



18 DEC 2011
FOR THE ATTENTION OF

For office use only	
Application No:	320111051P
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

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:	CARL
Last name:	DRINKWATER		
Company (optional):			
Unit:		House number:	3
		House suffix:	
House name:			
Address 1:	CHAPEL CLOSE		
Address 2:	LOW MOOR		
Address 3:			
Town:	CLITHEROE		
County:	LANCS		
Country:	UK		
Postcode:	BB7 2QT		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Description of Proposed Works

Please describe the proposed works:

EXTENSION + REBUILDING OF EXISTING DECKING TO
THE REAR OF THE PROPERTY - RETROSPECTIVE
APPLICATION.

Has the work already started?

☒ Yes ☐ No

If Yes, please state when the work was started (DD/MM/YYYY):

02-07-2010

(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)

320111051P

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

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	PRE EXISTING DECKING + FENCING WAS MADE OF TIMBER	PROPOSED DECKING + FENCING TO BE RETAINED IS CONSTRUCTED FROM TIMBER	☐	☐
Roof			☐	☐
Windows			☐	☐
Doors			☐	☐
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:

P01 - PLANNING STATEMENT

P02 - PROPOSED PLANS

P03 - ORIGINAL DECKING FLOOR PLAN (WITH SUCCESSFUL PLANNING PERMISSION)

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):

16/12/2011

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):

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:

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):

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:

Or signed - Agent:

Date (DD/MM/YYYY):

(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):

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):

16/12/2011

(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:

[illegible]



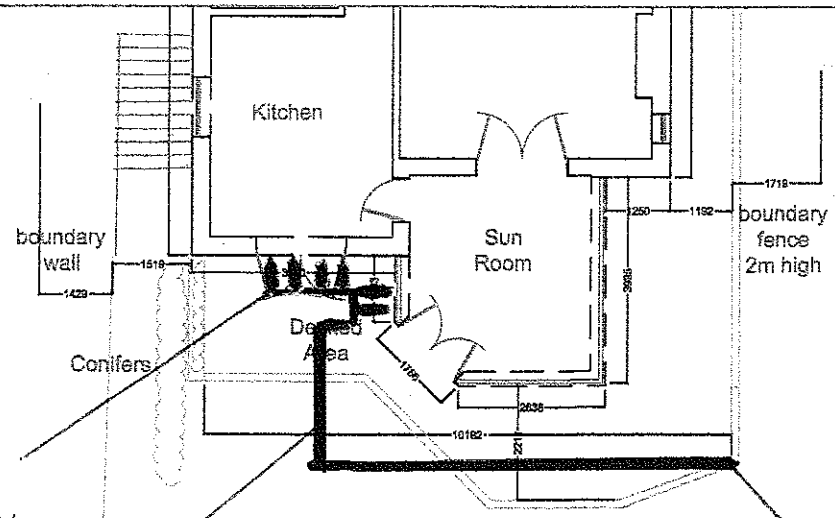
The contents of this drawing and entities used are copyright TriCAD Software Ltd 2005

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Notes
All dimensions to be checked on site. Where shown on plans are not to be assumed to be valid & should be checked for fit, construction, load bearing capacity & stability.



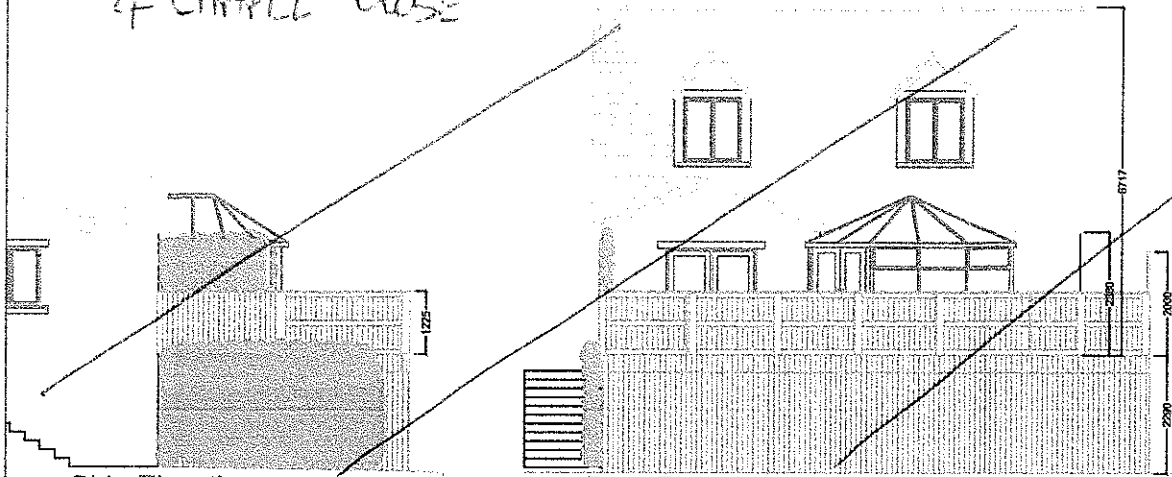
Ground Floor Plan

STAIRS
DOWN TO
LOWER LEVEL

THICK BLACK
LINE SHOWS
ORIGINAL
DECKING

SOLID WOODEN
SHEDS FACING
4 CHAPEL CLOSE

Conifers



Side Elevation

Rear Elevation

Side Elevation

PO3

ORIGINAL
DECKING
FLOOR PLAN

Option 3
For Comment

Rev. 0 Drawn: Jem



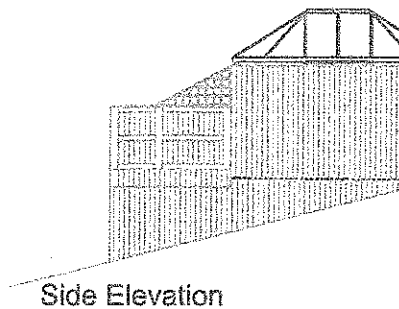
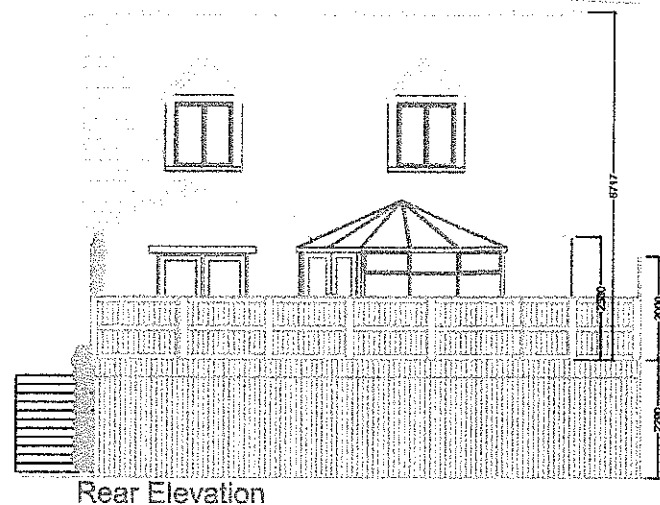
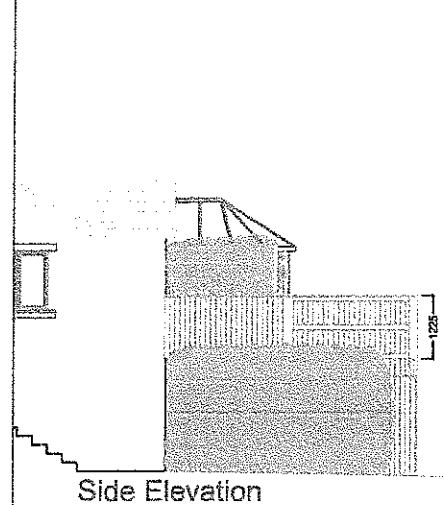
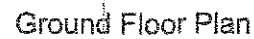
Exclusion Class (Walls) | Exclusion Class (Roofs) | Exclusion Class (Ground) | Exclusion Class (Other)

Site Address
Mr & Mrs Drinkwater
3 Chapel Close
Low Moor, Clitheroe
Project Description
New Decking to
Rear of Dwelling

Drawing Title
Proposed floor plan
& Elevations

Scale 1:100@A3	Date 08/07/2011	Drawn By AD
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Drawing Number
TRI-XXXX-01



Name _____

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for weakness, construction, load bearing capacity & stability.



PO2 -
PROPOSED
PLANS

3201110512

**Option 3
For Comment**

Rev. 	Descriptions
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~~7-000000 Case, 11/19/16 [REDACTED] [REDACTED] [REDACTED]~~

Mr & Mrs Drinkwater
3 Chapel Close
Low Moor, Clitheroe

Project Description

New Decking to Rear of Dwelling

**Proposed floor plan
& Elevations**

Soils	Plots	Drum by
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1:1005A3

Drawing Number

TRI-XXXX-01

PLANNING STATEMENT - PO 1**SITE: 3 CHAPEL CLOSE LOW MOOR CLITHEROE
BB7 2QT****PROPOSAL: REPLACEMENT AND EXTENSION OF
DECKING, FENCING AND TRELLIS****1. SITE DESCRIPTION AND PROPOSED
DEVELOPMENT**

1.1 The application site comprises a modern detached two storey dwelling situated on a short cul-de-sac of four individually designed detached houses. The front of the properties face east onto Chapel Close, are level with the road and each property has a similar ground floor level. The houses all have very steeply sloping rear gardens which slope down to the properties at the rear called Riverside. The rear gardens of the properties have all been treated similarly to create an outdoor space at the top of the slope close to the house, and have landscape the lower slope, to create a pleasing appearance from the road at Riverside and a pleasant outlook from the houses 56-60 Riverside. The lower slope is too steep for recreational use.

1.2 1 Chapel Close has an area of decking at the rear of the property level with the ground floor of that property. 2 Chapel Close has a garden area with a lawn and patio level with the ground floor of the house. At the end of the garden across the full width of the garden is a wooden fence. Below the decking to 1 Chapel Close and the fence to 2 Chapel Close the ground has been terraced using wooden planks. The gaps in between appear to have been recently been planted with shrubs and plants and incorporate decorative stones. The overall character of these gardens when viewed from Riverside is of a formal landscaping scheme where the structural wooden retaining planks and the balustrades of the decking and

garden are key features. The wood used appears to be quite new and is light in colour, it will soften in colour with age and blend in pleasingly as the planting scheme matures. Between the rendered retaining wall at the bottom of the garden and the carriage way of Riverside is a small verge. There are several mature trees within the verge behind 1 and 2 Chapel Close.

1.3 4 Chapel Close is slightly different from the other three properties on the Close in that at the rear of the property there is a lower ground floor. This property has a patio area close to the house at this lower ground floor level which is lower than the decking at 3 Chapel Close which is at ground floor level. The top of the slope in this garden is planted with ornamental shrubs below which are smaller shrubs and the ground sloping down to Riverside is covered with creeping plants as ground cover. As with the other properties the slope down towards Riverside is too severe to be used for recreational purposes. In the verge next to the road is a mature maple tree. This garden also provides a pleasant outlook from the houses at Riverside and is more natural in character.

1.4 The application site 3 Chapel Close has decking across the full width of the rear of the property which extends up to the joint boundary with 2 Chapel Close. The decking is made of wood and has a close boarded fence around the perimeter 1.225m high. Where the decking abuts the boundary with 2 Chapel Close the close boarded fencing is 2m high. On the side of the decking which is parallel with 4 Chapel Close the fencing is topped with trellis up to 2m high in front of which is planted an evergreen bay hedge. The decking has an overall width of 10.192m and projects in front of the sunroom by 3.647m. The decking is cantilevered out over the slope to minimise the visual impact of the structure. The void beneath the decking is closed in with a close boarded screen. On the

side facing 4 Chapel Close a conifer hedge has been planted in front of the screen to soften its appearance. Beneath the decking on the side of the neighbour 2 Chapel Close a large laurel bush has been planted. The slope beneath the decking is planted with shrubs and is screened from view on Riverside by a mature conifer hedge at the foot of the slope. The conifer hedge and the trees in the verge of the road all serve to screen the decking and help to assimilate it into its surroundings

1.5 The present decking is the subject of this application and replaces previous decking at the site which had planning permission. The decking was formerly on two levels with steps in between. The decking was made of wood and surrounded by fencing with vertical rails. The void beneath was closed in by trellising to the rear aspect of the property and a solid wooden shed the length of the decking adjoining 4 Chapel Close. The three pictures below show the decking which has been replaced.

2.ASSESSMENT

2.1 The Ribble Valley District Wide Local Plan is the relevant development plan document for the area. The site is within the settlement boundary of Clitheroe as shown on the proposals map. General Development Control Policy G1 and Residential Extensions Policy H10 are relevant. Policy G1, amongst other matters, requires the design of new development to take into consideration the effect of the development on visual appearance the relationship to the surroundings and the effect on existing amenities. Development should provide adequate privacy. Policy H10 requires applications for residential extensions to be considered on the basis of the scale, design and massing of the proposal in relation to the surrounding area. The Council's Supplementary Planning Guidance:

Extensions and Alterations to Dwellings is also relevant.

3.PLANNING SITE HISTORY

3.13/2000/0410 Erection of Four bed dwelling with integral garage. Plot 3 Chapel Close Union Street Low Moor approved

3.23.2001/0705 Change of house type to incorporate conservatory Plot 3 Chapel Close Union Street Low Moor approved

3.33/2006/1027 Demolition of rear conservatory and erection of two two storey extensions to rear plus decking at first floor level 3 Chapel Close Union Street Low Moor approved

4.INVOLVEMENT

4.1The application has been submitted in retrospect following a request from the Council. The Council's Enforcement Officer visited the site following complaints from neighbours about the development. A building regulation application has also been made.

5. EVALUATION

5.1The main issues to be considered in this application are the visual appearance of the decking fencing and trellis, and the impact of the development on the privacy of neighbours' houses and gardens that differs from the original structure that had planning permission. The new plans provide an extra 8 square metres of decking over and above the original plans.