

20 NOV 2011



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

Date received

Fee paid £

Receipt No:

320110999P

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

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: STEPHEN
Last name: DENNETT
Company (optional):
Unit: House number: House suffix:
House name: 2 PINTOLD FARM BARN
Address 1: PRESTON ROAD
Address 2: RIBCHESTER
Address 3:
Town: PRESTON
County: LANCASHIRE
Country: UK
Postcode: PR3 3YD

2. Agent Name and Address

Title: MR First name: KARL
Last name: ZALDATS
Company (optional):
Unit: House number: House suffix:
House name: HATHERSAGE BARN
Address 1: MOORSIDE LANE
Address 2: WOODPLUMPTON
Address 3:
Town: PRESTON
County: LANCASHIRE
Country: UK
Postcode: PR4 0TB

3. Description of Proposed Works

Please describe the proposed works:

REAR SINGLE STOREY EXTENSION TO INCLUDE
KITCHEN, UTILITY + WC

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 proposed development? ☐ 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. 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

If Yes, please provide details of the name, relationship and role

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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
Walls	STONE	STONE + RENDER	☐	☐
Roof	CONCRETE TILES	CONCRETE TILES	☐	☐
Windows	TIMBER	UPVC	☐	☐
Doors	TIMBER	UPVC	☐	☐
Boundary treatments (e.g. fences, walls)	HEDGES + TIMBER PANEL FENCES	N/A	☐	☐
Vehicle access and hard-standing	STREET PARKING	N/A	☐	☐
Lighting	N/A	N/A	☐	☐
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:

EXTG + PROPOSED 140/04A

11. Ownership 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 (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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

21/11/2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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):

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11. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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:

NA

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

NA

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

NA

Signed - Applicant:

NA

Or signed - Agent:

NA

Date (DD/MM/YYYY):

NA

12. 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

Signed - Applicant:

NA

Or signed - Agent:

NA

Date (DD/MM/YYYY):

21/11/2014

(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
NA	NA	NA

Signed - Applicant:

NA

Or signed - Agent:

NA

Date (DD/MM/YYYY):

NA

13. 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

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee:



The original and 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:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



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



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



14. 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 pre-application)

15. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

17. 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:

Telephone number:

Email address:

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KARL ZALDATY BA(Hons) Dip Arch Dist RIBA
Hathersage Barn Moorside Lane Woodplumpton Preston PR4 0TB Tel 01772 691712

1 HERITAGE STATEMENT TO ACCOMPANY A PLANNING APPLICATION FOR A REPLACEMENT SINGLE STOREY REAR EXTENSION TO No 9 RIBBLESDALE ROAD, RIBCHESTER

- 1.1 The Ribchester Conservation Area map indicates that the application site, is with in the Conservation Area, and as part of the row of terraced houses, is designated a Building of Townscape Merit.
- 1.2 The application site is one of the row of terraced houses on the western side of Ribblesdale Road, Ribchester.
- 1.3 The house is part of a terrace, most of which have had the benefit of repairs and improvements, including re-roofing, replacement windows, rear extensions and the like. It is likely that the majority of these repairs/improvements have been carried out with out the benefit of planning permission.
- 1.4 Such ad-hoc building works should be seen as a positive response to the continuation and sustainability of the buildings use, their history and Heritage.
- 1.5 The building is intended to remain as a dwelling.
- 1.6 The applicant is investing a great deal of money in upgrading and repairing the building, involving internal alterations, replacing electrical and plumbing installations, including insulation and generally bringing the house close to the requirements of todays living requirements and expectations. All of this does not require the benefit of Planning Approval.
- 1.7 To the rear of the property, there existed a collection of 'substandard' extensions, which have for safety reasons, been demolished. See photos on submitted drawings.

Cont.

Cont.

- 1.8 Along the length of the terrace there are a selection/collection of single storey extensions, all of which have been constructed at various stages and periods of the buildings life time, which has added character and charm to the terrace, and being buildt at the rear of the properties, are only seen by limited people who have access to the rear of the properties.
- 1.9 To the north of the application site is No 11, which has a single storey rear extension, which although is established was probably constructed within the last 20-30yrs. See photos on submitted drawings.
- 1.10 To the south of the application site is No 7, which has a single storey rear extension, which looks to have been constructed relatively recent, and is different in style to that attached to No 11. See photos on submitted drawings.
- 1.11 As such, it is reasonable to assume that in principal, the inclusion of a single storey rear extension to replace the existing extensions should not be an issue as precedents have been set in approving the adjacent extensions.
- 1.12 As the Authorities document "Ribchester Conservation Area Management Guidance" requires under the title 'New Development' (pages 5-10), the proposed development is envisaged to be traditional in form, materials and construction, reflecting and 'mimicking' similar houses/extensions adjacent and near by within the conservation area, and respects the adjacent buildings of merit.
- 1.13 Apart from the above issues, there does not appear to be any other specific references to the application site or its immediate environs.

Cont.

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1.13 With regards to the Authorities 'Conservation Area Management Guidance' Document, I make the following comments:

- The form of the extension is simple with a mono pitched roof which is constrained in height and size by the existing extensions, the adjacent extensions to properties either side and the height of the existing first floor window cills. Please note that the rear roofs to the main terrace roofs are not constant through out the length, varying from slate and concrete tiles of various profiles.
- Please note that the rear roofs to the main terrace roofs and extensions are not constant through out the length, varying from slate and concrete tiles of various profiles. The proposed roof covering is to be concrete tiles to match with the recently constructed adjacent extension, and which allows a shallower pitch which in turns helps provide more usable floor area.
- The main wall to the extension is to be constructed of stone with stone quoins, heads and cills which reflects the main character of the house. Please note that the original detail of the rear terraced house walls was, as can be seen from some of the rear walls, render on stone work.
- The windows and doors are proposed to be timber with a pattern more in keeping with the traditional style of windows (a cross pattern formed with beading). Fascias and the like are proposed as timber.

1.14 It must be borne in mind that the application site is a small scale terraced house, and that the applicant is investing money to bring the property up-to date in an effort to retain the property and to sustain it within the village. As we are in the throws of a serious world recession, budgets are tight and the works as proposed must be financially viable, and the works must be affordable and not be just a piece in a 'museum' community.