



RIBBLE VALLEY
BOROUGH COUNCIL

05 DEC 2011

For office use only

Application No.

320111029P

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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

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

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number: National Number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe the proposed works:

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: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

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:

Concrete Block

Description of *proposed* materials and finishes:

Dark Stained Vertical Clad overlapped timber boarding

Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Box profile steel sheeting in Slate Blue BS18 B29

11. (Materials continued)

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Doors - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Dark Stained Vertical overlapped timber boarding to match proposed building

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:

Hutchinson elevations and location map JP/AH/34-172 a

Design and access 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: Mrs First name: Julia Surname: Pye

Person role: Agent Declaration date: 02/12/2011 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: Mrs First Name: Julia Surname: Pye

Person role: Agent Declaration date: 02/12/2011 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: 02/12/2011

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DESIGN AND ACCESS STATEMENT

IN SUPPORT OF A PLANNING APPLICATION FOR

AN EXTENSION TO A DOMESTIC GARAGE TO PROVIDE UNDER COVER STORAGE FOR DOMESTIC ITEMS SUCH AS A CARAVAN, PARKING AND ANCILLARY ITEMS TO INCLUDE ONE BAY OF SECURE STORAGE

AT

GILL HOUSE, MOSS SIDE LANE, THORLEY WITH WHEATLEY

08 DEC 2011

Amount

One building is being applied for within the domestic curtilage of the applicants dwelling. The building will be positioned on the foot print of an existing building which has been only just been taken down due to its unattractive appearance (however the evidence is still on site of the foundations of this building). The building will also replace the existing lean to type extension on the garage. The proposed building is for domestic use only and will not have any commercial use.

Use

The applicants own a caravan which is too large to fit within the existing lean to and garage. It is for that reason they need to provide purpose built undercover storage for this item, along with supplementary undercover parking for family members and guests visiting the site. Due to the constraints over the driveway (neighbouring property has right of way and owns the drive partially) during the year parking can become an issue with vehicles having to be shunted around the site. In addition to solving the parking issues, the building will also provide under cover storage for the applicant's machinery ancillary to his 5 acres of land adjoining the site, and act as a wood store. The bottom bay of the building will provide one bay of secure storage which is enclosed and accessed within the buildings itself for objects such as tools and larger workshop items. Access to the applicants land will also be provided from a doorway within the building which will lead directly into the field.

Layout

The layout of the building can clearly be seen on the accompanying plans. The building is within the curtilage of the domestic dwelling within the foot print of an existing building which had been on site for in excess of 20 years. As this building had become in a serious state of disrepair the applicants have taken it down, however the foundations can clearly be seen on site examination. The building will

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be sited adjacent the existing domestic double garage and will not encroach on any garden area on the site nor on prime agricultural land.

Scale

The scale of the building has been carefully selected to reduce any impact on the neighbouring properties and also how the land falls. The part of the building nearest to the garage is set at a higher level due to it having to accommodate the caravan however the rest of the building will be stepped down (to the front of the neighbouring property). The overall height of the building is set lower than the existing garage to again decrease its impact.

Landscaping

No hard or soft landscaping is planned as part of this application however if the local authority felt it would benefit the building to provide some soft landscaping the applicant would be more than prepared to discuss.

Appearance

The building will be sited against the boundary of the site which sits against agricultural land therefore the appearance of the building has been designed to reflect a traditional agricultural timber building (although on a much smaller scale). The materials chosen will ensure that the building will weather into the landscape in a relatively short space of time and will not be prominent on the landscape. It will reflect other buildings in the surrounding areas (the site is surrounded by agricultural buildings).

Access

Access to the site will remain as existing and there is adequate room for the turning and manovering of vehicles and room for emergency vehicles if they were ever required on site