



RIBBLE VALLEY
BOROUGH COUNCIL

11 OCT 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received **320110834 P**

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:	D	Surname:	Griffin
Company name:					
Street address:	Rosedene		Telephone number:		
	The Dive				
	Brockhall Village		Mobile number:		
Town/City:	Blackburn		Fax number:		
County:	Lancashire		Email address:		
Country:	England				
Postcode:					

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Anthony	Surname:	Flanagan
Company name:	Flanagan Design Associates Ltd.				
Street address:	194		Telephone number:		
	196 Spring House Union Road				
	Oswaldtwistle		Mobile number:		
Town/City:	Blackburn		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	BB5 3EG			flanagandesign@hotmail.co.uk	

3. Description of Proposed Works

Please describe the proposed works:

Proposed single storey extensions and new car port - see attached e-mail

Has the work already been started without planning permission?

☒ Yes ☐ No

If Yes, please state when the works were started:

25/09/2011

Has the work already been completed without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	1	Suffix:	
House name:			
Street address:	ST MARYS DRIVE		
	LANGHO		
Town/City:	BLACKBURN		
County:			
Postcode:	BB6 8DL		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	370572
Northing:	434212

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

If Yes to any questions, please or drawings and state their reference number(s):
new drive indicated on the drawing

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

If Yes, please describe:

ity will increase the off road parking

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:

Multi facing brick

Description of *proposed* materials and finishes:

facing bricto match existing

Louise Blatchford

320110834P

From: Anthony Flanagan [flanagandesign@hotmail.co.uk]
Sent: 14 October 2011 11:03
To: Louise Blatchford
Subject: RE: Planning application - 1 St. Mary's Drive, Langho
Follow Up Flag: Follow up
Flag Status: Red
Attachments: 1988 1 ST MARYS AVE LANGHO PROPOSED.pdf

Louise

I agree to the description being amended. I have added dimensions to the drawing as requested

Anthony Flanagan

Subject: Planning application - 1 St. Mary's Drive, Langho
Date: Thu, 13 Oct 2011 16:43:23 +0100
From: Louise.Blatchford@ribblevalley.gov.uk
To: flanagandesign@hotmail.co.uk
CC: Lesley.Lund@ribblevalley.gov.uk

Dear Mr Flanagan

RE: Proposed single storey extensions and new car port
 AT: 1 St Mary's Drive, Langho

Thank you for your application which we received on Tuesday 11th October 2011. We've looked through everything and require the following before the application can be validated:

- Are you happy for the description to read 'Proposed single storey extensions to side and rear, conversion of existing garage into bedroom and erection of open-sided car port to side elevation'?
- We appreciate that the heights have been marked on the existing section through the site but please can you add the the overall height of the proposed extension (including the parapet wall). This helps for when the plans go on the website.

Once the above information has been received the application can be validated. If you need any assistance please do not hesitate to contact me.

Kind regards
 Louise

Louise Blatchford
 Technical Admin Assistant
 Planning Department
 Ribble Valley Borough Council

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

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14/10/2011

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

Marley Ludlow tiles in slate blue

Description of *proposed* materials and finishes:

Flat roof extensions with parapet perimeters finished with natural stone copings

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

Timber single glazed windows

Description of *proposed* materials and finishes:

p.v.c. double glazed windows

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

p.v.c doors and frames

Description of *proposed* materials and finishes:

new p.v.c doors and patio doors

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

existing fences and hedges to remain

Description of *proposed* materials and finishes:

new brick boundary wall on south boundary 1.000m high

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

existing drive and footpath crossing to remain

Description of *proposed* materials and finishes:

an additional footpath crossing and drive to be formed as per drawing

Lighting - add descriptionDescription of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Others - description:

Type of other material:

Description of *existing* materials and finishes:

black rainwater goods

Description of *proposed* materials and finishes:

new hopper heads and down pipes in black

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:

proposed and existing drawings
location plan**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: First name: Surname:

Person role: Declaration date: ☒ 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

12. Certificates (Agricultural Land Declaration - continued)

Title: First Name: Surname:
Person role: Declaration date: ☒ 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.



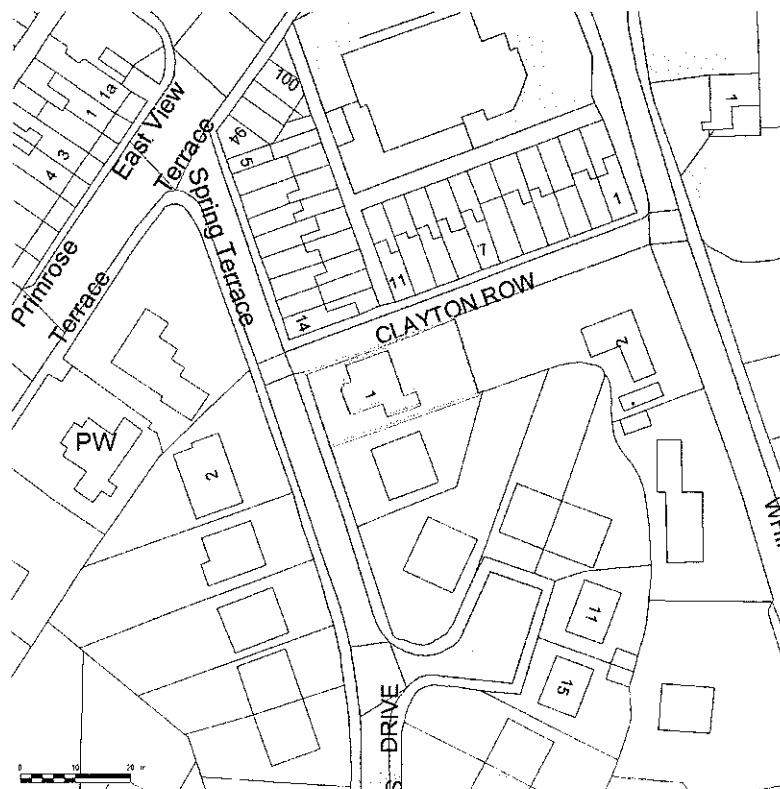
Date

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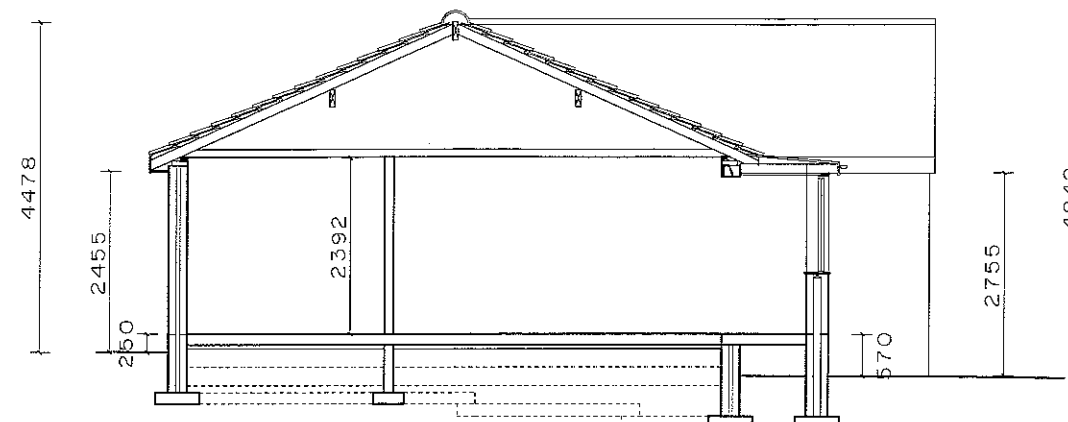
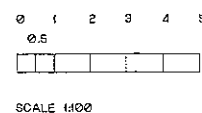
AREA 2 HA

SCALE: 1:1250

CENTRE COORDINATES: 370572 , 434212



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Section thro'.

Side Elevation

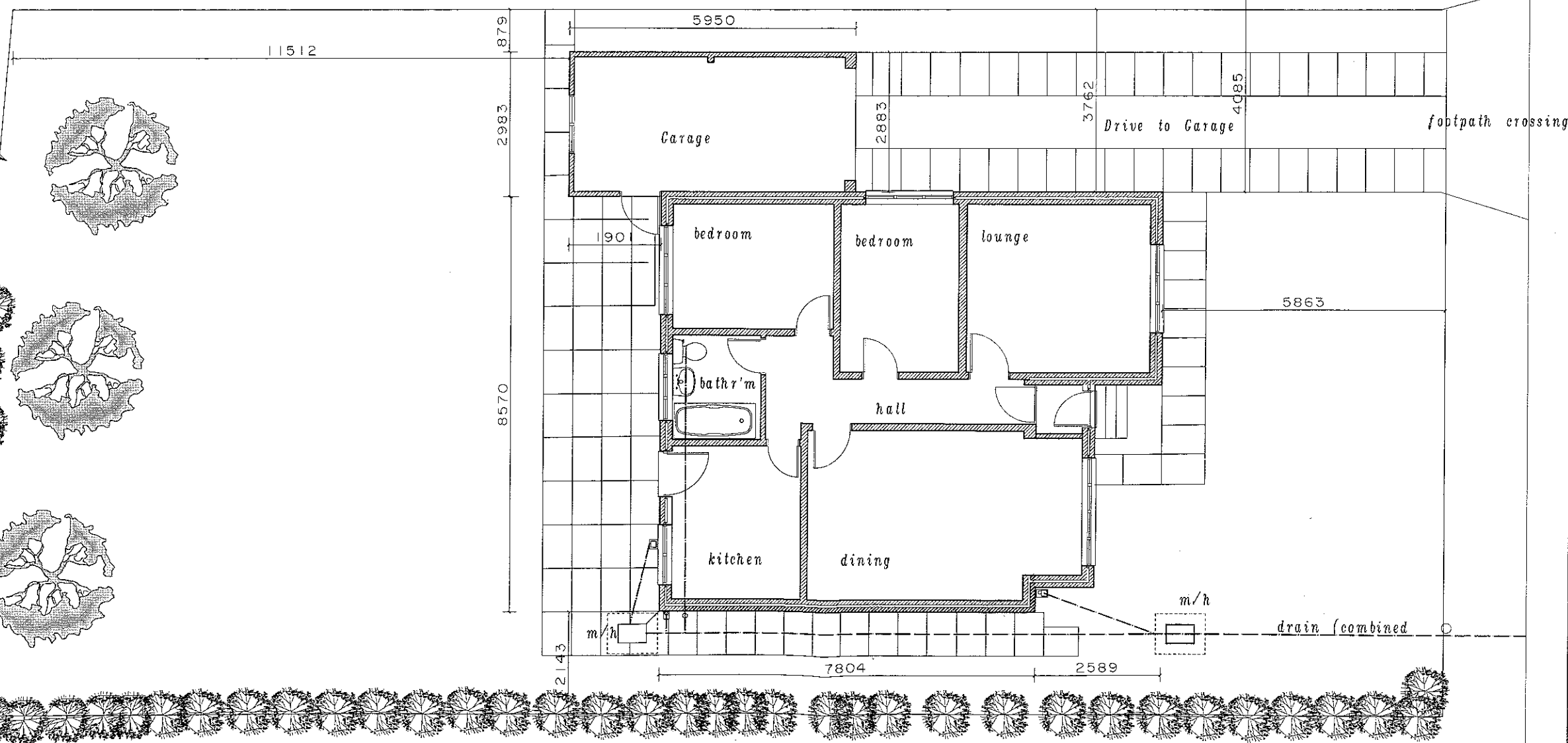
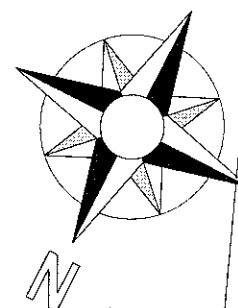
Front Elevation

Elevations scale 1to100

[illegible]

client	X
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320110834P



Anthony Flanagan
Architectural Designer & Surveyor

Spring House 194/196 Union Road, Oswaldtwistle, Lancashire BB5 3EJ
Telephone 01254 385095 Fax 01254 398100

client

Mr. D. Griffin.
"Rosedens" The Drive.
Brockhall Village.
Blackburn BB6 8BJ.

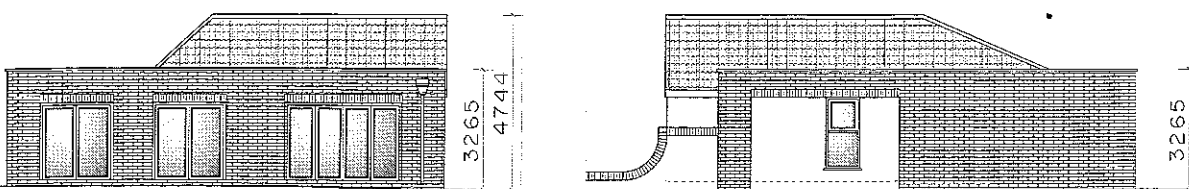
project

Proposed Extensions and
Internal alterations
1. St. Mary's Avenue
Langho
Blackburn

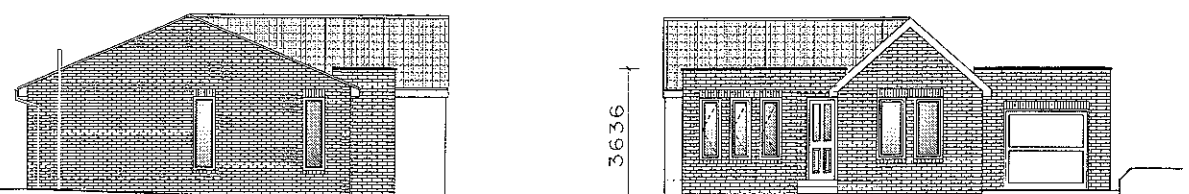
title

Existing Plan, Elevations & Section

scale 1:50	drawn AF	date 04/10/11
dwg no 11/1988/01		rev 0



Side Elevation



Front Elevation

Architectural elevation drawing of a house. The drawing shows a side elevation with a gabled roof, a central chimney, and a large window. Annotations include dimensions and structural notes.

Dimensions:

- Overall height: 3265
- Overall width: 3624

Structural notes:

- Insert a new 203 x 102 x 26kg U.S. along side exiting purlin to carry joists where wall is removed
- bi-fold patio doors with 4no 800mm sections

Form flat roof wall capped 100mm thick Parapet to construct a falls of 1B outlet

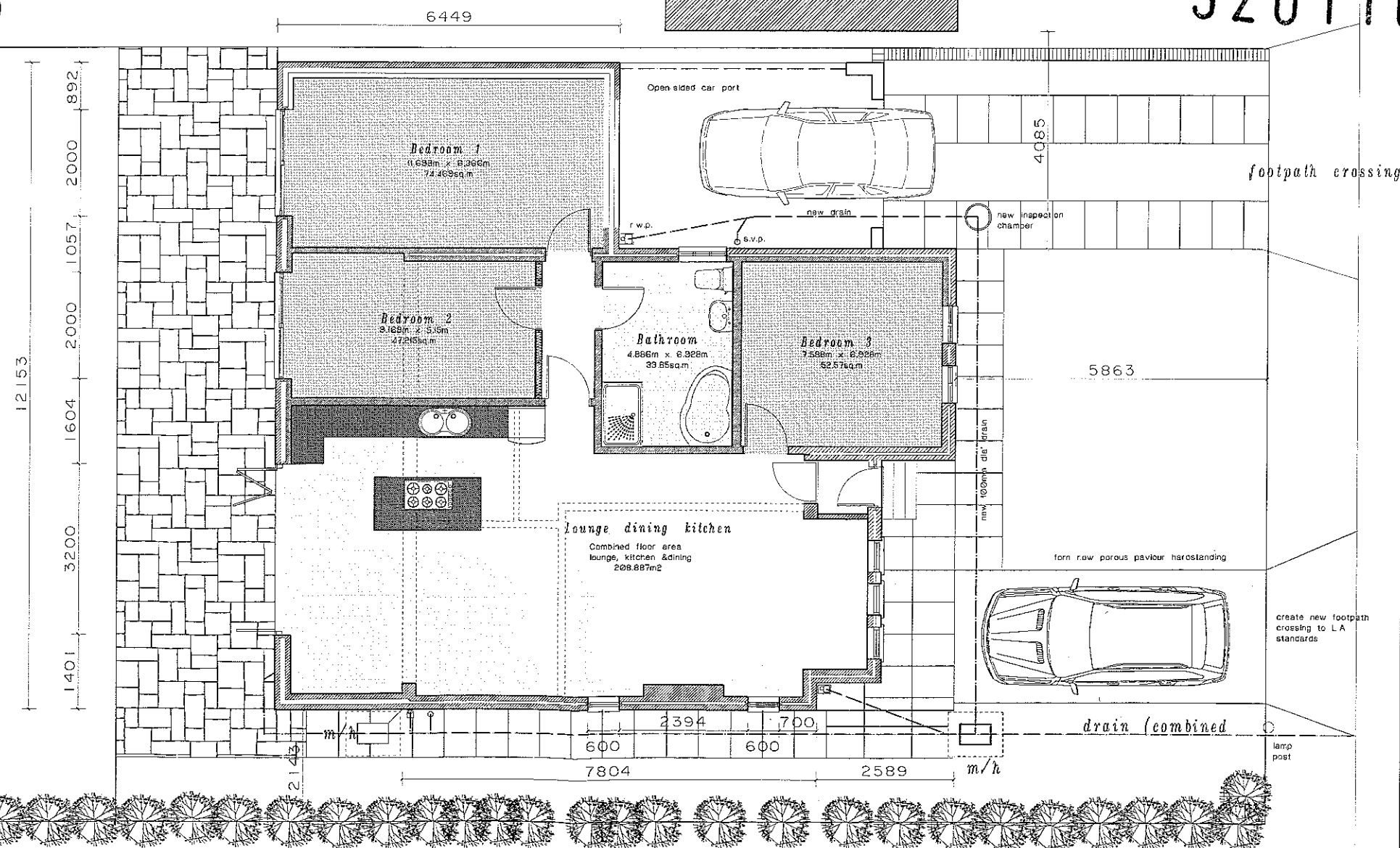
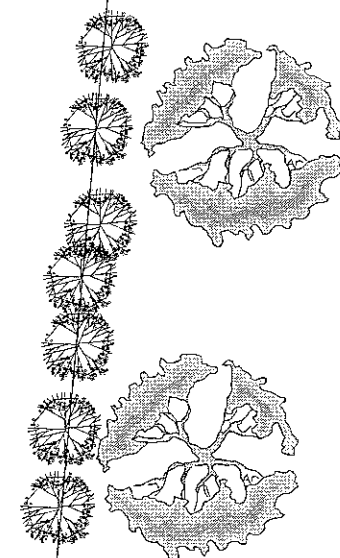
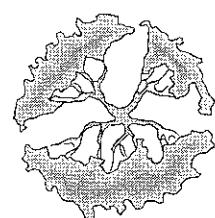
Fit a Catwalk the 3no wall end bearing

Double glazed toughened insulated cl damp proof

Section thro'

dame proof course

320110834P



dwg no	11/1988/02	rev.	0
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