



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:

320111060P

Date received

Fee paid £

Receipt No:

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: **TONY**
Last name: **BUSH**
Company (optional):
Unit: House number: House suffix:
House name: **WESTARD COTTAGE**
Address 1: **WEST BRADFORD**
Address 2: **CLITHEROE**
Address 3:
Town:
County: **LANCASHIRE**
Country: **ENGLAND**
Postcode: **BB7 4SZ**

2. Agent Name and Address

Title: **MISS** First name: **JESSICA**
Last name: **TOWNSON**
Company (optional): **AJH ASSOCIATES**
Unit: **21** House number: House suffix:
House name:
Address 1: **DEANFIELD COURT**
Address 2:
Address 3:
Town: **CLITHEROE**
County: **LANCASHIRE**
Country: **ENGLAND**
Postcode: **BB7 1QS**

3. Description of Proposed Works

Please describe the proposed works:

THE INSTALLATION OF 4 NO VELUX ROOF LIGHTS
TO THE REAR ELEVATION.
ROOFLIGHTS TO BE CONSERVATION TYPE

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: WESTFIELD COTTAGEAddress 1: WEST BRADFORDAddress 2: CLITHEROEAddress 3: Town: County: LANCASTIREPostcode (optional): BB7 4SZ**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 ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoDo 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 AdviceHas 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 HedgesAre 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. ParkingWill 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			☐	☐
Roof	SLATE	AS EXISTING TO INCLUDE 400. CONSERVATION VELUX'S	☐	☐
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:

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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):

 15.12.12
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):

--

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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

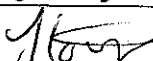
(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--


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15-12-12

(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):

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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):



320111060P

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):

15.12.12

(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:
01200	429967	

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:

320111060P

Design and Access Statement

For
Westfield Cottage
At
West Bradford

Statement Completed By

Jessica Townson
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

1 Introduction

- 1.1 This Design and Access Statement has been written with the aim to evaluate the proposed alterations to Westfield Cottage, West Bradford; and its relation to the location within the Area of Outstanding Natural Beauty that is The Forrester of Bowland. The design of the proposal and the underlying influences on the submission. This document should be viewed in conjunction with the drawings submitted with the application.

2 Proposal

- 2.1 The proposal is to install 4 number VELUX roof lights to the rear elevation of the property. The proposed VELUX windows shall be of Conservation status (please see attached literature). As they are to the rear of the property they shall be barely visible and shall not look over any other properties.
- 2.2 The installation shall be of 4 number 1400mm by 780mm VELUX MO8 GHF Conservation Type windows

3 Description of the site

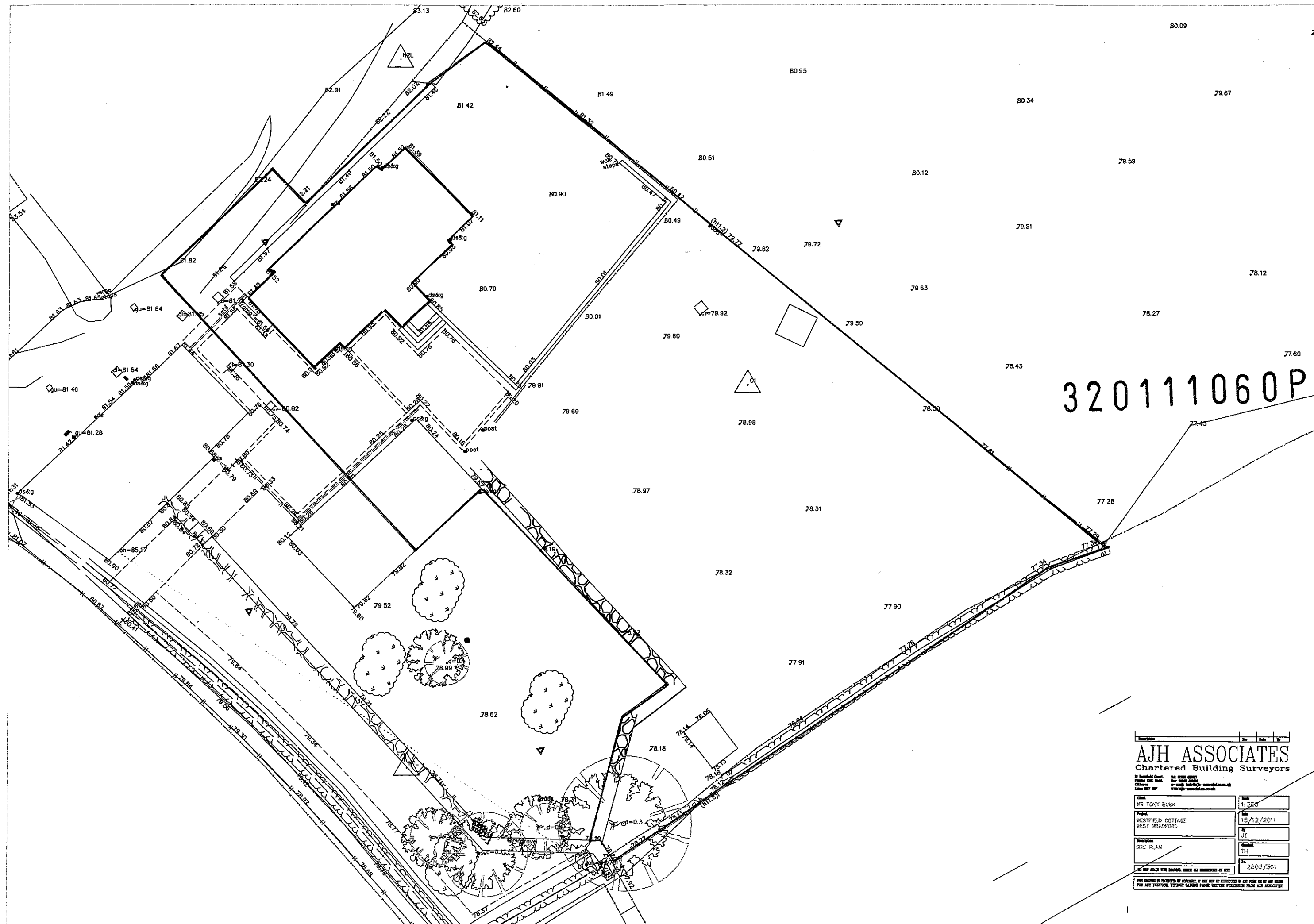
- 3.1 The dwelling is located in the outskirts of West Bradford and has no immediate neighbouring dwellings. The VELUX windows are to be installed to the south east elevation.

4 Design

- 4.1 The VELUX roof lights have been selected as they are of conservation status and shall have minimal impact on the property. As stated there is no other dwellings close by and so the application shall not infringe on others privacy
- 4.2 The proposed roof lights are to allow light into the attic space of the property

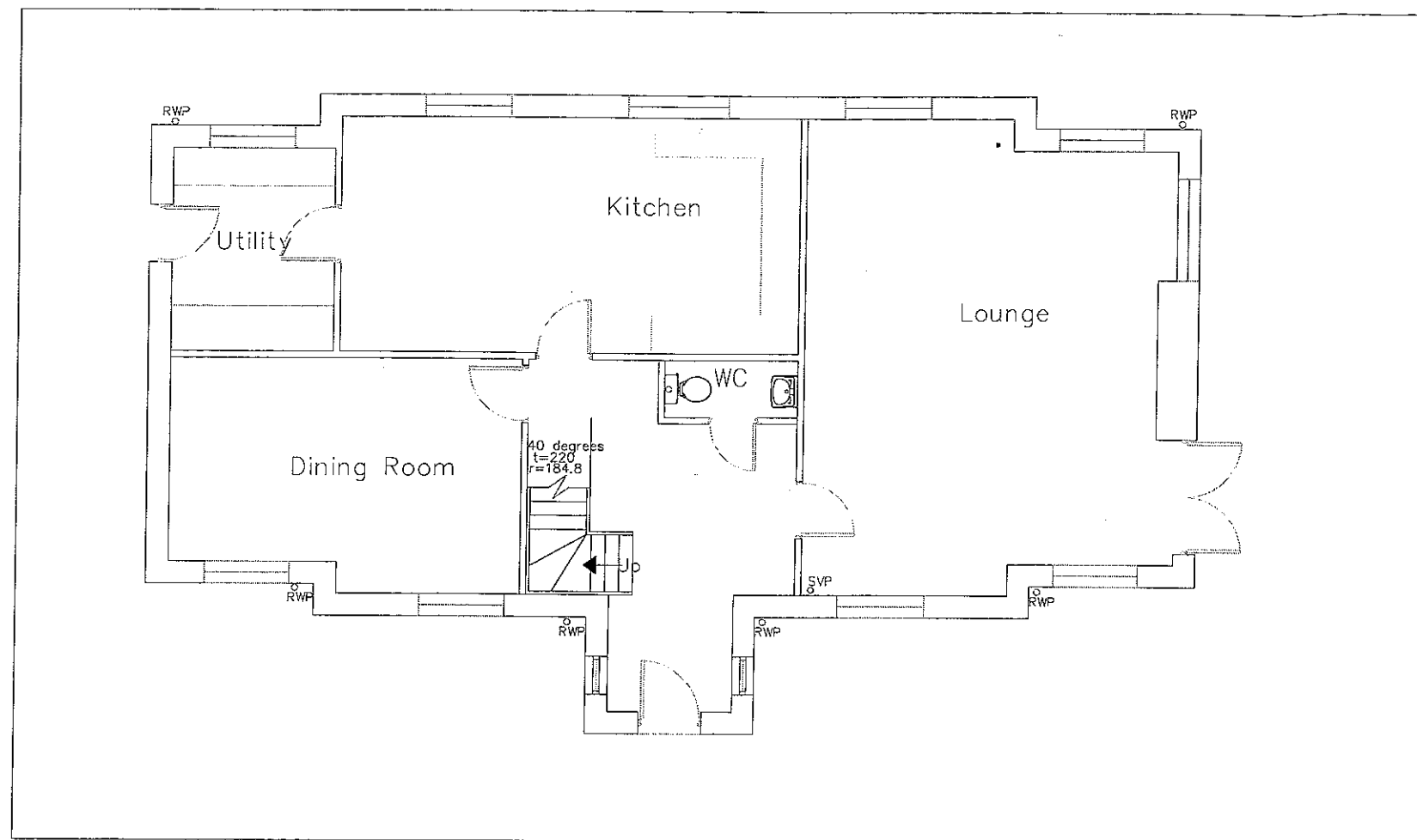
5 Access

- 5.1 Access shall not alter; there are no alterations to the footprint of the dwelling



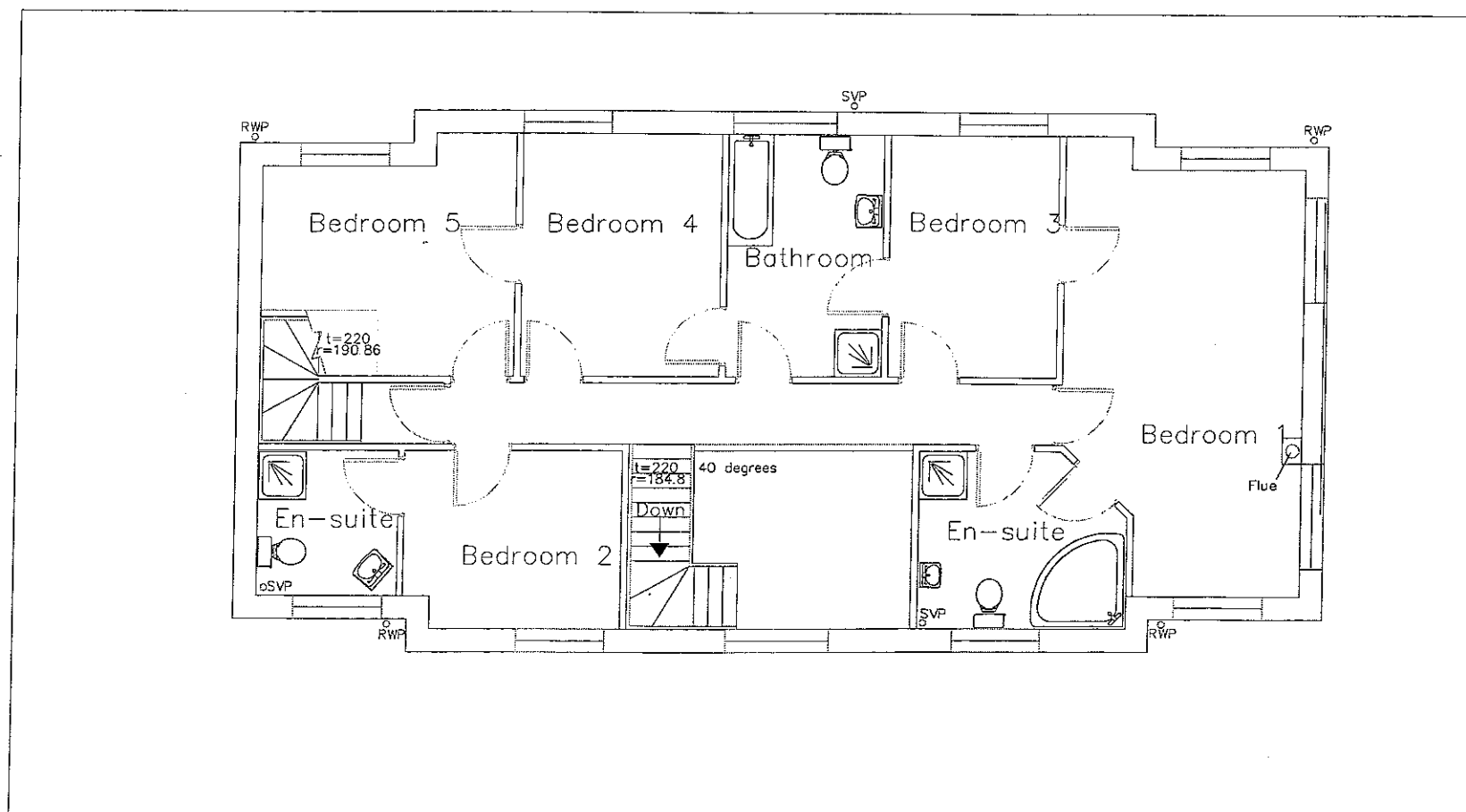
320111060P

AJH ASSOCIATES Chartered Building Surveyors	
Client MR TONY BUSH	Date 15/12/2011
Project WESTFIELD COTTAGE WEST BRADFORD	Drawn JH
Site Plan	Checked JH
Scale 1:250	
Drawing No 2603/501	



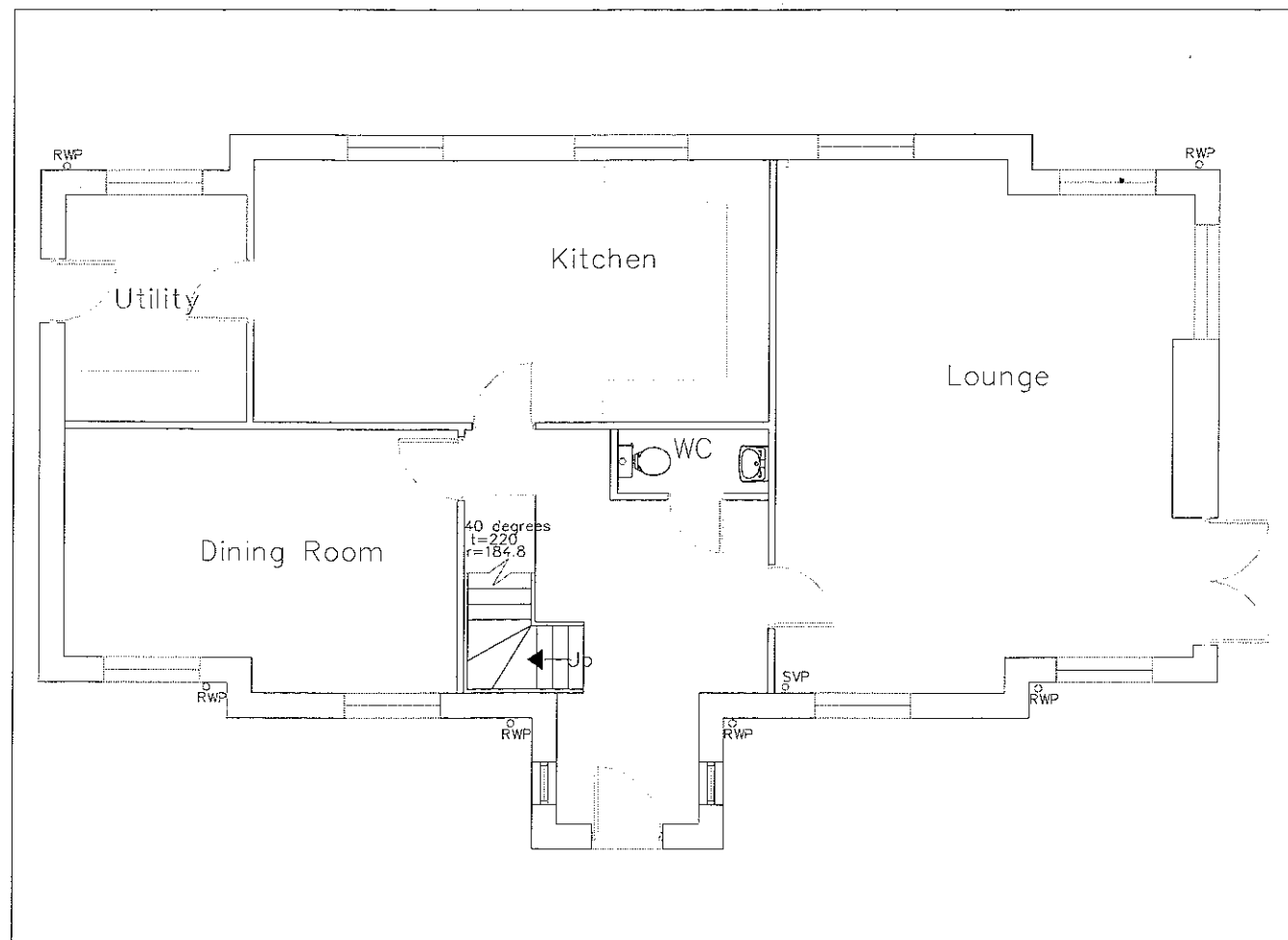
Ground Floor Plan

320111060P

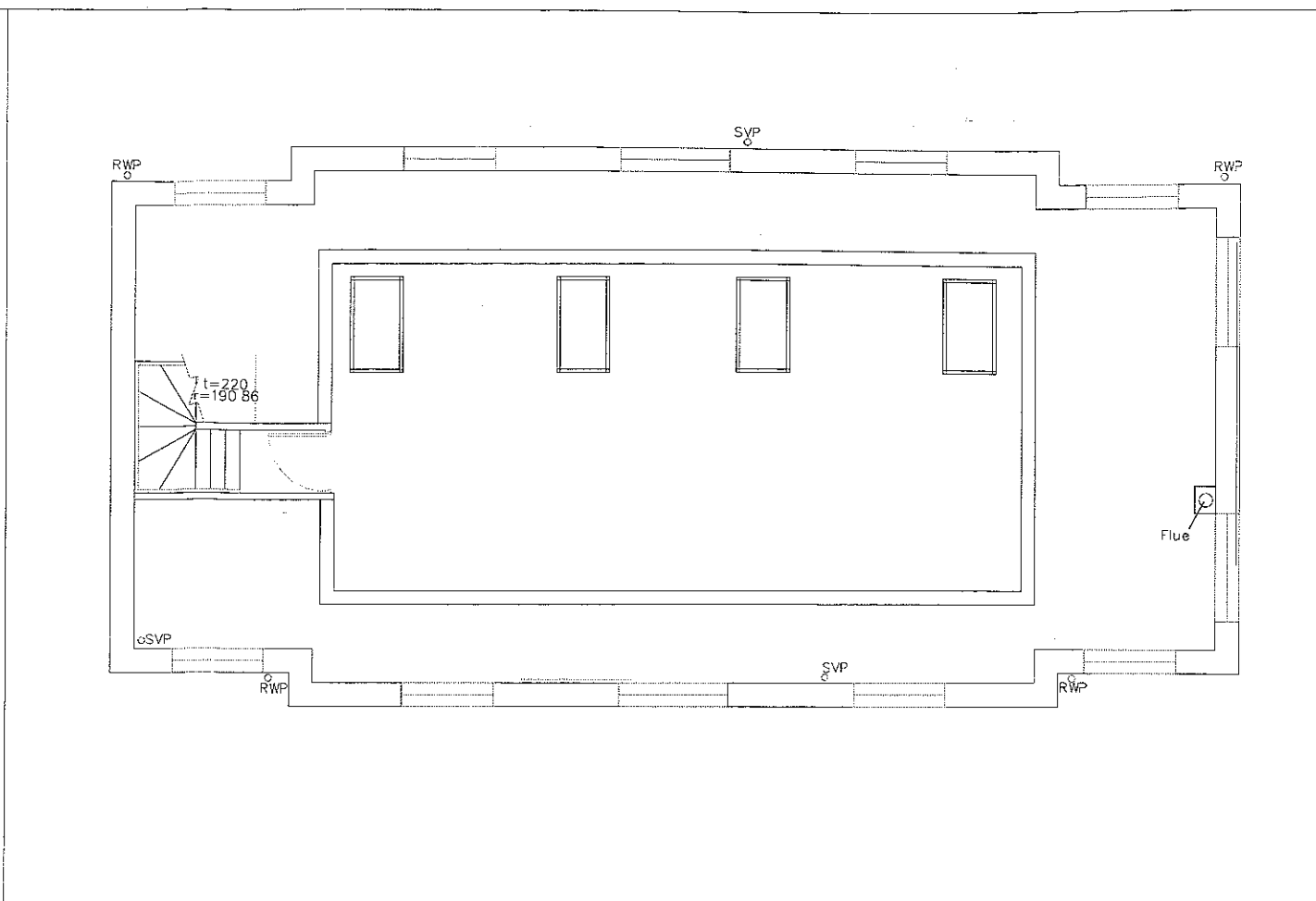


First Floor Plan

Description	Rev	Date	By
AJH ASSOCIATES Chartered Building Surveyors			
21 Deansfield Court Pimlico Link Road Chiswick London W9 1JH		Tel: 01890 429997 Fax: 01890 429998 e-mail: info@ajh-associates.co.uk www.ajh-associates.co.uk	
Client	MR TONY BUSH		Scale 1:50
Project	WESTFIELD COTTAGE WEST BRADFORD CLITHEROE		Date 01/09
Drawn by	TH		By PM
Description	EXISTING PLANS		Checked TH
DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE		No. 2503/102	
THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSE, WITHOUT GAINING PRIOR WRITTEN PERMISSION FROM AJH ASSOCIATES			

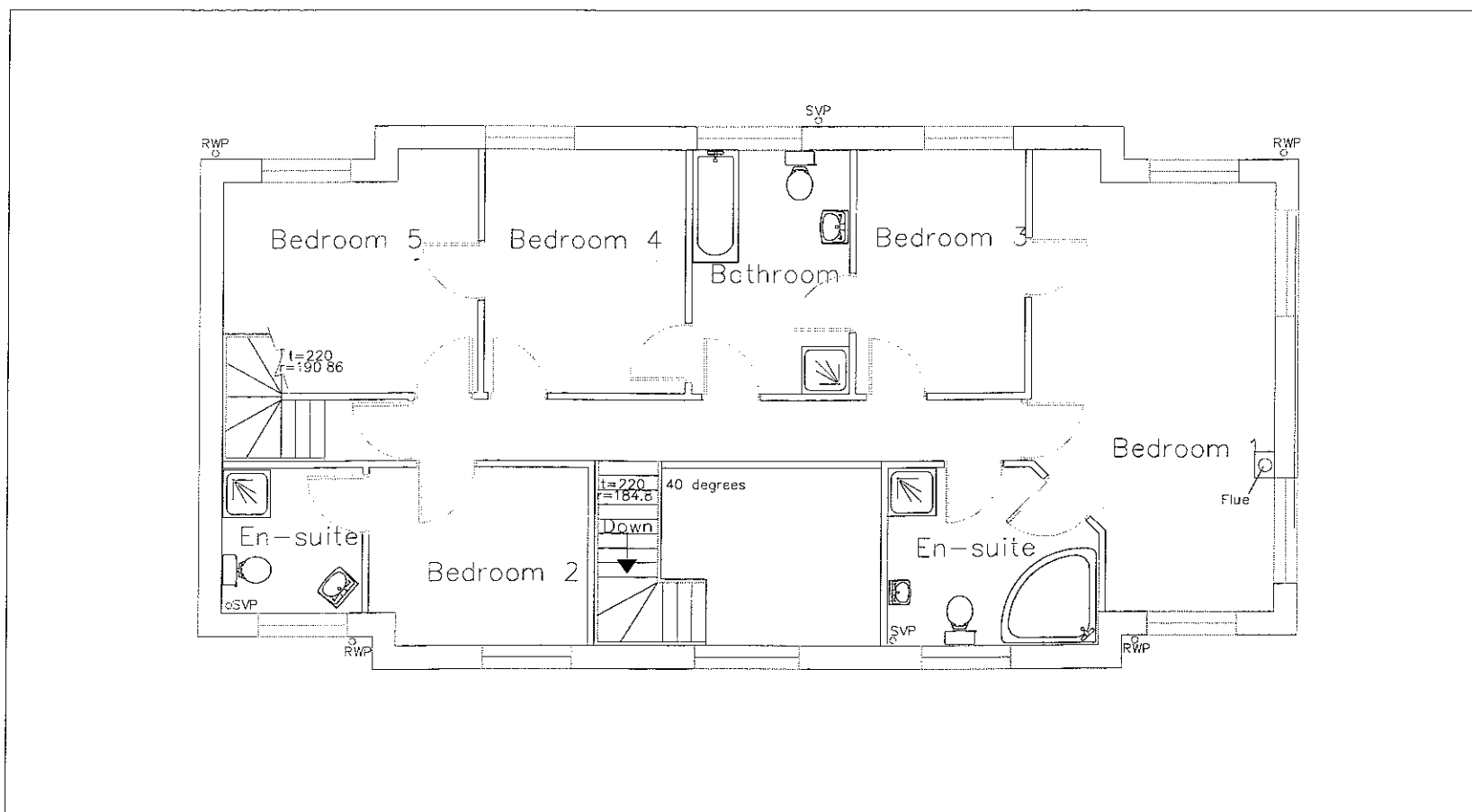


Ground Floor Plan



Second Floor Plan

320111060P

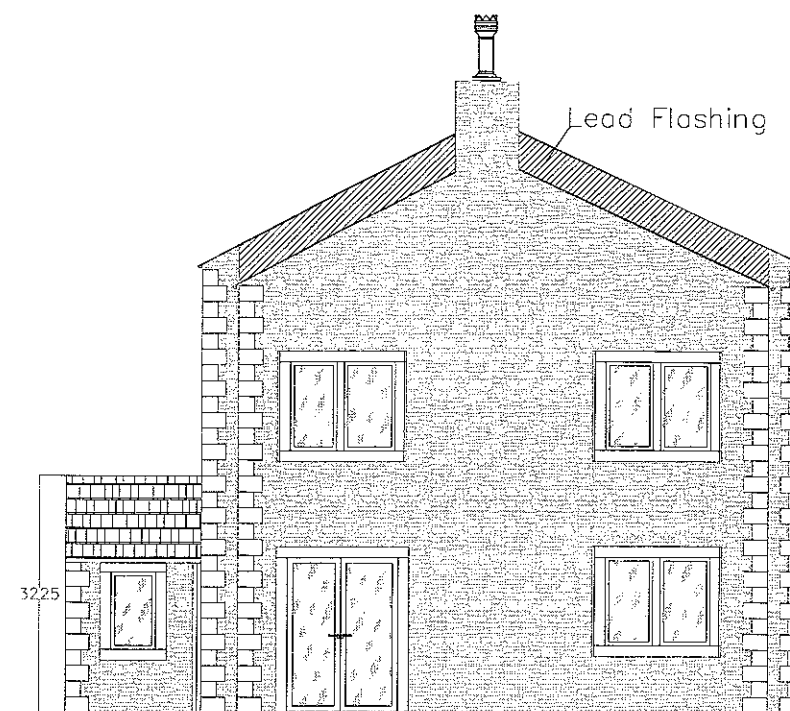


First Floor Plan

Description		Rev	Date	By
AJH ASSOCIATES Chartered Building Surveyors				
21 Deadfield Court Pimlico Link Road Clapham London SW11 1QS		Tel: 0200 429807 Fax: 0200 429808 e-mail: info@ajh-associates.co.uk www.ajh-associates.co.uk		
Client	MR TONY BUSH	Scale	1:50	
Project	WESTFIELD LODGE WEST BRADFORD CLAPHAM	Date	01/09	
Description	PROPOSED PLANS	By	RM	
		Checked	TH	
		No.	2503/202	
DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE				
THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSE, WITHOUT GAINING PRIOR WRITTEN PERMISSION FROM AJH ASSOCIATES				

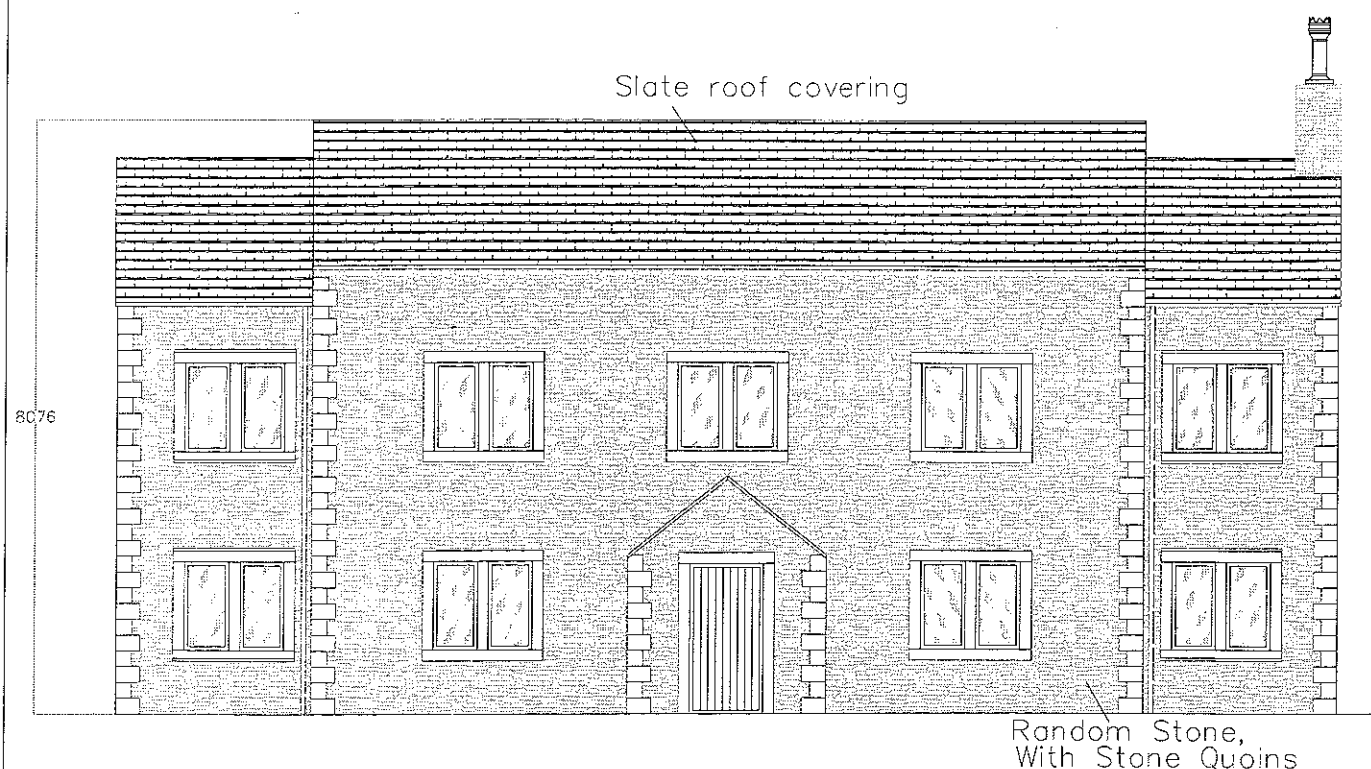


Rear Elevation

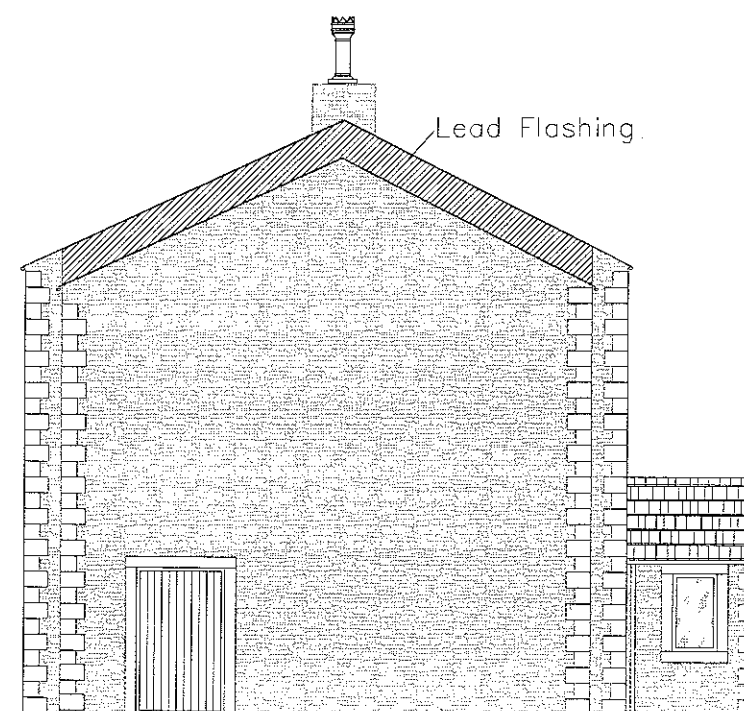


Side Elevation

320111060P

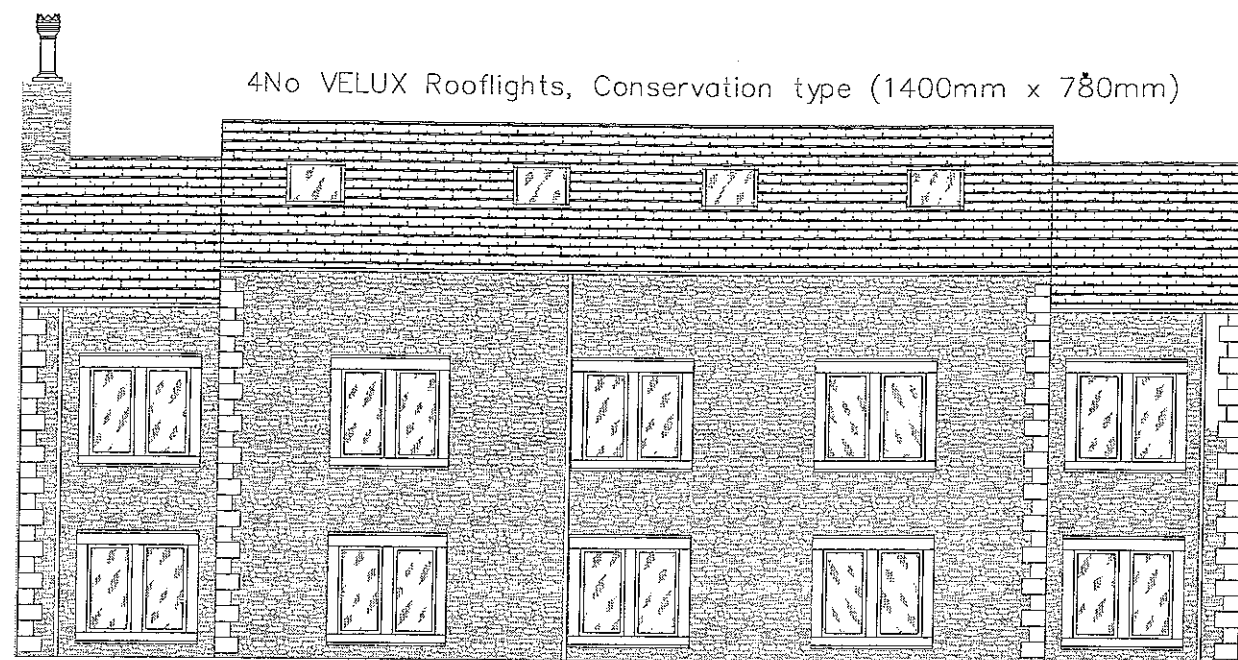


Front Elevation

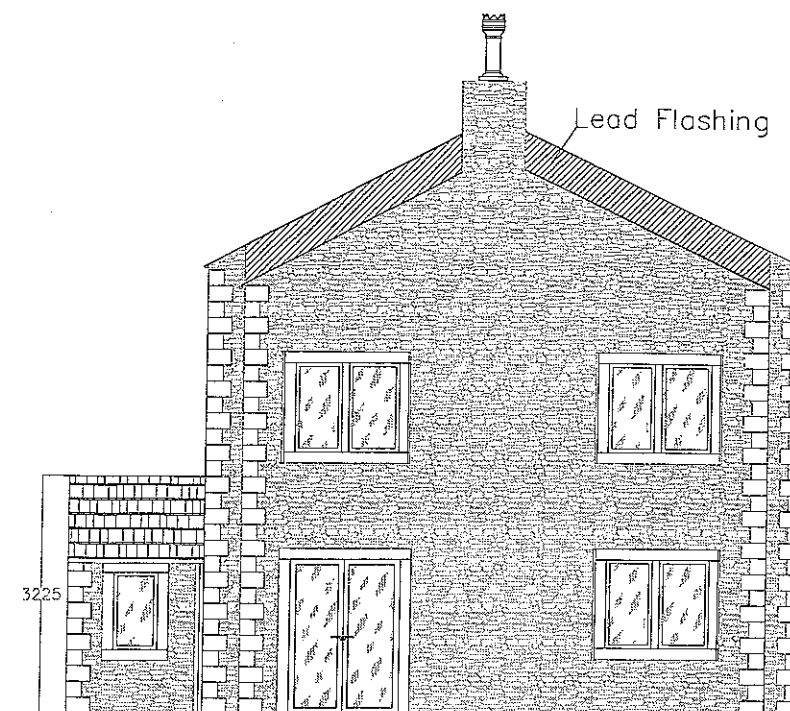


Side Elevation

Drawn by	Rev	Date	By
AJH ASSOCIATES Chartered Building Surveyors			
21 Deansfield Court Pimlico Link Road Chichester West Sussex PO19 1QZ		Tel: 01203 429967 Fax: 01203 429968 E-mail: info@ajh-associates.co.uk www.ajh-associates.co.uk	
Client	Scale		
MR TONY BUSH	1:50		
Project	Date		
WESTFIELD COTTAGE WEST BRADFORD CUTHBERT	01/09		
Description	By		
EXISTING B&V ELEVATIONS	RM		
	Checked		
	TH		
DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE.		No 2503/101	
THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSES, WITHOUT OBTAINING PRIOR WRITTEN PERMISSION FROM AJH ASSOCIATES			

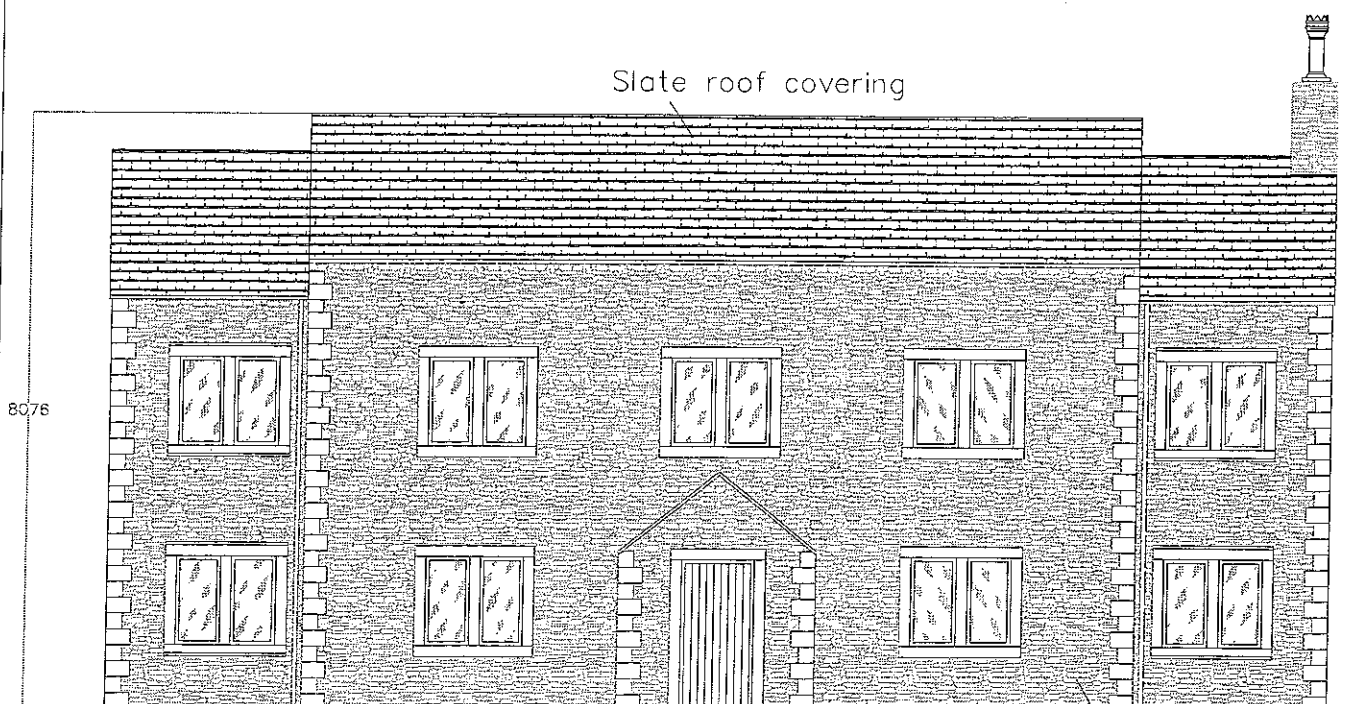


Rear Elevation

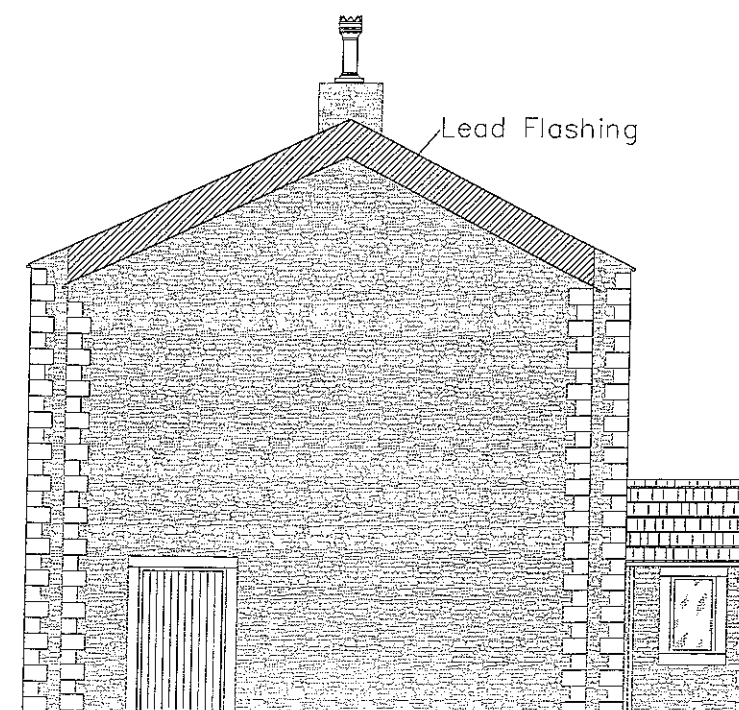


Side Elevation

320111060P



Front Elevation



Side Elevation

Random Stone,
With Stone Quoins

Revised Roof Lights P 15/12/11 JT

Description	Rev	Date	By

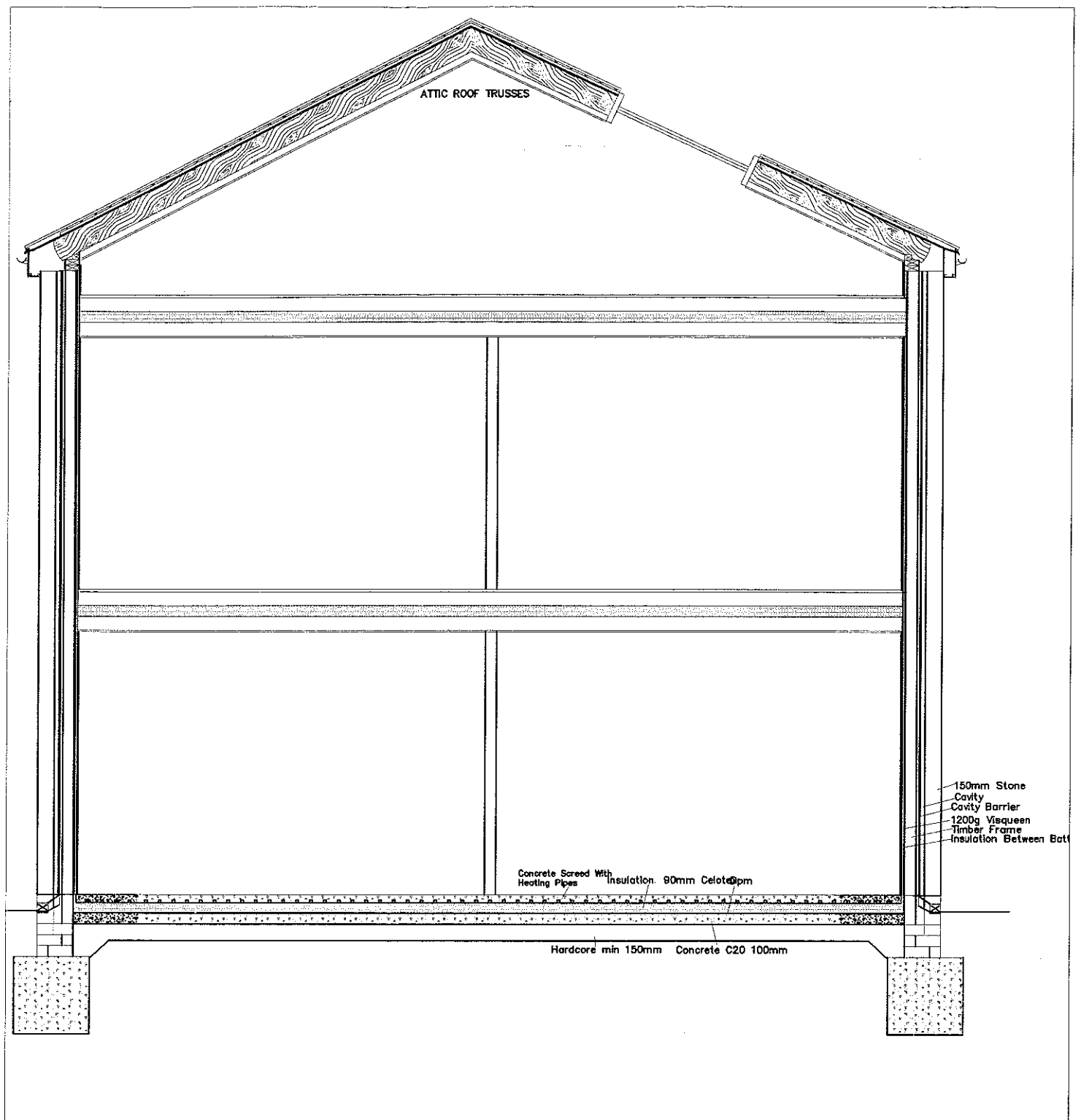
AJH ASSOCIATES
Chartered Building Surveyors

21 Deadfield Court
Finsbury Park Road
Clatterhoe
Leaves 257 105

Tel: 01200 439967
Fax: 01200 439968
e-mail: info@ajh-associates.co.uk
www.ajh-associates.co.uk

Client MR TONY BUSH	Scale 1:50
Project WESTFIELD COTTAGE WEST BRADFORD CLUTHEROE	Date 01/09
Drawn by RJH	By RJH
Description PROPOSED BARN ELEVATIONS	Checked TH
DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE.	No. 2603/201

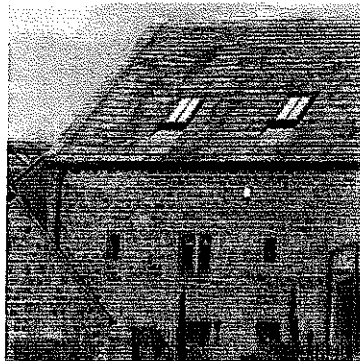
THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSE, WITHOUT GAINING PRIOR WRITTEN PERMISSION FROM AJH ASSOCIATES



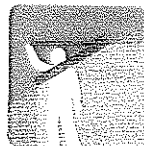
320111060P

SECTION THROUGH COTTAGE
AJH ASSOCIATES
SCALE 1:50

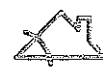
Conservation roof window system



Centre-pivot and top-hung windows.



Tiles 15°-90°
Plain tiles 25°-90°
Slate 35°-90°
Centre-pivot



Tiles 15°-55°
Plain tiles 25°-55°
Slate 35°-55°
Top-hung

The VELUX conservation roof window system offers all the superior technical features of a VELUX roof window but in a traditional conservation style. It allows you to make the area under the roof truly habitable – not previously possible with a rooflight. The system blends in perfectly in sensitive conservation areas with its:

- mullion (central glazing bar)
- recessed installation (slate roof only)
- external black metal work

Application

Centre-pivot

Consisting of a GGL centre-pivot roof window with vertical glazing bar and associated flashing. Three different versions are available depending on the roofing material:

- for slate up to a maximum thickness of 8mm with roof pitches of 35°-90°.
- for profiled roofing material up to a maximum of 120mm in profile with roof pitches of 15°-90°.
- for plain tiles up to 15mm thick with roof pitches of 25°-90°

Features

Top-hung

An emergency escape system is also available which includes a GHL top-hung window with vertical glazing bar and associated flashing. Again choose from the variants listed above depending on roofing material and roof pitch for GHL.

Now possible to purchase separate conservation glazing bars for standard VELUX windows to create a traditional style appearance.

Options

See section 3.01.00 for GGL and section 3.02.04 for GHL.

Operation

10 year VELUX guarantee

Guarantee

Conservation roof window system can be combined with:

Combinations

Flashings for

- Single installation
- Twin installation – tile only
- Combi installation – slate/tile only



Interior sunscreening

- Blackout blinds
- Roller blinds
- Pleated blinds
- Venetian blinds



Controls

- Rod
- Electrical



Exterior sunscreening

- Awning blind
- Roller shutter



Installation products

- Insulation collar
- Underfelt collar
- Vapour barrier



Additional accessories

- Insect screen



Interior variants:

Pine with triple coat finish or white paint finish

Cladding variants:

Black aluminium, titanium zinc, copper or other cladding types and colours

Pane variants:

(-59) Toughened outer pane

For more pane variants see section 8

Variants

Section 3.0700

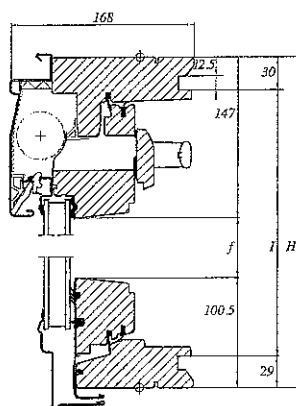
Products ▶ Roof windows ▶ Types ▶ Conservation

Technical data – Conservation roof window system

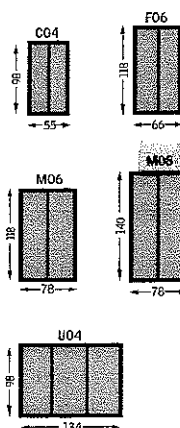
Measurements
(mm)

Size	Exterior frame W x H	Visible glass e x f	Lining rebate k x l
C04	550 x 978	373 x 730	495 x 919
F06	660 x 1178	483 x 930	605 x 1119
M06	780 x 1178	603 x 930	725 x 1119
M08	780 x 1398	603 x 1150	725 x 1339
U04	1340 x 978	1163 x 730	1285 x 919

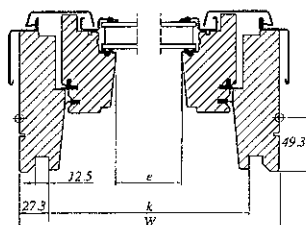
Cross-section/
measurements (mm)



Sizes (cm)



VELUX GB/Ireland product programme
Other sizes/types available to order



Technical data

	Size	C04	F06	GGL M06	M08	U04	Size GHL M08
Ventilation flap – free area [10³mm²]		2.8	3.5	4.3	4.3	8.1	4.3
Ventilation flap – equivalent area [10³mm²]*		2.6	3.1	3.7	3.7	6.6	3.7
Ventilation – open window [m²]		0.33	0.53	0.64	0.79	0.94	0.84
Effective daylight area [m²]		0.27	0.45	0.56	0.69	0.85	0.69

*Measured to EN 13141-1

Pane variant	--59	EN/ISO Standard
Thermal transmittance U_w [W/m ² /K]	14	EN ISO 12567-2
Sound insulation R_w [dB]	32	EN ISO 140-3/EN ISO 717-1
Air permeability	Class 3	EN 12207
Light transmittance τ_v	0.77	EN 410
Total solar energy transmittance g	0.60	EN 410

Section 3.0701

Products ▶ Roof windows ▶ Types ▶ Conservation