J Marshall]

Date (DD/MM/YYYY):

30/8/2011

B) I have/ [Redacted] every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant or 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:

[Redacted signature]

Or signed - Agent:

[Redacted signature]

Date (DD/MM/YYYY):

[Redacted date]

12. 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

- | | | |
|---|--|--|
| 3 copies of a completed and dated application form: ☒ | 3 copies of a design and access statement where proposed works fall within one of the following designated areas: ☐ <ul style="list-style-type: none">• National Park• Site of special scientific interest• Conservation area• Area of outstanding natural beauty• World Heritage Site• The Broads | The correct fee: ☒ <ul style="list-style-type: none">3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☐3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☒ |
|---|--|--|

13. Declaration

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

Signed - Applicant:

[Redacted signature]

Or signed - Agent:

[Signature: J Marshall]

Date (DD/MM/YYYY):

30/8/2011 (date cannot be pre-application)

14. 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): [redacted]

15. Agent Contact Details

Telephone numbers

Country code: [redacted] National number: 01200 440157 Extension number: [redacted]

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

Country code: [redacted] Fax number (optional): [redacted]

Email address (optional): j.marshall@grindleton-tiscali.co.uk

16. 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: [redacted]

Telephone number: [redacted]

Email address: [redacted]

Rawsthorne House, Main Street, Grindleton

For the development of an en-suite facility by means of an extension over the existing single storey larder to the rear of the existing property

H1. Rawsthorne House is located within the adopted Grindleton Conservation Area, which is a designated heritage asset as defined in PPS 5, Planning for the Historic Environment.

H2. The Conservation Area follows the linear form of the village in a south east to north westerly direction, with Rawsthorne House situated approximately in the middle of this linear axis.

H3. Property in this locality do not display the architectural uniformity of the central village core to the south, but are modest and whilst displaying their individual features show continuity in the material finishes in which the buildings are completed.



View of Rawsthorne from Main Street



View of Rawsthorne from Main Street

H4. The Townscape Appraisal Map for the Grindleton Conservation Area identifies a number of unlisted buildings that have been judged as making a positive contribution to the character and appearance of the conservation area, known as "Buildings of Townscape Merit". Rawsthorne House on which the development is proposed has been identified as one of these buildings.

H5. WE also note that this follows advice from English Heritage and PPG 15 that stresses the importance of identifying and protecting buildings on which our proposal is based.

H6. The proposed scheme is to construct an en-suite facility for the master bedroom above the existing single storey larder, which will require the widening of the existing side elevation facing Main Street by 2.15 metres at first floor level and extending the line of the roof on the rear elevation of the property.

H7. Our proposal will be visible from the highway when entering the village from a north easterly direction, but will not in our opinion unduly alter the general mass or bulk of the existing building.

H8. We note the Townscape Appraisal Map identifies two important viewpoints in the vicinity. i.e. to the south west at a point close to Cherry Hall and Stone Hill Cottages and directly south east along Main Street from a similar position. Consequently we do not believe our proposal will interact or adversely impact on these particular important viewpoints.

H9. It is important that development necessary to improve the residential amenity of Rawsthorne House is done in such a way that protects and enhances both the building and its designated heritage asset. Clearly we believe that this has been achieved in this small scale proposal.

John C. Pye

October 2011

Design & Access Statement
for
Proposed extension to Rawsthorne House
Main Street, Grindleton to
accommodate en-suite to main bedroom

Design

This large house has a bathroom, toilet downstairs but does not have an en-suite to the main bedroom which houses of this size in these modern times demand

Many internal schemes have been look at but do not meet the requirements

This design of extending above the existing larder meets the majority of the requirements, even thou it would cost considerably more than an internal scheme.

This proposal blends in with the structure of the existing house extremely well and even thou it is on the road side would not be harmful to the general appearance of the street scene.

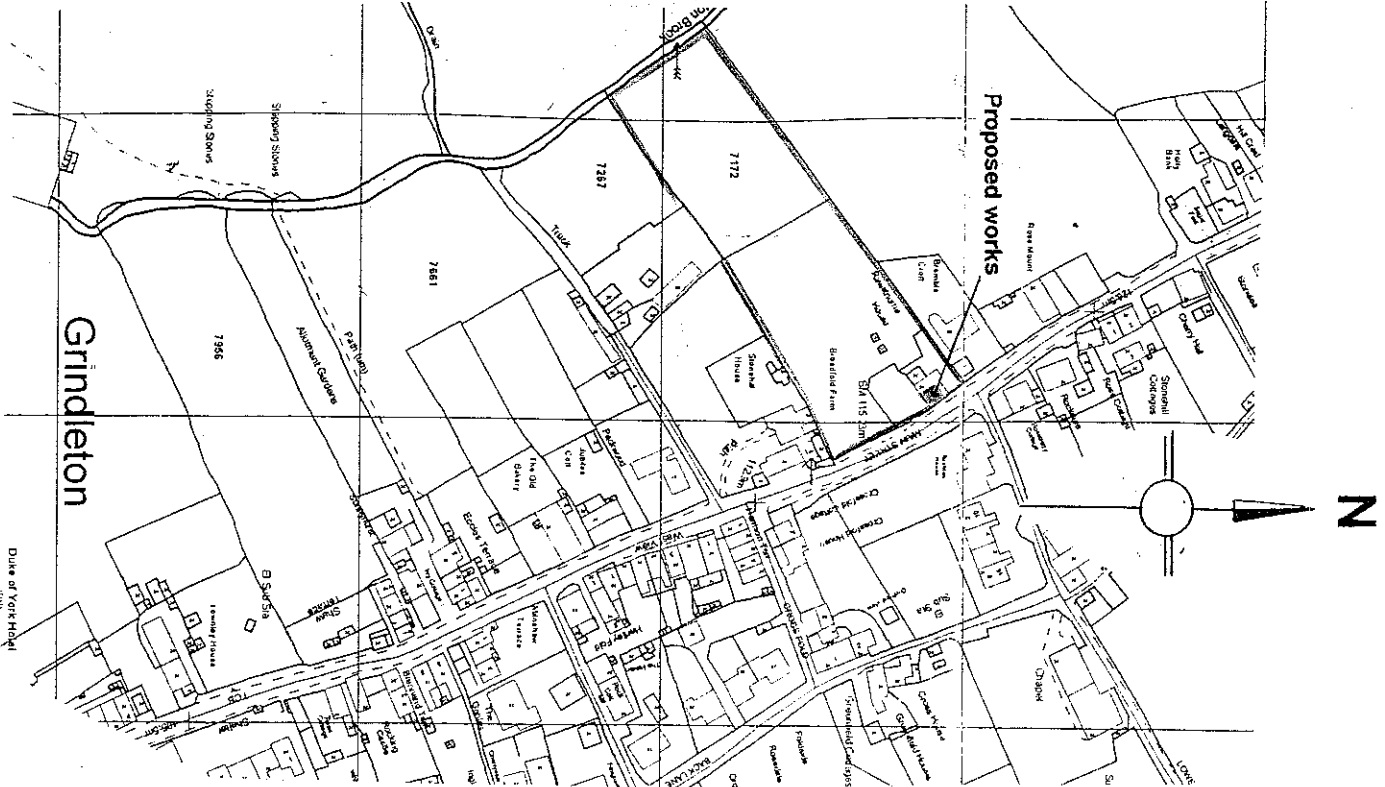
The extension side wall would face Main Street and be an extension of the existing gable being constructed in the same materials as the house (caused rubble). The rear of the existing house has a stained glass window on the landing. This would be remain by returning the wall of the extension prior to reaching the window
The roof line of the extension would follow that of the main roof of the house with matching bardge boards and blue slates roof.

Access

The access to the en-suite would be via a new opening through the rear wall of the house and therefore be completely internal. This would however necessitate steps to reduce the floor level of the new extension to give the head room required.

There would be not change to the ground floor and access to the dwelling.

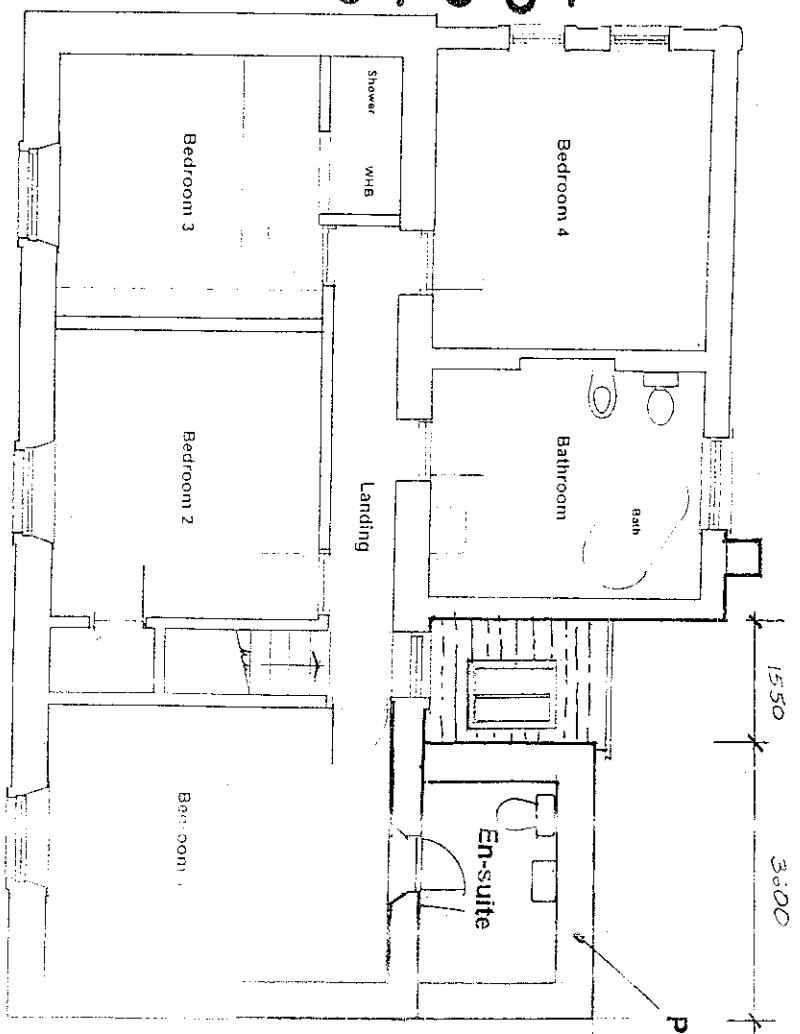
Jeff Marshall & Associates



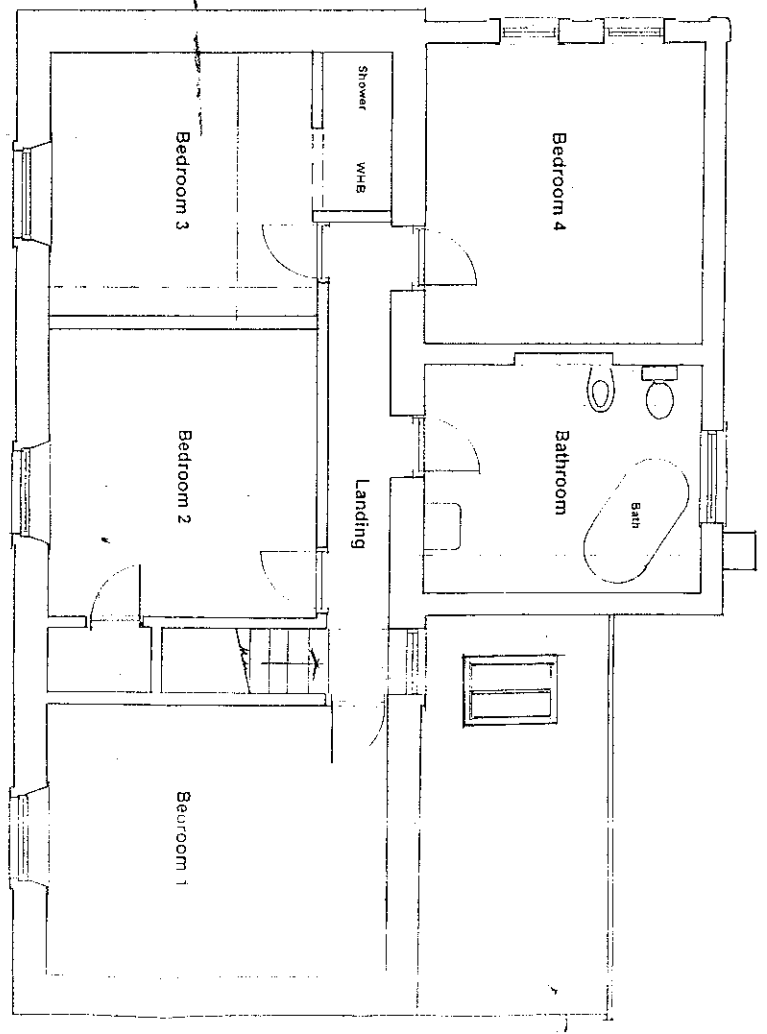
Location Plan

Scale 1:2500

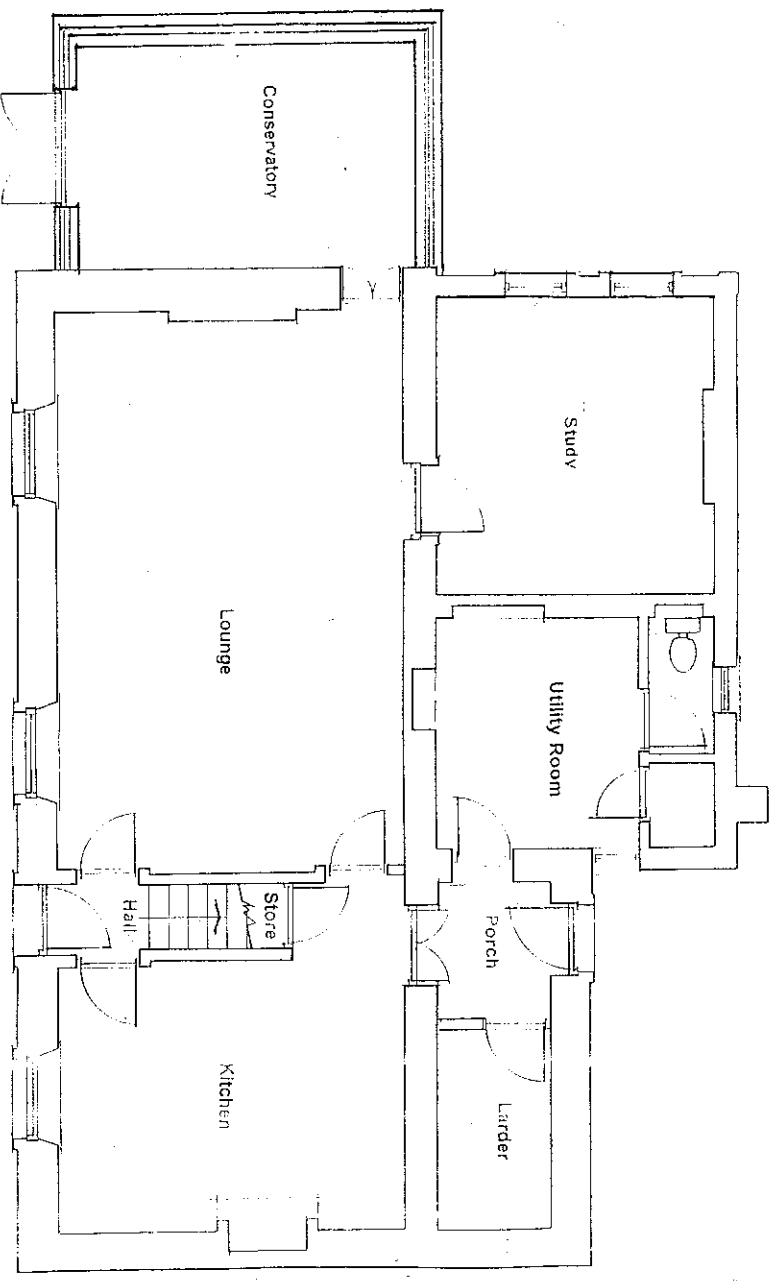
320110780P



Proposed First Floor Plan



Existing First Floor Plan



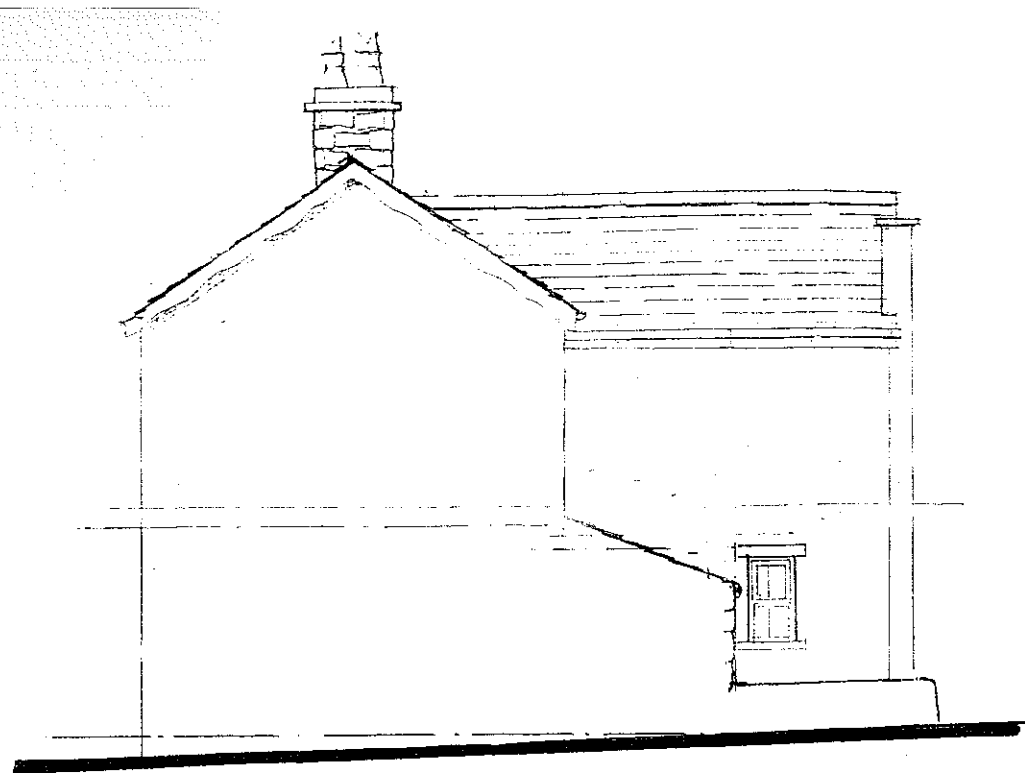
Existing Ground Floor Plan

Jeff Marshall & Associates.
Architectural Designers & Surveyors.
Tel. 01200 440157

Project. En-suite at Rawsthorne House
Main St. Grindleton
Title. Location Plan
Existing Layout

Scale 1:100
Date. / /

Dwg N°
101/3/2
Rev.

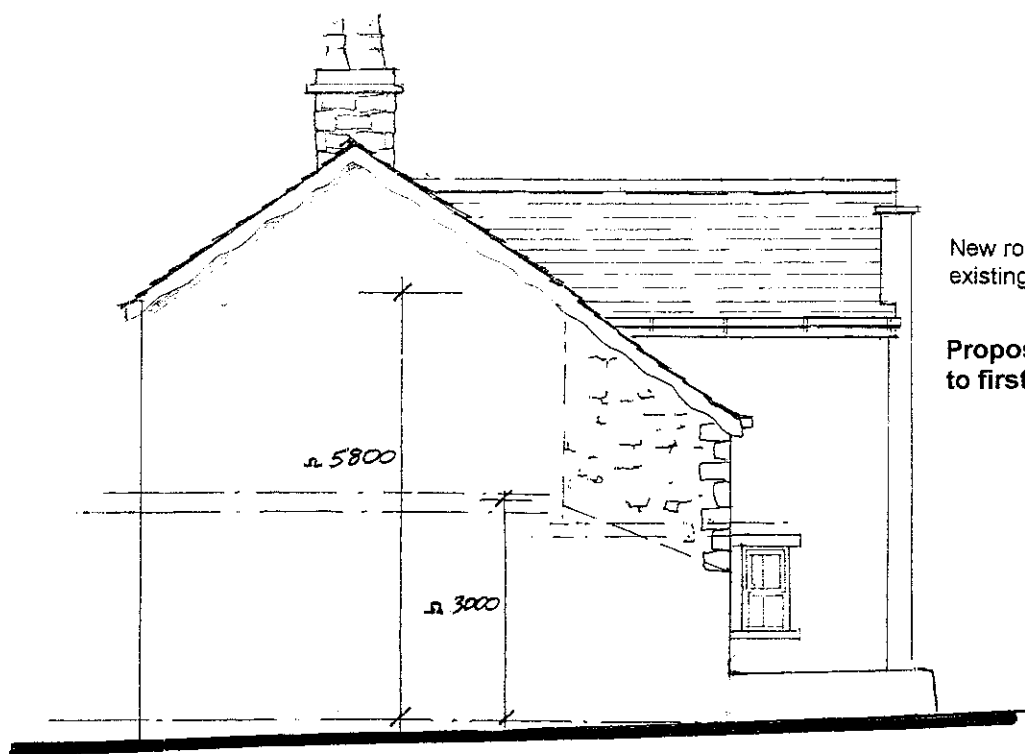


Existing Side Elevation



320110780P

Existing Rear Elevation



Side Elevation

New roof line to follow existing house roof line

Proposed extension to first floor only



Rear Elevation

Jeff Marshall & Associates
Architectural Designers & Surveyors
Tel. 01200 440157

Project En-suite at Rawsthorne House
Main St. Grindleton
Title Existing & proposed Elevations

Scale 1:100
Date / /

Drg N° 101/3/3
Rev.