



RIBBLE VALLEY
BOROUGH COUNCIL

02 DEC 2011

For office use only

Application No.

320111015P

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: | Mr | First name: | steven | Surname: | lancaster | | |
| Company name: | | | | | | | |
| Street address: | hodder house | | | | Country Code | National Number | Extension Number |
| | off chipping lane | | | | Telephone number: | | |
| | chaigley | | | | Mobile number: | | |
| Town/City: | clitheroe | | | | Fax number: | | |
| County: | lancashire | | | | Email address: | | |
| Country: | uk | | | | | | |
| Postcode: | bb7 3lp | | | | | | |
| 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: | neil | Surname: | andrews | | |
| Company name: | stanton andrews | | | | | | |
| Street address: | 44 York Street | | | | Country Code | National Number | Extension Number |
| | | | | | Telephone number: | 01200 | 444490 |
| | | | | | Mobile number: | | |
| Town/City: | Clitheroe | | | | Fax number: | | |
| County: | Lancashire | | | | Email address: | | |
| Country: | United Kingdom | | | | | | |
| Postcode: | BB7 2DL | | | | neil@stantonandrews.co.uk | | |

3. Description of Proposed Works

Please describe the proposed works:

alterations and extension to existing house - See attached e-mail

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: | <input type="text"/> | Suffix: | <input type="text"/> |
| House name: | HODDER HOUSE | | |
| Street address: | CHIPPING ROAD | | |
| | CHAIGLEY | | |
| Town/City: | CLITHEROE | | |
| County: | <input type="text"/> | | |
| Postcode: | BB7 3LP | | |
| Description of location or a grid reference (must be completed if postcode is not known): | | | |
| Easting: | 369935 | | |
| Northing: | 441045 | | |

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

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

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:

stone

Description of *proposed* materials and finishes:

stone, to match existing

Roof - description:

Description of *existing* materials and finishes:

slate

Description of *proposed* materials and finishes:

slate, to match existing

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

timber

Description of *proposed* materials and finishes:

timber, to match existing

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

timber

Description of *proposed* materials and finishes:

timber, to match existing

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:

drawing number 1145/10a and design statement

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

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

Louise Blatchford

320111015 P

From: Louise Blatchford
Sent: 07 December 2011 09:14
To: 'neil andrews'
Cc: Lesley Lund
Subject: Planning application - Hodder House, Chipping Road, Chaigley

Tracking: Recipient Delivery

'neil andrews'

Lesley Lund Delivered: 07/12/2011 09:14

Dear Neil

RE: Alterations and extension to existing house
AT: Hodder House, Chipping Road, Chaigley

Thank you for your application which we received on Friday 2nd December 2011. The application has been vetted and we would be grateful if you could provide the following:

- Please can you confirm that you are happy for the description to read as follows: 'Proposed single storey link extension between existing house and outbuilding (outbuilding to be renovated) to create home office and art studio. Alterations to existing house.'
- Can you confirm the scale of the location plan. The scale on the plan says 1:100 @ A1 or 1:200 @ A3 - is this correct? (We normally ask for location plans at a scale of 1:1250 or 1:2500).
- The existing elevations only show the outline of the existing outbuilding which is to be renovated. The planning officer will need to see the elevations of the existing outbuilding so that they are able to make a comparison between the existing and the proposal. Please could you provide an additional plan to show this.
- Finally, we appreciate that the plans state that the proposed extension will match the ridge height of the adjacent outbuilding and the width will be as existing but we do require all proposals to be annotated with dimensions. Please would you mind adding the overall external height and width dimensions of the proposed extension to the plans - this isn't just for our benefit, it assists members of the public and parish councils when they are viewing the plans.

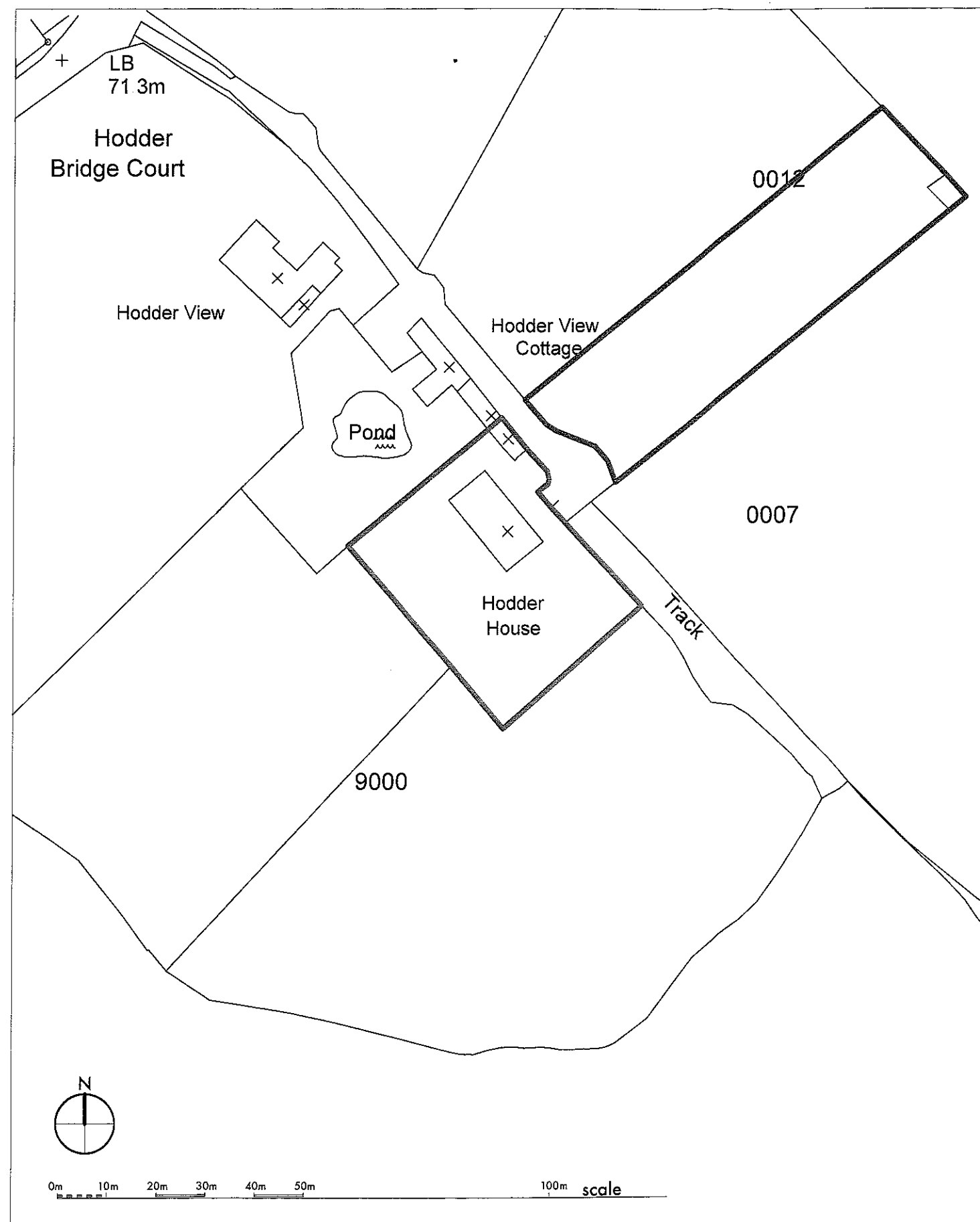
Once the above information has been received the application can be validated. Please quote ref. no. 1116 in any reply. If you need any assistance please do not hesitate to contact me.

Kind regards
Louise

Louise Blatchford
Technical Admin Assistant
Planning Department
Ribble Valley Borough Council

07/12/2011

not drawing to scale and is for reference only. All dimensions and specifications shown on this drawing are to be verified on site. The client is responsible for ensuring that the drawing is used for the intended purpose. The drawing is subject to copyright.



320111015P

rev.B 09 12 11 scale amendment

rev.A 01 12 11 planning application

stanton andrews
architects

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w stantonandrews.co.uk

s lancaster
hodder house

existing plans
and elevations

drg.no. 1032/ 01 rev. B

na nov 10 1 to 1000 @ A3
drawn. date. scale.

hodder house chaigley

design statement

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existing

Hodder House is a large detached property situated off Chipping Road, near Chaigley. It is within an area of outstanding natural beauty as defined within the local authority's district plan.

Previously the house was a barn with associated outbuildings and lean-tos (see historic photograph to left). We understand that the barn was converted to a house in the early 1990's (planning application ref.3/0990/0452).

The house currently has random stone walls, a slate roof and timber windows. There is an original single storey outbuilding to the north east of the house, this is in a poor state of repair and underused.

policy

Amongst other matters the following local authority policies have been considered :-

| | |
|-------------|---|
| policy ENV1 | area of outstanding natural beauty |
| policy G1 | development control |
| policy H10 | residential extensions |
| policy SPG | extensions and alterations to dwellings |
| policy H18 | extensions to converted buildings |

proposed

The proposals include for a single storey extension to the north of the house. This will link the house and outbuilding, rejuvenating and renovating the outbuilding.

The outbuilding and extension will be used by the client as home office and art studio

appearance and materials

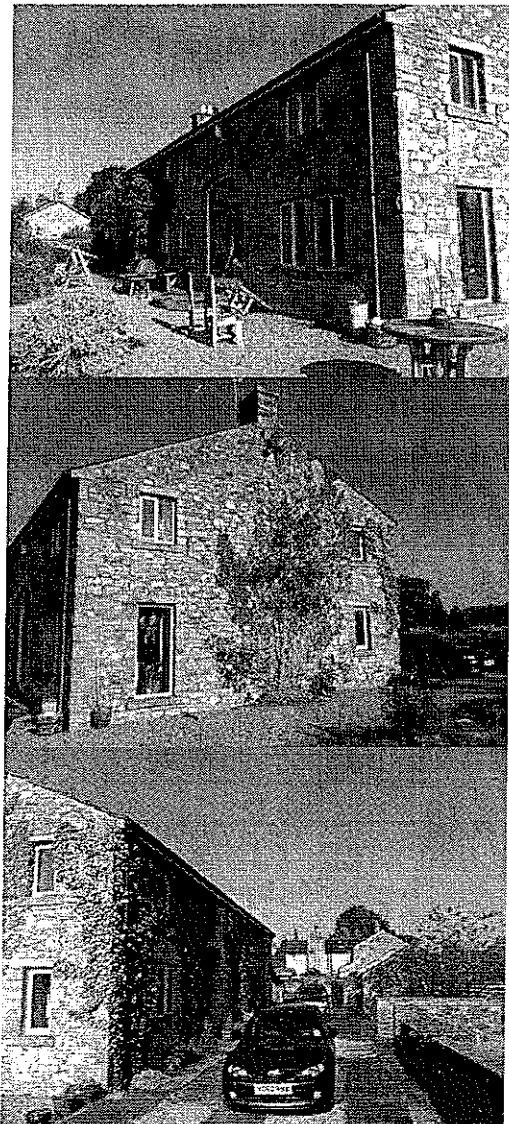
The proposed works respect and respond to the existing building. The extension is largely concealed behind the existing tall stone boundary wall (to the north west) and the existing outbuilding. The extension will only become apparent when within the site.

Materials and detailing will be in keeping with the existing house and outbuilding, respecting the design, materials, geometric form.

Roof - profile to match existing outbuilding, finished in second hand slates with lead detailing, matching the existing house. The existing roof to the study will be realigned to follow the profile of the neighbouring property.

Walls - to be random stonework with dressed stone heads and cills to windows and external doors.

Windows - to have hardwood timber frames, matching the existing house



december 2011

stanton andrews architects