



RIBBLE VALLEY
BOROUGH COUNCIL

12 OCT 2011

FOR THE
ATTENTION OF

For office use only

Application No: 320110830P

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 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	First name:	Craig
Last name:	Holt		
Company (optional):			
Unit:	House number:	2	House suffix:
House name:	The Laurels		
Address 1:	Maple Close		
Address 2:	Whalley		
Address 3:			
Town:	Clitheroe		
County:	Lancashire		
Country:	UK		
Postcode:	BB7 9AG		

2. Agent Name and Address

Title:	MR	First name:	Andrew
Last name:	Knowles		
Company (optional):	SUNDERLAND PEACOCK & ASSOCIATES LTD		
Unit:	House number:		House suffix:
House name:	HAZELMERE		
Address 1:	PIMLICO ROAD		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 2AG		

3. Description of Proposed Works

Please describe the proposed works:

Replacement of existing UPVC conservatory with stone built garden room at

The Laurels, 2 maple Close, Whalley

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: As number 1

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:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	Stone plinth / white render	Natural Stone	☐	☐	
Roof	Brown UPVC / semi-transparent UPVC roof	Natural Slate	☐	☐	
Windows	Double glazed units / brown UPVC	Upvc to match existing	☐	☐	
Doors	Brown UPVC	Upvc to match existing	☐	☐	
Boundary treatments (e.g fences, walls)			☒	☐	
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:

4151 – 05 Garden room plans and elevations

Design and access statement dated 07.10.2011

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):

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/ th 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:

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):

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:

Or signed - Agent:

Date (DD/MM/YYYY):

B) ~~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):

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:



The correct fee:



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:



- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



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:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be

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14. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01200	423178	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

16. Site VisitCan the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ NoIf 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:

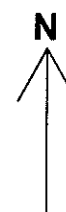
Email address:

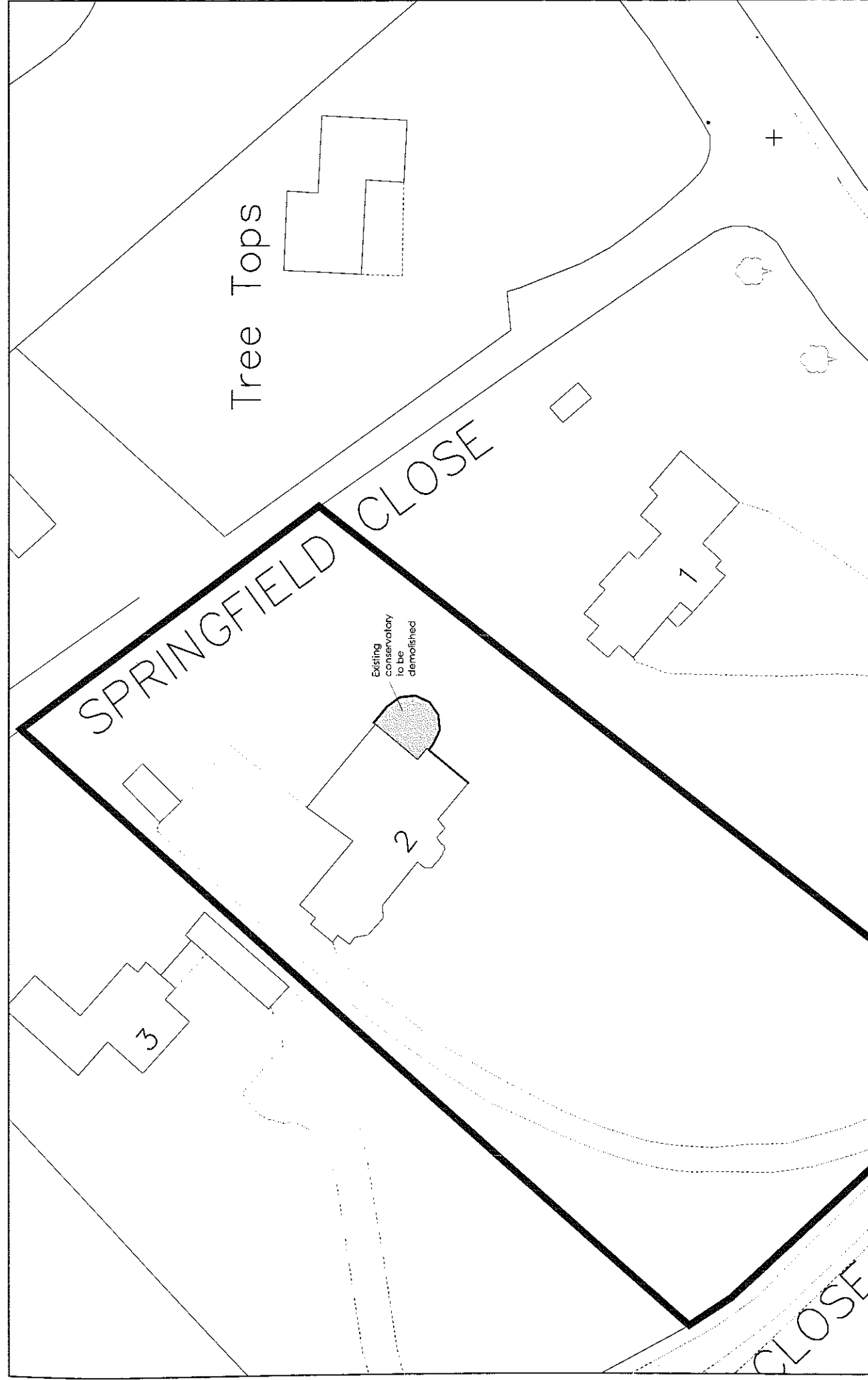
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The Laurels
2 Maple Close
Whalley
LOCATION PLAN

Scale 1:1250

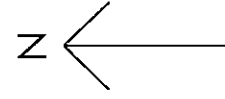




Existing Site Plan Scale 1:500



Proposed Site Plan Scale 1:500



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spa
SUNDERLAND PEACOCK ARCHITECTS

Design and Access Statement

Replacement of Existing UPVC Conservatory with
Stone Built Garden Room at
The Laurels, 2 Maple Close, Whalley



Job no. 4151

Date 07.10.2011

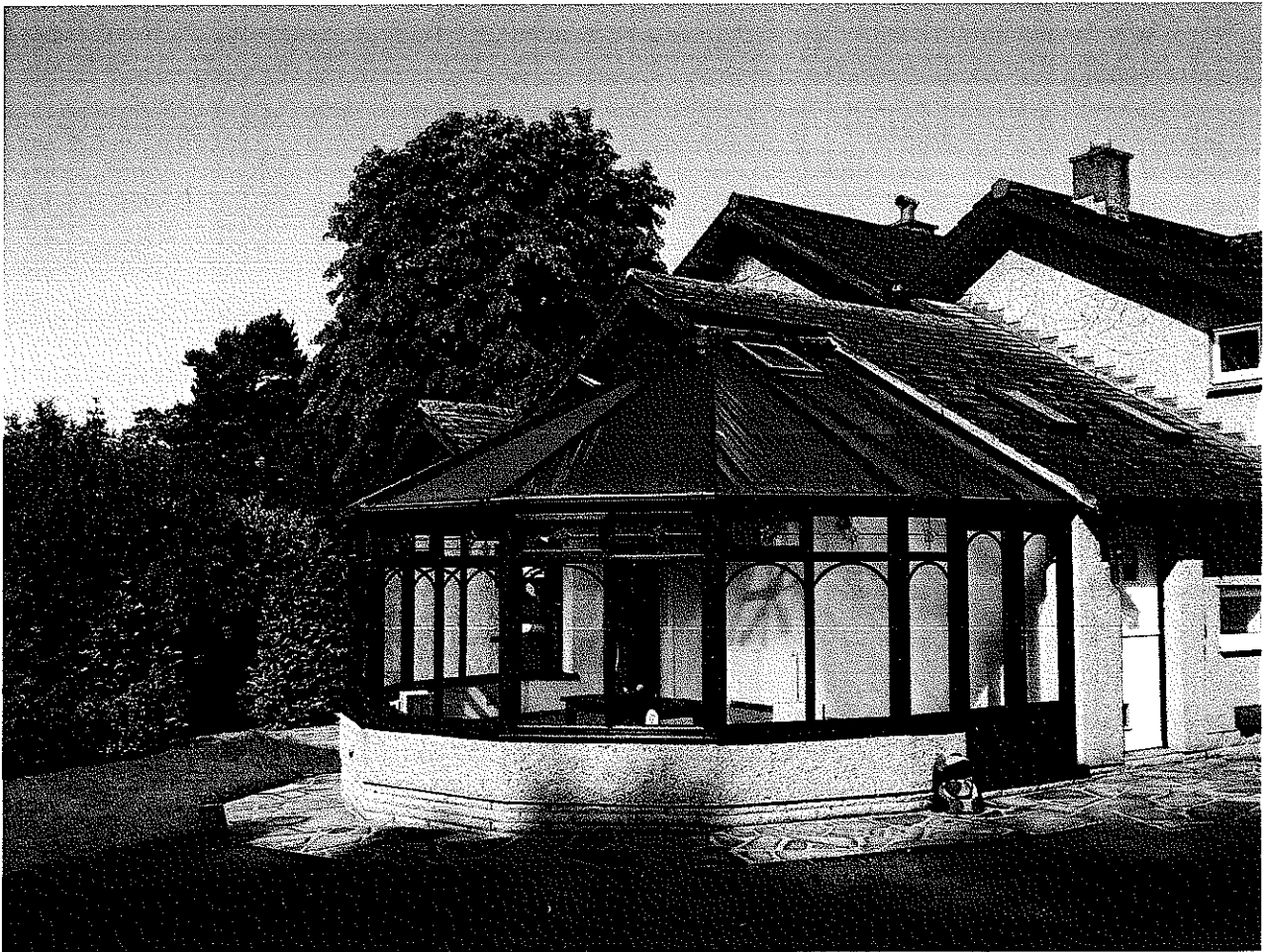
SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE,
LANCASHIRE BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

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Introduction

The Laurels is situated off Maple Close in Whalley, approximately ½ mile north east from the centre. Maple Close, accessed via Wiswell Lane, consists of five detached dwellings with each dwelling encompassed by its own extensive gardens, edged with established hedges and mature trees.

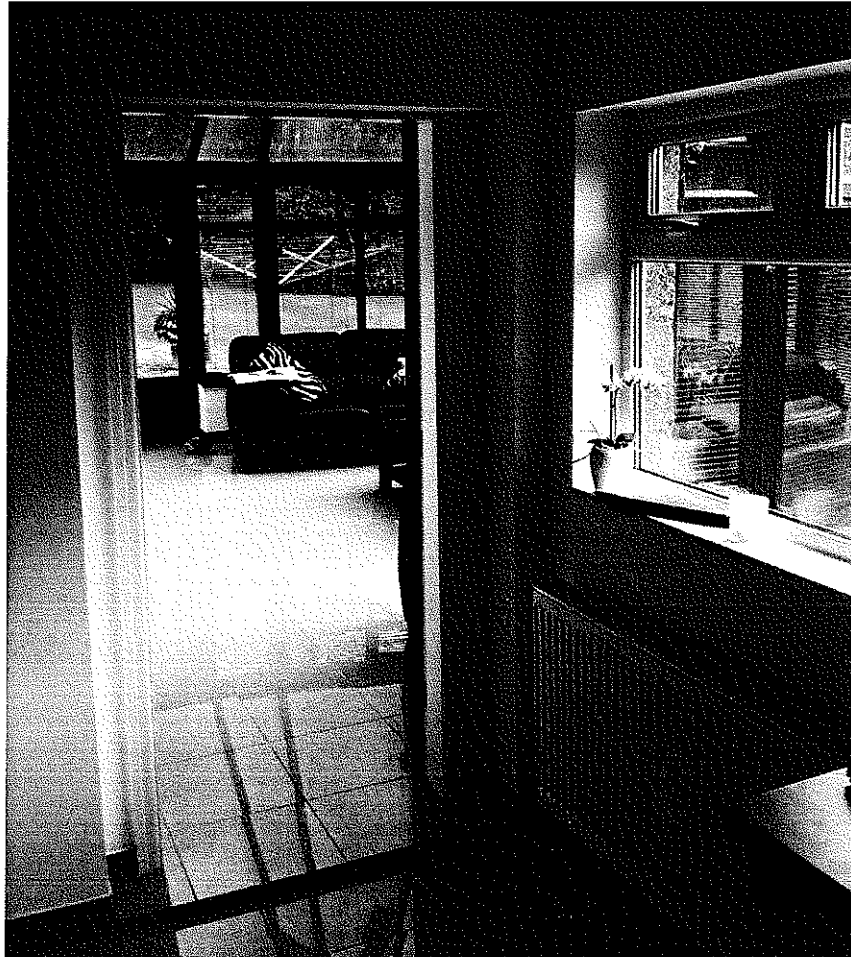
The Laurels is a five bedroom family home constructed with a mix of stone and render walls and a multi planar tiled roof. Approximately 15 years ago a upvc conservatory was added to the south east, accessed through the kitchen. This addition sits awkwardly with the existing roof and is now beyond its usable life. The polycarbonate roofing is now in need of repair and the flashing with the existing roof requires remedial works.



View on Conservatory from the East

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Internally the link to the conservatory has a 40mm change in level which forms a trip hazard and also renders the conservatory inaccessible for one of the residents who uses a wheelchair. The door is also too narrow for wheelchair access.

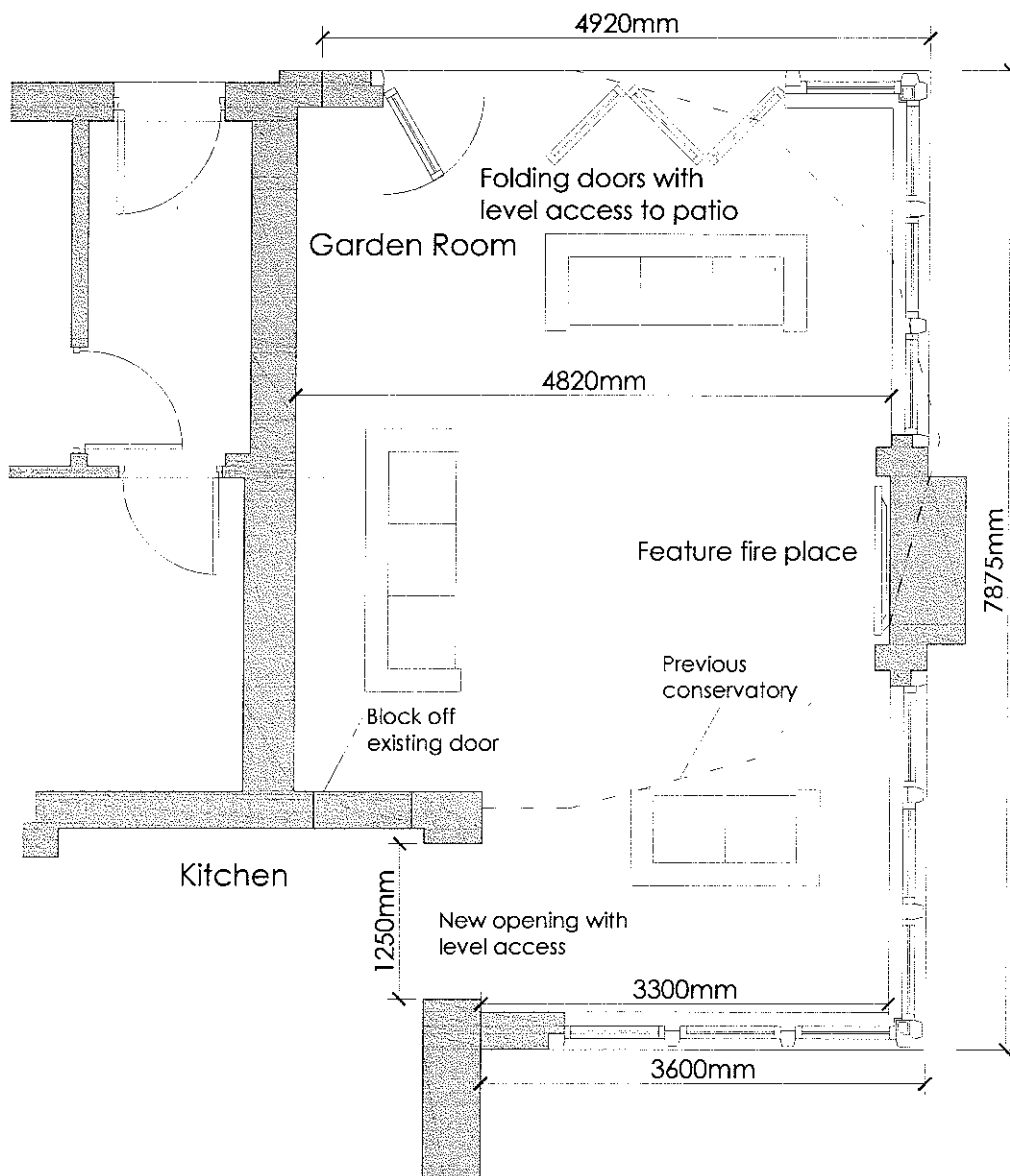


View from Kitchen into Conservatory

As is often the case with conservatories, this room soon overheats due to excessive solar gains through the polycarbonate roof throughout summer and is too inefficient to heat in winter. In addition to the need of roof repairs and alterations required to the floor levels, it is our proposal to replace the upvc conservatory with a new stone built garden room and slate roof.

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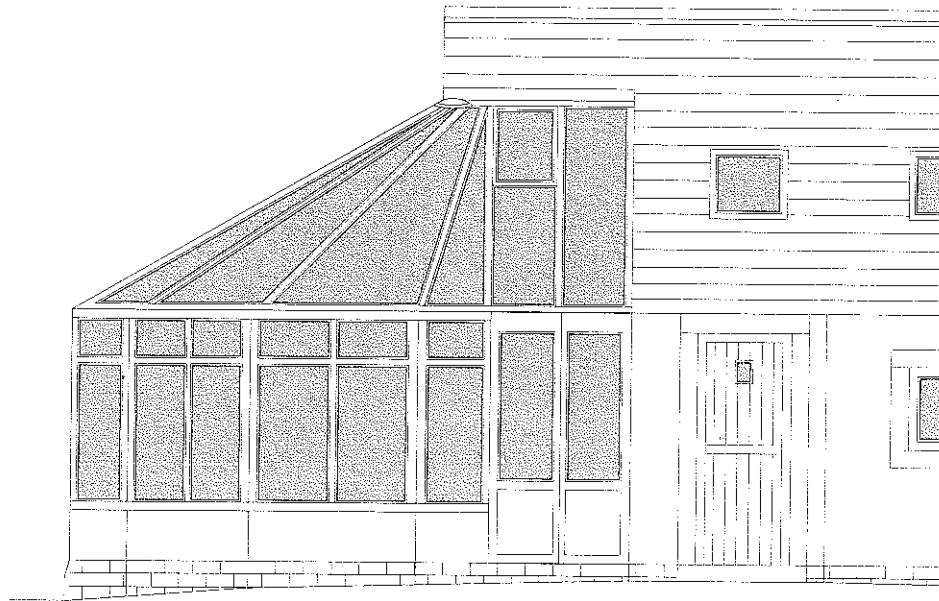
The proposal is to carefully remove the existing conservatory and build out to the east the same footprint of the existing conservatory. The proposal has been brought forward to the south to allow a straight on approach into the garden room from the kitchen, providing the occupant level wheelchair access and a more suitable door width.



Proposed Floor Plan

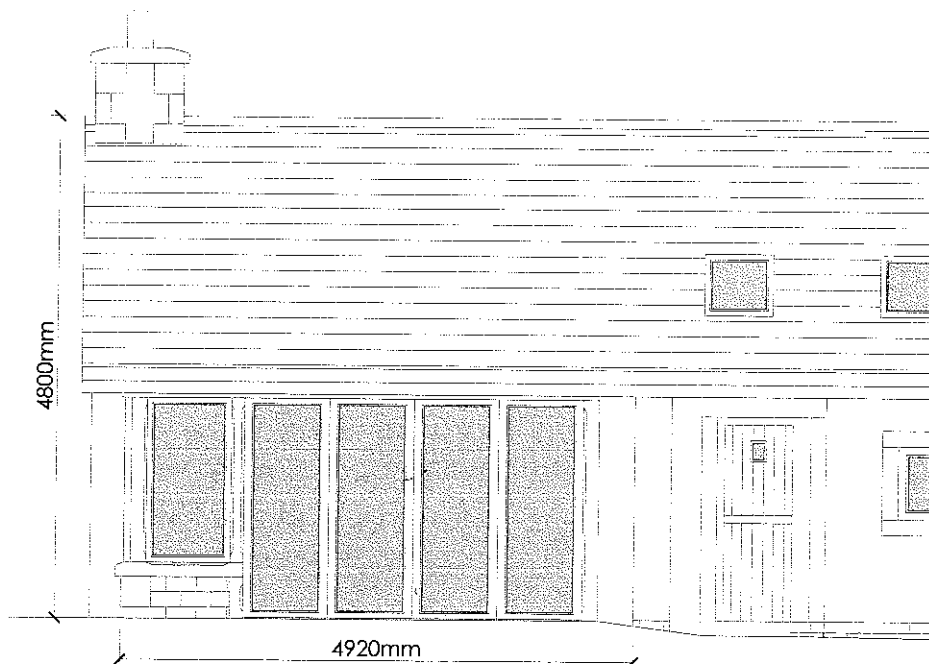
Replacing the floor slab with an insulated floor, more efficient windows, an insulated roof and a new highly efficient stove combined with external stone built chimney will permit heating of the garden room through the colder months.

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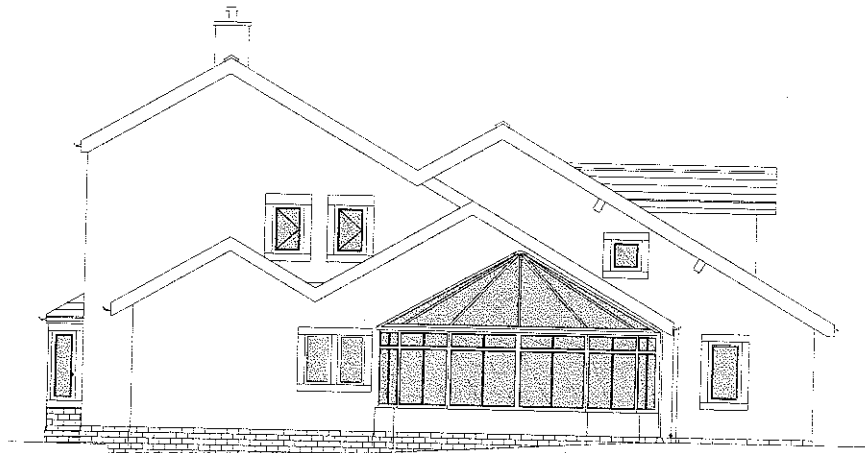
Existing North East Elevation

The proposal is to extend the existing single storey roof line over the original conservatory footprint. This solid slate roof will allow the extension to be insulated and prevent excessive solar overheating internally during the summer. Bifolding doors to the rear will allow level wheelchair access to the garden.



Proposed North East Elevation

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Existing South East Elevation

It can be seen from the side elevation that the proposal is subservient to the main dwelling, well set back from the building frontage. The proposed roof projects no more than the existing single storey roof to which the existing conservatory connects.



Proposed South East Elevation

It is felt that this addition to The Laurels will be more sympathetic to the existing building. It will also create a more accessible internal space with level access to the garden. The thermal efficiency of the proposed garden room will also be greatly improved over the existing conservatory.