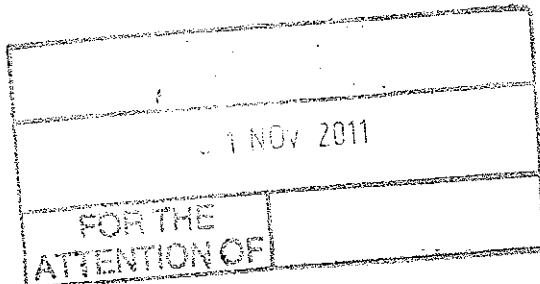




RIBBLE VALLEY
BOROUGH COUNCIL



For office use only

Application No

Date received 320110924P

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: **BRIAN**
Last name: **CORNTHWAITE**
Company (optional):
Unit: House number: House suffix:
House name: **HOOK COTTAGE**
Address 1: **MAIN STREET**
Address 2: **GLISBURN**
Address 3:
Town: **CLITHEROE**
County:
Country:
Postcode: **BB7 4RZ**

2. Agent Name and Address

Title: **MR** First name: **STEPHEN**
Last name: **BIALECKI**
Company (optional):
Unit: House number: House suffix:
House name: **ROSEDALE**
Address 1: **BACK LANE**
Address 2: **GRINDLETON**
Address 3: **CLITHEROE**
Town:
County:
Country:
Postcode: **BB7 4RZ**

3. Description of Proposed Works

Please describe the proposed works:

SINGLE STOREY EXTENSION (ENTRANCE PORCH)

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: **MOOK COTTAGE**Address 2: **MAIN STREET**Address 3: Town: **CRISBURN**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 ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoDo 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 AdviceHas 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:

 CLAIR BOOTH

Reference:

 RU/2011/ENQ/00207

Date (DD MM YYYY):

 06/05/11

(must be pre-application submission)

Details of the pre-application advice received:

 SEE ATTACHED LETTER DATED 21/07/11**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:

 DRAWING 7006Will 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. ParkingWill the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. Council Employee / MemberIs 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	STONE	☐	☐	
Roof	Blue Slate	Blue Slate	☐	☐	
Windows	wood	wood	☐	☐	
Doors	wood	wood	☐	☐	
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:

HERITAGE STATEMENT

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/ 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:

--

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:

8/2

Date (DD/MM/YYYY):

01/11/11

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:

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:

8/2

Date (DD/MM/YYYY):

01/11/11

(date cannot be pre-application)

320110924P

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 441782 Extension number: [REDACTED]

Country code: [REDACTED] Mobile number (optional): 07791676331

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

Email address (optional):

[REDACTED]

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:

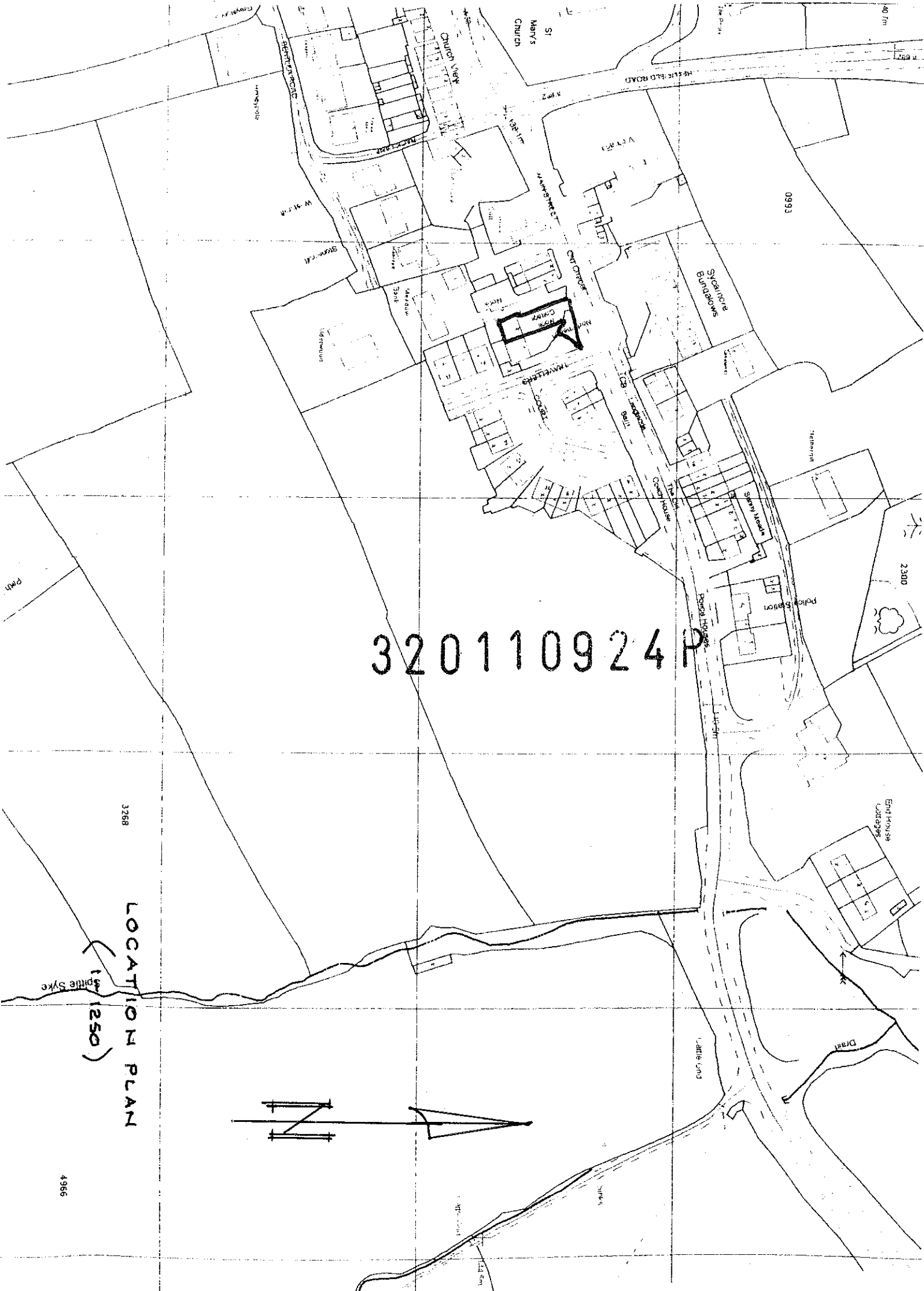
[REDACTED]

Telephone number:

[REDACTED]

Email address:

[REDACTED]



320110924 P

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LOCATION PLAN

(1250)

Spille Syke

4966

320110924P

PROPOSED
SINGLE STORY EXTENSION

AT
NOOK COTTAGE
MAIN STREET
GISBURN

DESIGN AND ACCESS STATEMENT
WITH
INCORPORATED HERITAGE STATEMENT

320110924P

The following statement is in support of the application and refers to a letter from the council dated 21st July 2011 in response to pre-application advise.

Relevant policies to consider relate to G1, ENV16 and H10 of the district wide local plan and the council S.P.C on Extension and Alterations on dwellings.

Following pre-application we are advised Policy PPS5 Planning for Historic Environment is also relevant given the property is considered to be a non-designated heritage asset. Therefore this statement principally refers to that policy.

24/10/11
8/13

320110924P

LOCATION

Nook Cottage is located on the south side of Main Street within the settlement boundary of Gisburn as defined by the Ribble Valley District Wide Local Plan. The property is also situated within the Gisburn Conservation Area.

DESCRIPTION

The property is the middle of three cottages set back from the highway approximately 25.0m commanding substantial front gardens.

'Nook Cottage' and 'Northmead', to the east are one building that face the highway. 'Nook' to the west projects forward of the principle building line 5.0m over two storeys and a further 2.50m over single storey with gable elevations to the highway and effectively creating a corner with the front elevation of 'Nook Cottage' and 'Northmead'.

Within the front gardens there is a substantial evergreen hedge running longitudinally on the boundary of 'Nook Cottage' and Nook from the properties to the highway and mature evergreen trees within the garden of 'Nook Cottage' and 'Northmead' that permanently camouflage the majority of the properties in particular the application location. See photographs 1.

SITE HISTORY

The attached historical map Reference 1848 shows three substantial buildings within the front gardens of all three properties as previously described. In all probability they may have had some relationship to the Commercial Hotel as indicated on the map.

The attached map Reference D.W.L.D extract shows the three front buildings demolished and 'nook built' against the gable of 'Nook Cottage' with the Commercial Hotel, outbuildings and car park located on land to the east of 'Northmead'. In recent times the Commercial Hotel estate has been replaced by a small housing estate.

24-10-11
slb

ASSESSMENT

320110924P

We can say 'Nook Cottage' and 'Northmead' were built approximately late 17c – early 18c period. In more recent times the addition of 'Nook' to the west which envelopes round and built on the front elevation of 'Nook Cottage' gives a completely different outlook of the properties as a whole.

We now have a combination of period and modern construction with neither being subservient to the other. They both take an important stance in 'Visible Impact'.

The proposed porch is small and simple in design terms principally attached to the modern construction and more or less totally inconspicuous from the highway.

If you refer to photograph 1, you will note it would be difficult to super impose the porch on to the photograph to make a visible impact.

It is our opinion the simple unadorned front elevation of the two cottages have been destroyed by the protruding modern two storey building to the west. Under the circumstances the simple addition would not adversely affect the visual amenities of the property.

Similarly it is difficult to see how the 'Street Scene' (considering its distance from the highway) or indeed the Conservation Area could be adversely affected.

In summary, taking on board both nationally and locally the conservation of heritage assets.

The proposal will preserve the conservation area in which the property is set. Considering the benefits the applicants will gain from the proposal there should not be an out weighed presumption against the application.

24/10/11
slb

320110924P

PROPOSED
SINGLE STOREY EXTENSION

AT
NOOK COTTAGE

MAIN STREET

GISBURN

BB7 4HH

HERITAGE STATEMENT

24/10/11
8/13

3201109242

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24-10-11
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320110924P

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24/10/11
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