



RIBBLE VALLEY  
BOROUGH COUNCIL

28 NOV 2011

For office use only

Application No.

320110983P

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:                                                                                                            | Mrs           | First name: | Janice            | Surname:        | Whitlock         |
| Company name:                                                                                                     |               |             |                   |                 |                  |
| Street address:                                                                                                   | 8 Fort Avenue |             | Country Code      | National Number | Extension Number |
|                                                                                                                   | Ribchester    |             | Telephone number: |                 |                  |
|                                                                                                                   |               |             | Mobile number:    |                 |                  |
| Town/City                                                                                                         | Preston       |             | Fax number:       |                 |                  |
| County:                                                                                                           | Lancashire    |             | Email address:    |                 |                  |
| Country:                                                                                                          | England       |             |                   |                 |                  |
| Postcode:                                                                                                         | PR3 3YH       |             |                   |                 |                  |
| Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No |               |             |                   |                 |                  |

**2. Agent Name, Address and Contact Details**

|                 |                |             |                                  |                 |                  |
|-----------------|----------------|-------------|----------------------------------|-----------------|------------------|
| Title:          | Mr             | First Name: | Craig                            | Surname:        | harrison         |
| Company name:   |                |             |                                  |                 |                  |
| Street address: | bowtree house  |             | Country Code                     | National Number | Extension Number |
|                 | slaidburn road |             | Telephone number:                | 07539 302831    |                  |
|                 | waddington     |             | Mobile number:                   |                 |                  |
| Town/City       | clitheroe      |             | Fax number:                      |                 |                  |
| County:         | lancashire     |             | Email address:                   |                 |                  |
| Country:        | england        |             |                                  |                 |                  |
| Postcode:       | bb7 3jj        |             | craig_leigh_harrison@yahoo.co.uk |                 |                  |

**3. Description of Proposed Works**

Please describe the proposed works:

Demolition of existing kitchen. Proposed new kitchen, study, utility, shower room and first floor bedroom and ensuite.

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:                                                                                       | 8           | Suffix: |  |
| House name:                                                                                  |             |         |  |
| Street address:                                                                              | FORT AVENUE |         |  |
|                                                                                              | RIBCHESTER  |         |  |
| Town/City:                                                                                   | PRESTON     |         |  |
| County:                                                                                      |             |         |  |
| Postcode:                                                                                    | PR3 3YH     |         |  |
| Description of location or a grid reference<br>(must be completed if postcode is not known): |             |         |  |
| Easting:                                                                                     | 364908      |         |  |
| Northing:                                                                                    | 435238      |         |  |

#### 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

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):

Officer name:

Title:  First name:  Surname:

Reference:  RV/20011/ENQ/00387

Date (DD/MM/YYYY):  18/11/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Reduce to less than 4m in width. Set down ridge height further. Obscure glass to Ensuite window. 3 off road parking spaces to be provided. Reduce extension at rear in width and ridge height.

#### 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:

An area of the yard to the side of the existing house will be taken up within the footprint of the extension.

#### 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

## 1. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

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### Walls - description:

Description of *existing* materials and finishes:

Rendered with paint finish

Description of *proposed* materials and finishes:

render with paint finish

### Roof - description:

Description of *existing* materials and finishes:

blue slate

Description of *proposed* materials and finishes:

blue slate to match existing

### Windows - description:

Description of *existing* materials and finishes:

UPVC

Description of *proposed* materials and finishes:

UPVC to match existing

### Doors - description:

Description of *existing* materials and finishes:

UPVC

Description of *proposed* materials and finishes:

UPVC to match existing

### Boundary treatments - description:

Description of *existing* materials and finishes:

Timber fence, and low level wall

Description of *proposed* materials and finishes:

N.A

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac hard standing

Description of *proposed* materials and finishes:

Tarmac hard standing

### Lighting - add description

Description of *existing* materials and finishes:

N.A

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:

Existing plans 001 001 A

Proposed plans 001 002 C

## 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**

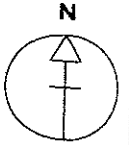
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information ☒

Date



TITLE NUMBER  
**LAN27068**

**LANCASHIRE : RIBBLE VALLEY**

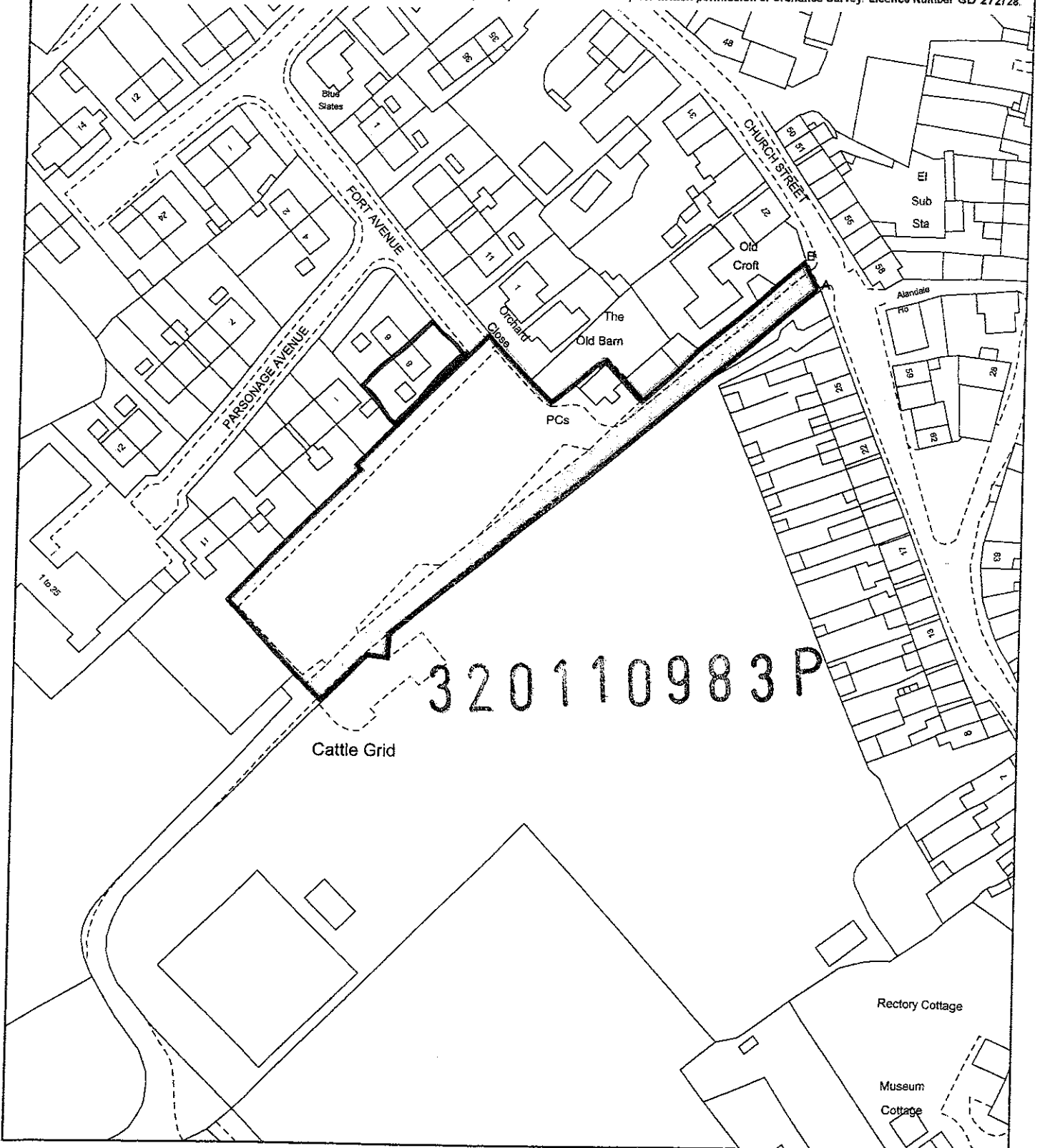


ORDNANCE SURVEY MAP REFERENCE:

SD6435SE

SCALE 1:1250 Enlarged from 1/2500

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This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 8 February 2006 at 15:55:56. It may be subject to distortions in scale. Under s 67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original. Issued on 8 February 2006.

This title is dealt with by the District Land Registry for Lancashire.

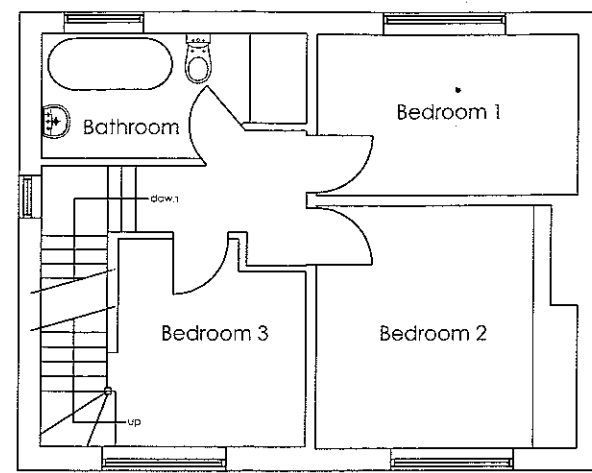


NOTES

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE

ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK COMMENCES

THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN ANY DIMENSIONS WORK TO FIGURED DIMS ONLY



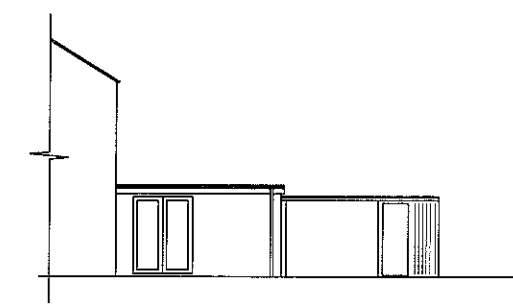
EXISTING FIRST FLOOR  
1:50 SCALE



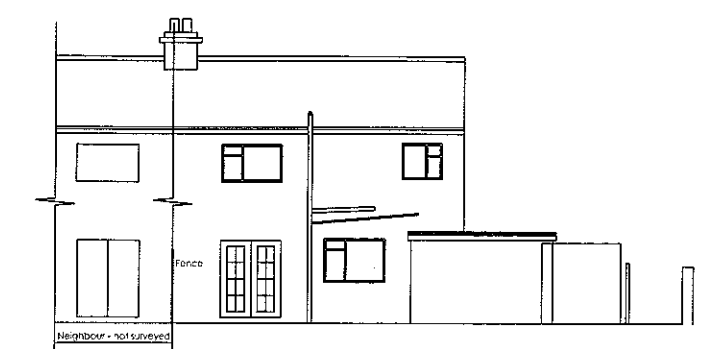
SIDE 1 ELEVATION  
1:100 SCALE



FRONT ELEVATION  
1:100 SCALE

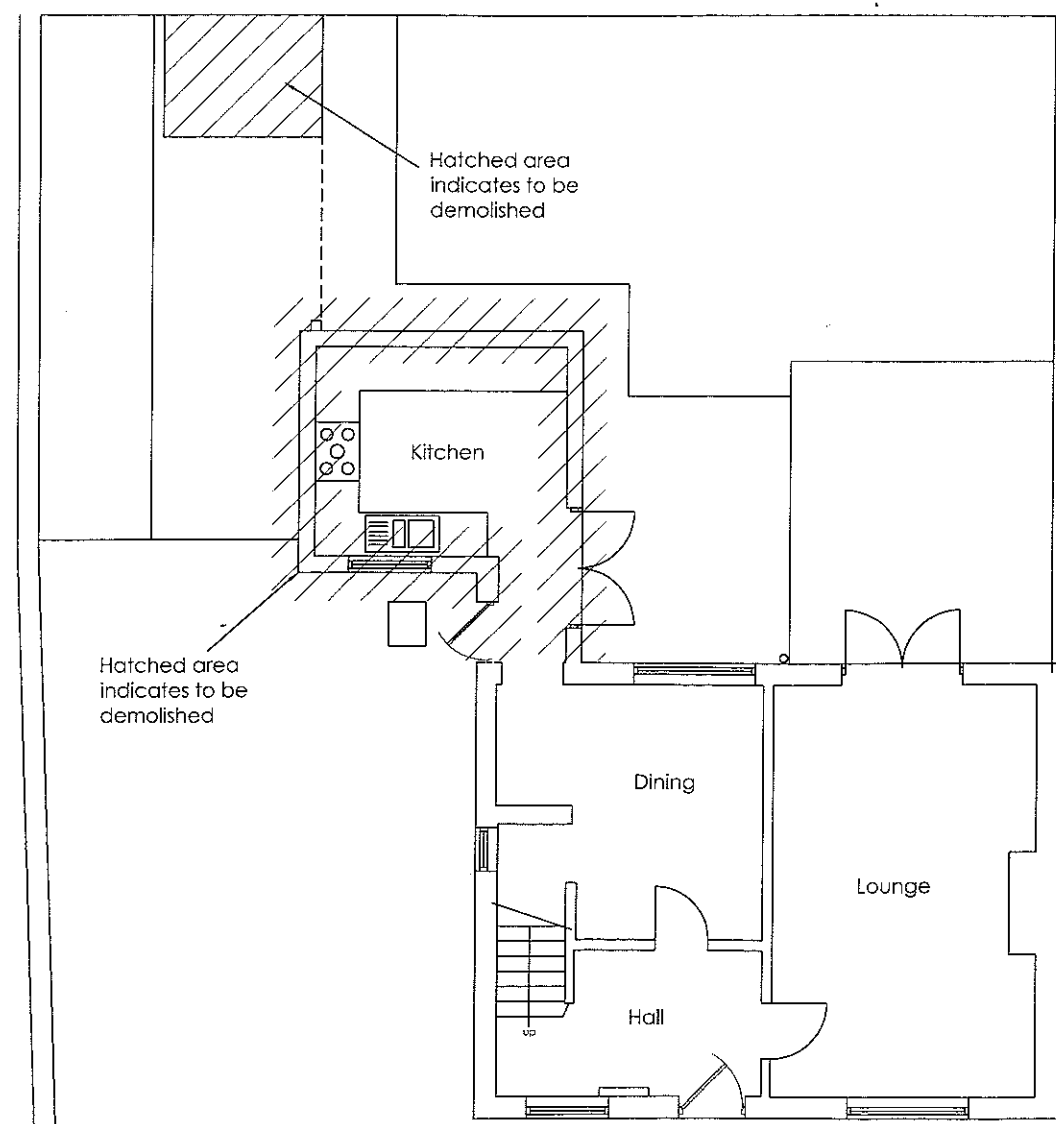


SIDE 2 ELEVATION  
1:100 SCALE



REAR ELEVATION  
1:100 SCALE

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EXISTING GROUND FLOOR  
1:50 SCALE

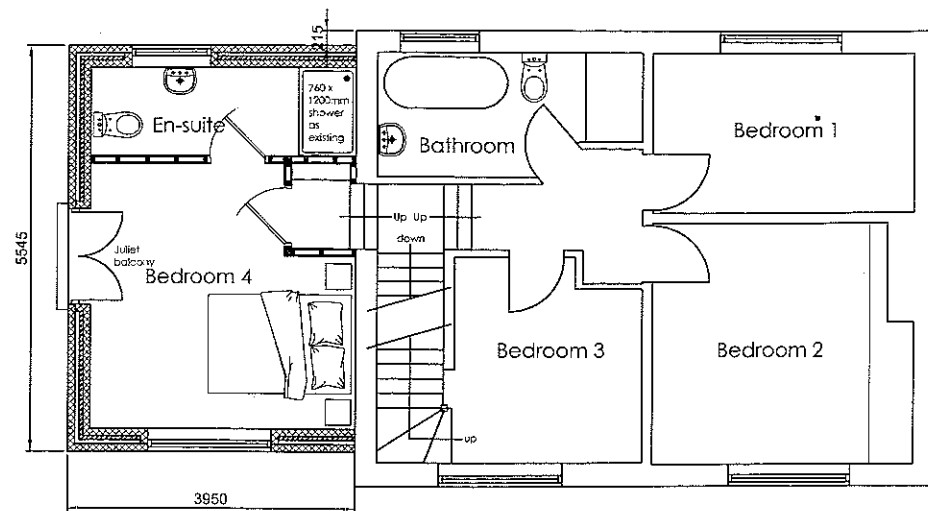
|                                                                                                                                         |                |             |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------|
| Rev: B: Hatched areas on plan shows to be demolished. Neighbour's elevations shown indicative. All as requested by Planning Department. |                |             |
| rev                                                                                                                                     | date/rev       | description |
| Project: Demolition of Existing Kitchen and Sheds and Proposed New Kitchen, Dining Room, Study and First Floor Bedroom and En-suite     |                |             |
| Drawing title: 8 Fort Rochester PR3 3YH                                                                                                 |                |             |
| Cwg purpose: EXISTING PLANS AND ELEVATIONS                                                                                              |                |             |
| Scale: 1:50                                                                                                                             |                |             |
| Sheet size: A1                                                                                                                          |                |             |
| 001                                                                                                                                     | 001            | B           |
| job number                                                                                                                              | drawing number | revision    |

NOTES

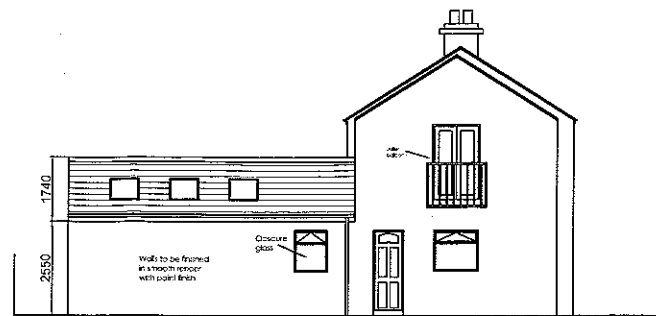
ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE

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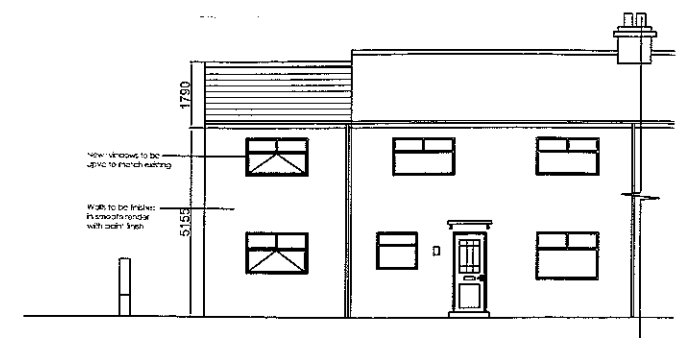
THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN ANY DIMENSIONS WORK TO FIGURED DIMS ONLY



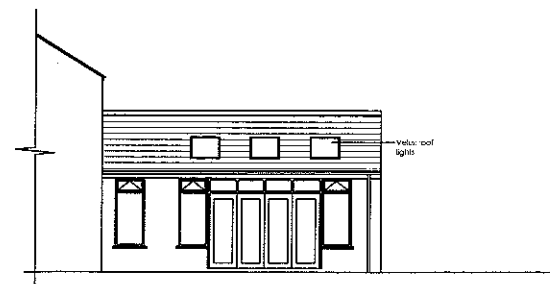
PROPOSED FIRST FLOOR  
1:50 SCALE



SIDE 1 ELEVATION  
1:100 SCALE



FRONT ELEVATION  
1:100 SCALE

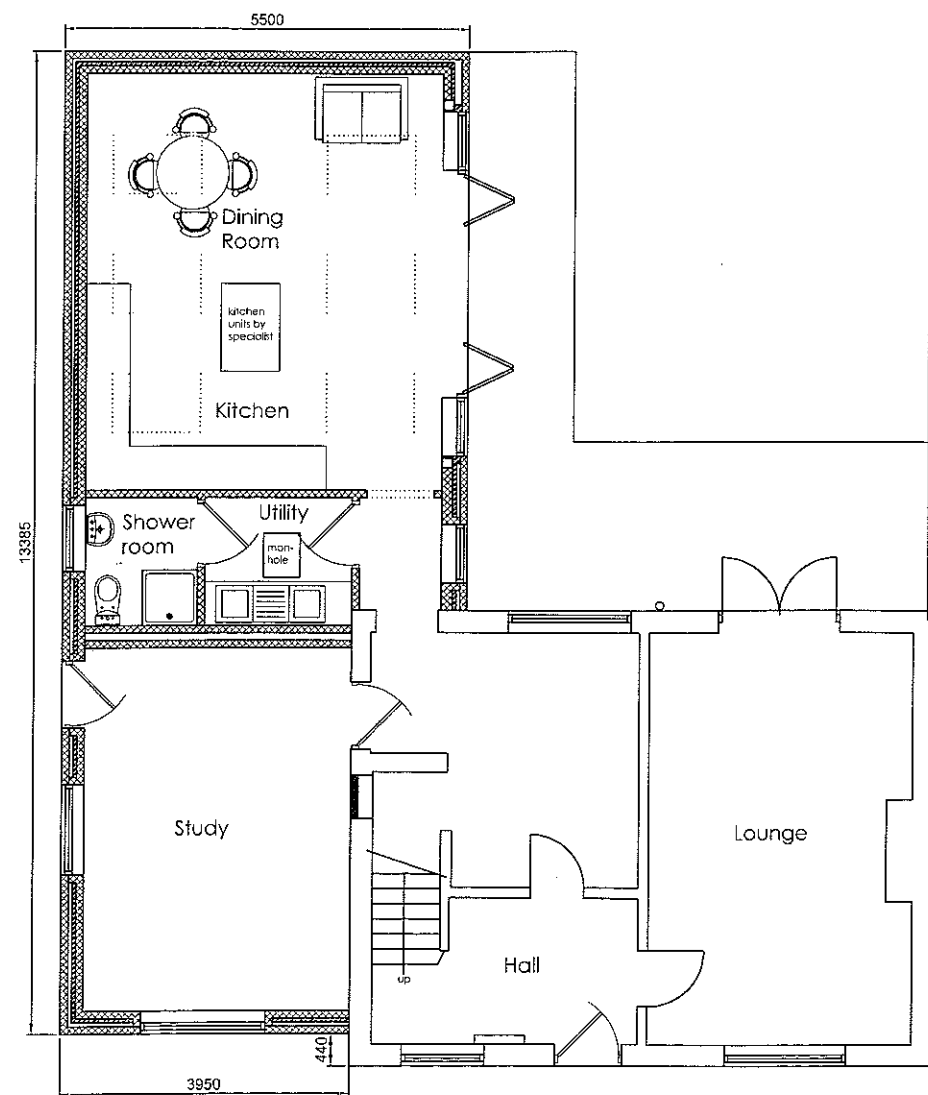


SIDE 2 ELEVATION  
1:100 SCALE

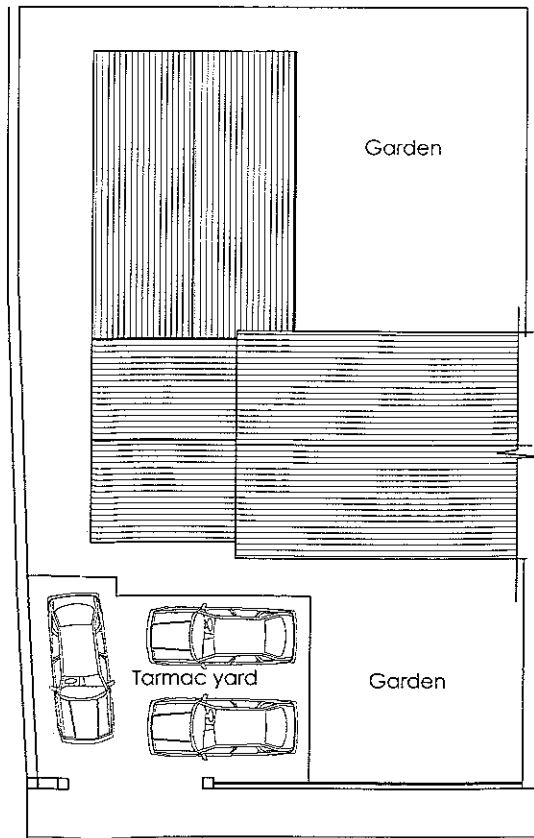


REAR ELEVATION  
1:100 SCALE

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PROPOSED GROUND FLOOR  
1:50 SCALE



SITE PLAN  
1:100 SCALE

|                                                                                                                                                                                                                                                                                                                                          |                |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------|
| Rev E: Height dimensions added to Front Elevation. As requested by Planning Department.                                                                                                                                                                                                                                                  |                |             |
| Rev D: Juliet balcony shown on side elevation 1.                                                                                                                                                                                                                                                                                         |                |             |
| Rev C: Updated further to Planning advice ref. "RW0211/EN000387". Front elevation of extension not used as less than 4m. External ridge "set down" even more. Single storey extension ridge "set down" more. Glazing glazing to G.F. W.C. and F.F. En-Suite. Minimum 3 off street parking spaces to be provided. Indicated on site plan. |                |             |
| Rev                                                                                                                                                                                                                                                                                                                                      | date/rev       | description |
| 001                                                                                                                                                                                                                                                                                                                                      | 002            | 003         |
| Project: Demolition of Existing Kitchen and Shed and Proposed New Kitchen, Dining Room, Study and First Floor Bedroom and En-suite                                                                                                                                                                                                       |                |             |
| Drawing title: 8 Fort Rochester PR3 3YH                                                                                                                                                                                                                                                                                                  |                |             |
| Drawing purpose: PROPOSED PLANS AND ELEVATIONS                                                                                                                                                                                                                                                                                           |                |             |
| Scale: 1:50                                                                                                                                                                                                                                                                                                                              |                |             |
| Sheet size: A1                                                                                                                                                                                                                                                                                                                           |                |             |
| 001                                                                                                                                                                                                                                                                                                                                      | 002            | E           |
| job number                                                                                                                                                                                                                                                                                                                               | drawing number | revision    |