



RIBBLE VALLEY
BOROUGH COUNCIL

11 JAN 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120054P

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:	George	Surname:	Cornwell
Company name:					
Street address:	Pear Tree Cottage				
	Blackburn Road				
	Ribchester				
Town/City:	Preston				
County:	Lancashire				
Country:	England				
Postcode:	PR3 3ZQ				
Telephone 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:	Mr	First Name:	Christopher	Surname:	Holden
Company name:					
Street address:	2 Roshaw				
	Grimsargh				
Town/City:	Preston				
County:	Lancashire				
Country:	England				
Postcode:	PR2 5RH				
Telephone number:	07801 819889				
Mobile number:					
Fax number:					
Email address:	cjholdenbuilding@aol.com				

3. Description of Proposed Works

Please describe the proposed works:

Extension of existing flat roofed first floor bedroom to provide enlarged master bedroom. Replacement of flat roof with new pitched roof. Removal of rear single storey porch and construction of external chimney breast and stack. Addition of first floor balcony to rear elevation.

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:	PEAR TREE COTTAGE		
Street address:	BLACKBURN ROAD		
	RIBCHESTER		
Town/City:	PRESTON		
County:			
Postcode:	PR3 3ZQ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	366087		
Northing:	435472		

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

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):

Officer name:

Title: Miss First name: Rachel Surname: Horton

Reference: Pear Tree Cottage

Date (DD/MM/YYYY): 22/12/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Design advice.

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:

Tree Plan

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):

320120054P

Walls - description:

Description of *existing* materials and finishes:

Flat render (painted)

Description of *proposed* materials and finishes:

Flat render (painted) to walls. Random sandstone to external chimney breast and stack.

Roof - description:

Description of *existing* materials and finishes:

Flat bituminous felt covering.

Description of *proposed* materials and finishes:

Concrete tiles to match main cottage roof and existing adjoining roof slope of neighbouring property.

Windows - description:

Description of *existing* materials and finishes:

Oak timber framed with double glazing.

Description of *proposed* materials and finishes:

Oak timber framed with double glazing.

Doors - description:

Description of *existing* materials and finishes:

Oak timber.

Description of *proposed* materials and finishes:

Oak timber.

Boundary treatments - description:

Description of *existing* materials and finishes:

Not affected.

Description of *proposed* materials and finishes:

Not affected.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Not affected.

Description of *proposed* materials and finishes:

Not affected.

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:

Ground Floor Plan - Existing and Proposed

First Floor Plan - Existing and Proposed

Front and Side elevations plan - Existing and Proposed

Rear elevation plan - Existing and Proposed

Tree Plan

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: Mr First name: Christopher Surname: Holden

Person role: Agent Declaration date: 02/01/2012 ☒ 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: Mr First Name: Christopher Surname: Holden

Person role: Agent Declaration date: 02/01/2012 ☒ 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

02/01/2012

H.M. LAND REGISTRY

LANCASHIRE

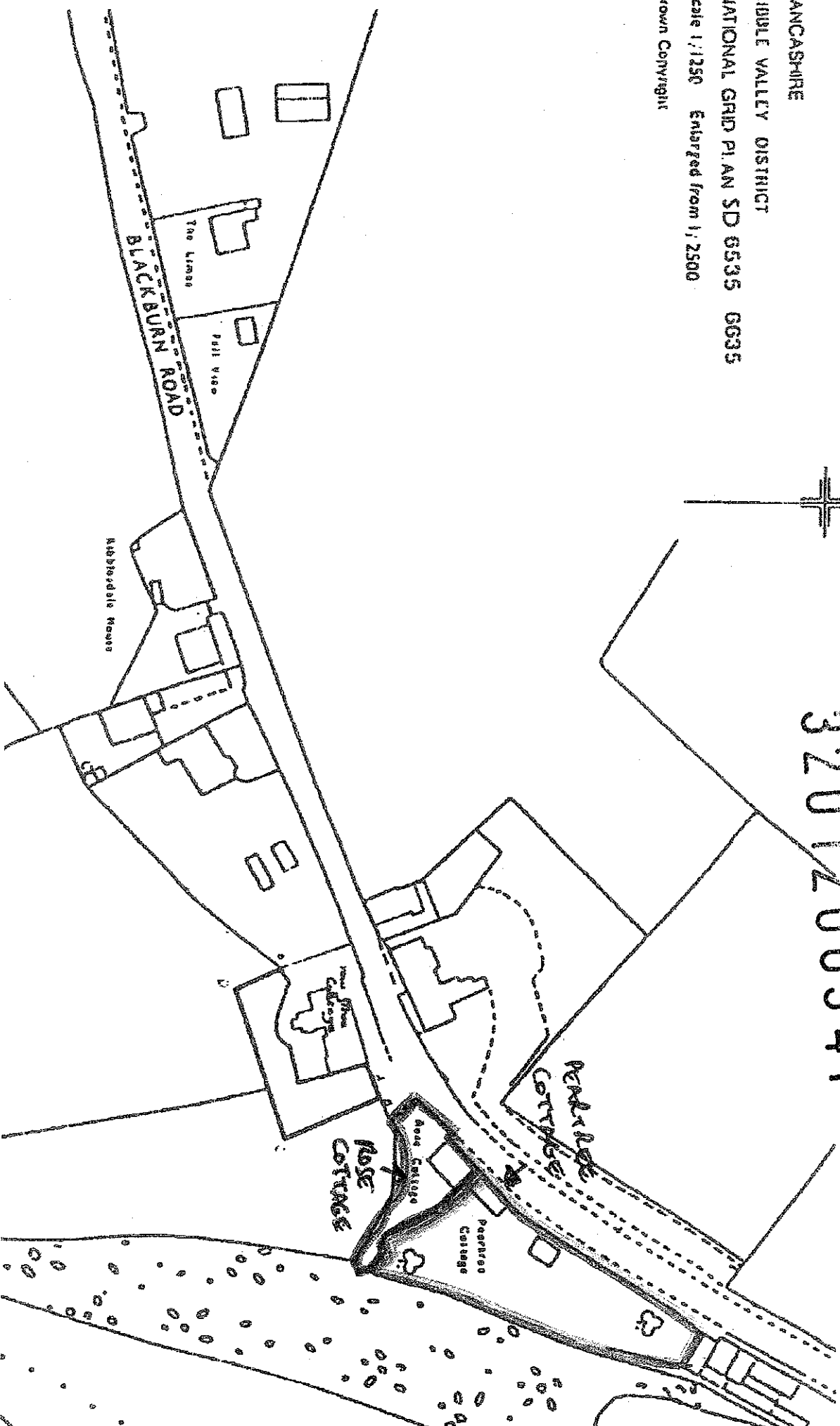
MIDDLE VALLEY DISTRICT

NATIONAL GRID PLAN SD 6535 6635

Scale 1/1250 Enlarged from 1/2500

Crown Copyright

320120054P



320120054P

Mr C J Holden
2 Roshaw
Grimsargh
Preston
PR2 5RH

Planning Department
Ribbles Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

DATE: 5th January 2012

RE: PLANNING STATEMENT FOR PROPOSED BEDROOM EXTENSION AT PEAR TREE COTTAGE,
BLACKBURN ROAD, RIBCHESTER PR3 3ZQ

I am writing on behalf of Mr George Cornwell who resides at the above address. He also recently purchased the adjoining property, Rose Cottage and sought planning permission to extend it (Application 3/2011/0358) Having taken advice from yourself with regards to the design of the proposed extension, particularly over the design of the roof which replaced a bitumen felted flat type with a pitched roof and valley gutter against the existing property, permission was duly granted.

The construction of the extension to Rose Cottage is now nearing completion and in light of the alterations which have taken place, Mr Cornwell now feels that the flat roofed extension to his own property, Pear Tree Cottage, is detrimental to the design. It is for this reason that we seek planning permission for further work.

The proposed new roof would be a continuation of the same pitch, and height of that approved next door and would blend with it seamlessly. Mr Cornwell proposes also to extend the master bedroom of his property which is currently undersized for the type of property. He would do this by allowing the new pitched roof to extend as far as the gable end of his own property to create a symmetrical extension to that of Rose Cottage. He would also like to add an external sandstone chimney breast and stack of the same type and scale recently constructed next door in line with the approved plans. The only other addition would be a balcony to the rear of the master bedroom, which overlooks the river which Mr Cornwell has previous approval for (Application 3/2008/0270) but has not been completed. He wishes to relocate the position of the balcony further along the new bedroom extension, away from Rose Cottage, on the same elevation for which it is currently approved in order to achieve a more secure structural fixing to the proposed new section of the upstairs master bedroom.

The proposed rear balcony is of the same width and projection as that previously approved under Application 3/2008/0270 (drawing 3712-04). It was previously approved to be located to the left hand side of the rear elevation in the position of the existing window. By relocating it to the right hand side of the rear elevation instead, and constructing the external stone stack, it will have no effect on the amenity of the adjoining property and cannot be seen from any of the windows of the adjoining property.

Mr Cornwell feels that the above alterations to his property would improve the design as it removes a rather large section of unsightly flat roof and brings symmetry to the rear of the pair of houses. It will also provide a reasonable master bedroom for the size of the property. None of the alterations will be affect the principle elevation as shown in the associated drawings and no part of it will be higher than the existing ridge height.

I have provided some photographic images over the following pages which help to illustrate the proposed scheme, in addition to the drawings submitted with the application form.

I hope that this information fulfils your requirements and we look forward to hearing from you in due course.

Yours Sincerely,

Mr C. J. Holden.

(Acting Agent for Mr G. Cornwell)

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Existing flat roof extension to Pear Tree Cottage:

The rear wall of Mr Cornwell's existing extension aligns with new extension to adjoining Rose Cottage (shown to the left). The proposed replacement pitched roof will allow fascia boards to also align.



Site of proposed extension to master bedroom:

The first floor of the existing rear extension would be extended to the right to align with the existing pitched gable end of the house and a pitched roof would be added along the full length of the extension to form a double pile gable end with two pikes joining with a central valley. The balcony to the first floor would be located to the rear of the new section of the proposed extension, instead of to the centre of the existing flat roof section.



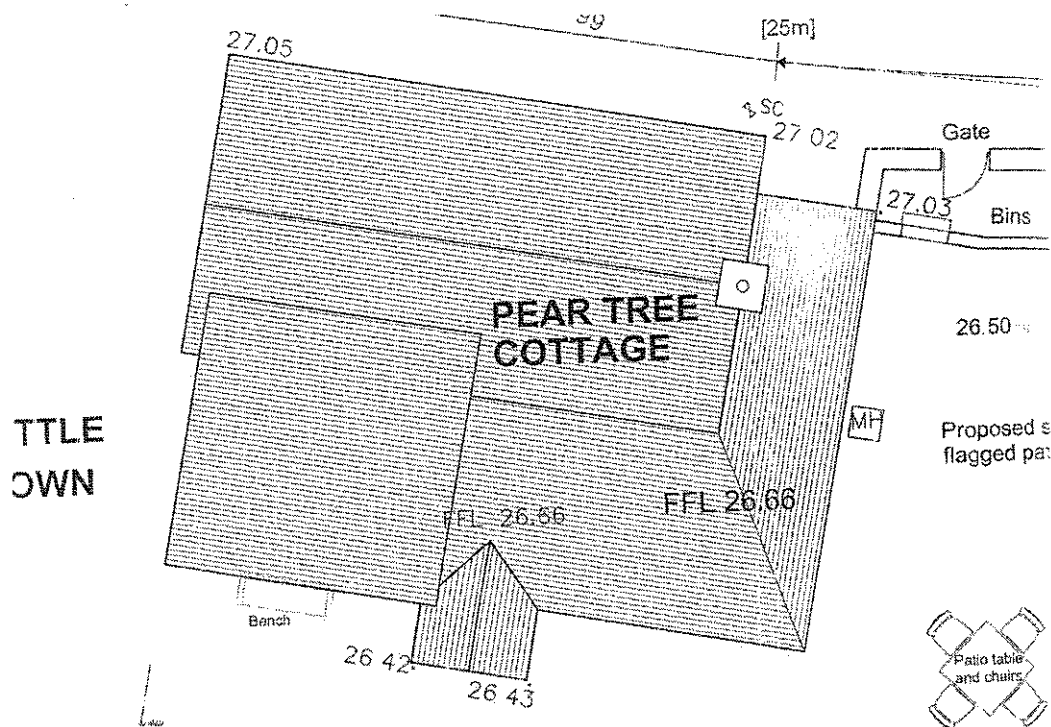
Gable end of Pear Tree Cottage.

The gable of the new extension to adjoining property Rose Cottage can be seen to the top left of the picture. It is proposed to continue this roof shape to cover the existing flat roof and new extension, to align with the gable of Pear Tree Cottage (shown on the right of the photo)

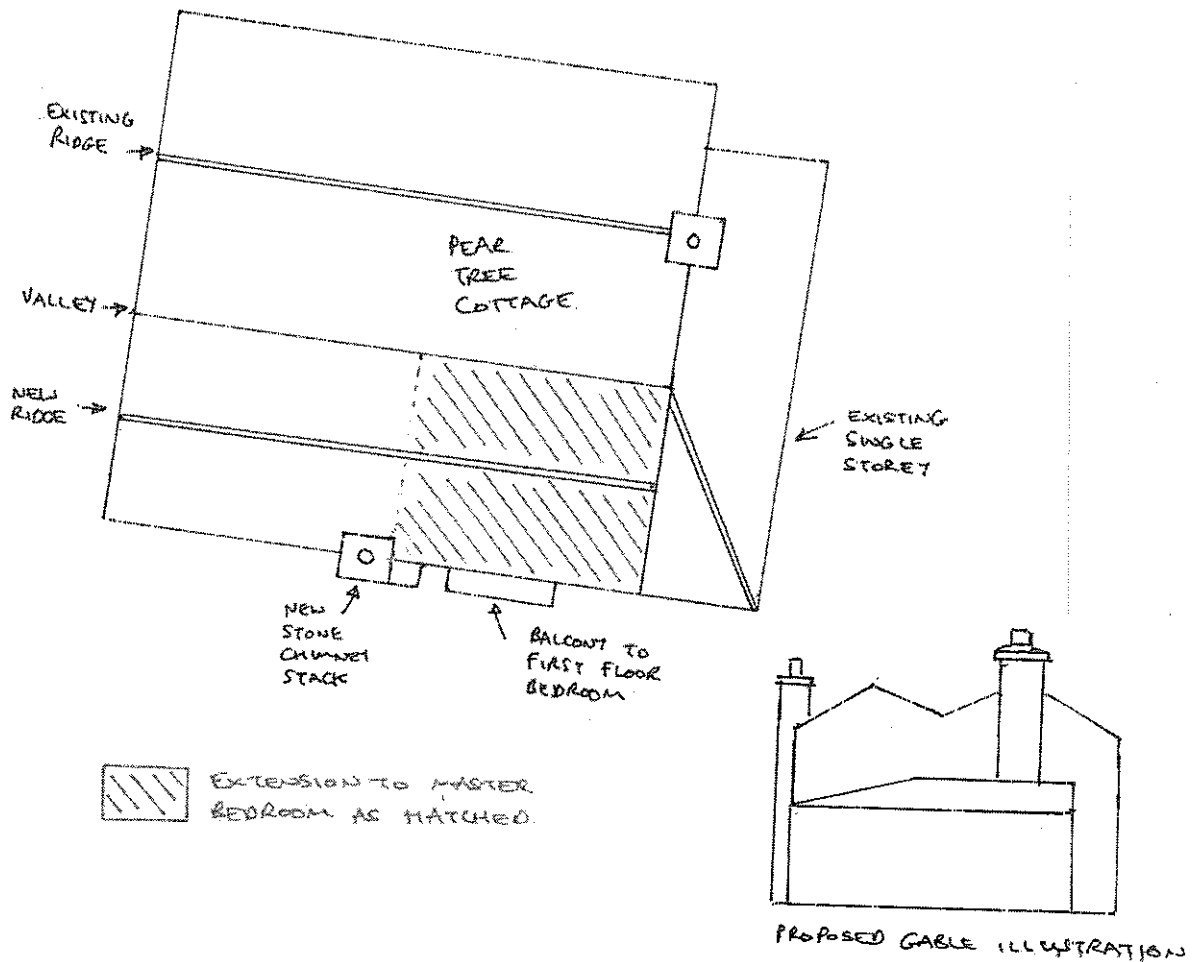


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Existing Roof Plan:



Proposed Roof Plan:



Chimney Stack Addition:

It is also proposed to add an external sandstone chimney breast and stack to a central position along the rear elevation which would mirror the one currently under construction at the rear of the adjoining property (shown on the photograph below).

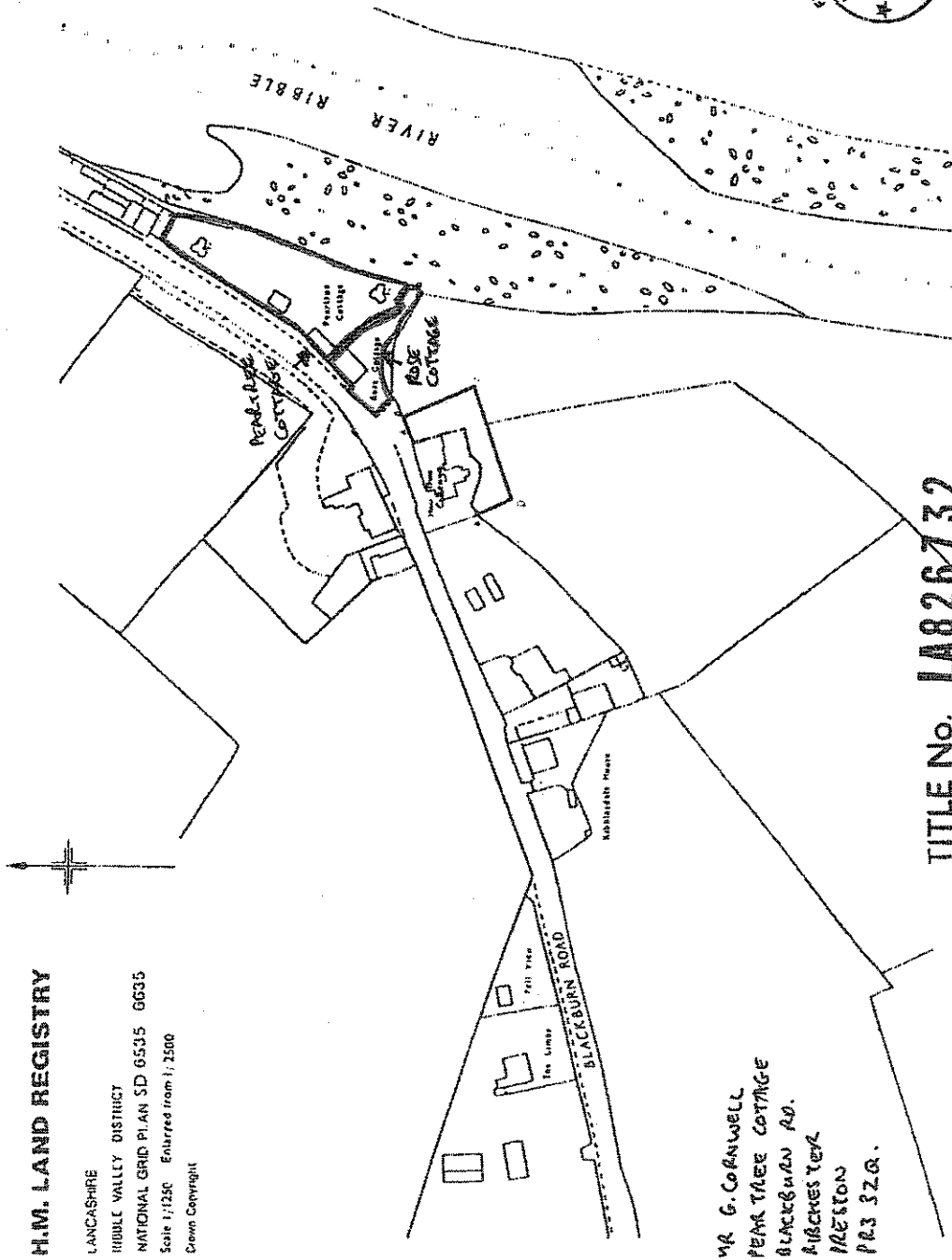
Rear of extension to adjoining property (Rose Cottage), currently under construction:

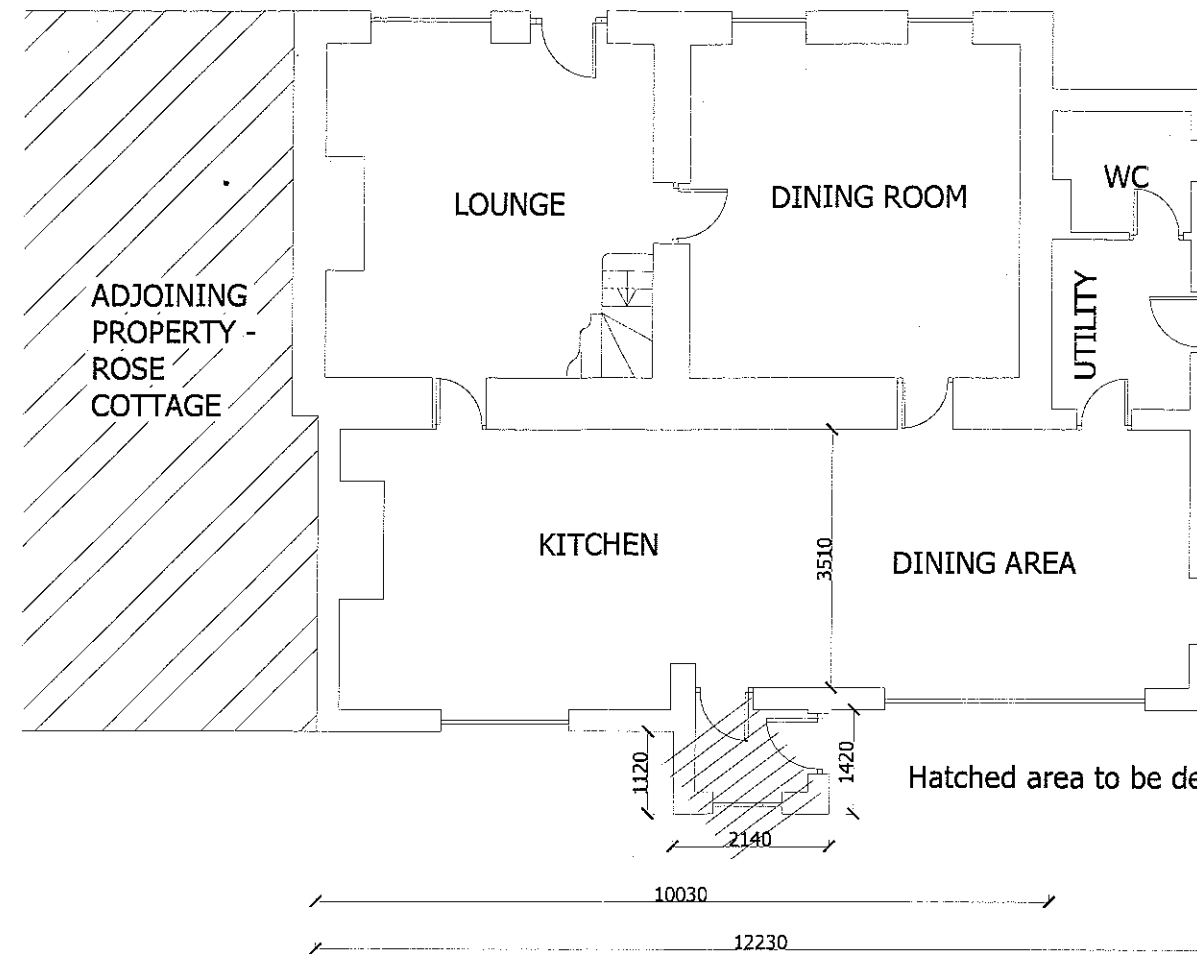


Location Plan:

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This copy is incorrect without the preceding notes

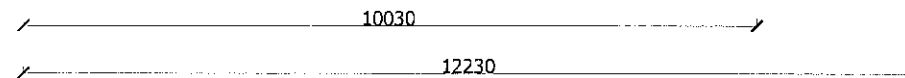




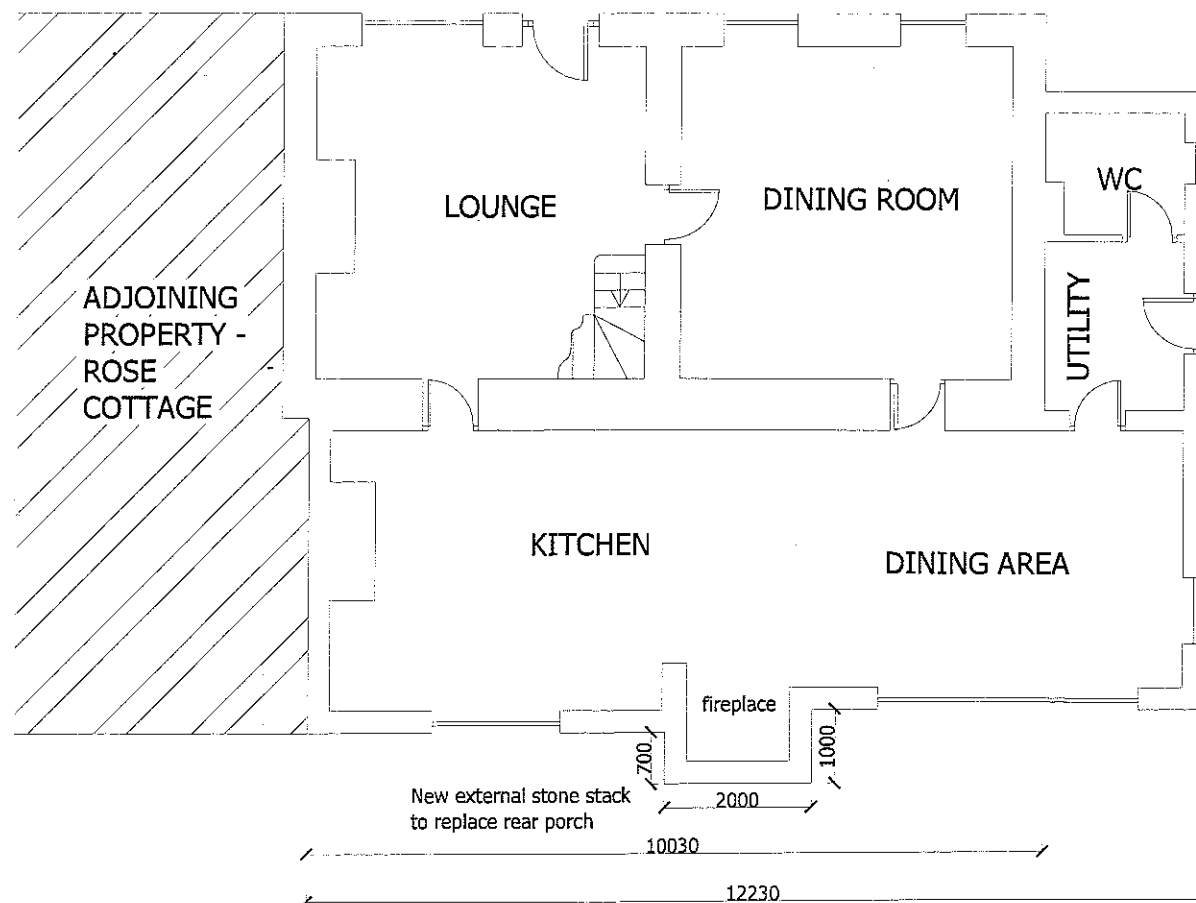
EXISTING GROUND FLOOR PLAN



Hatched area to be demolished (rear porch)



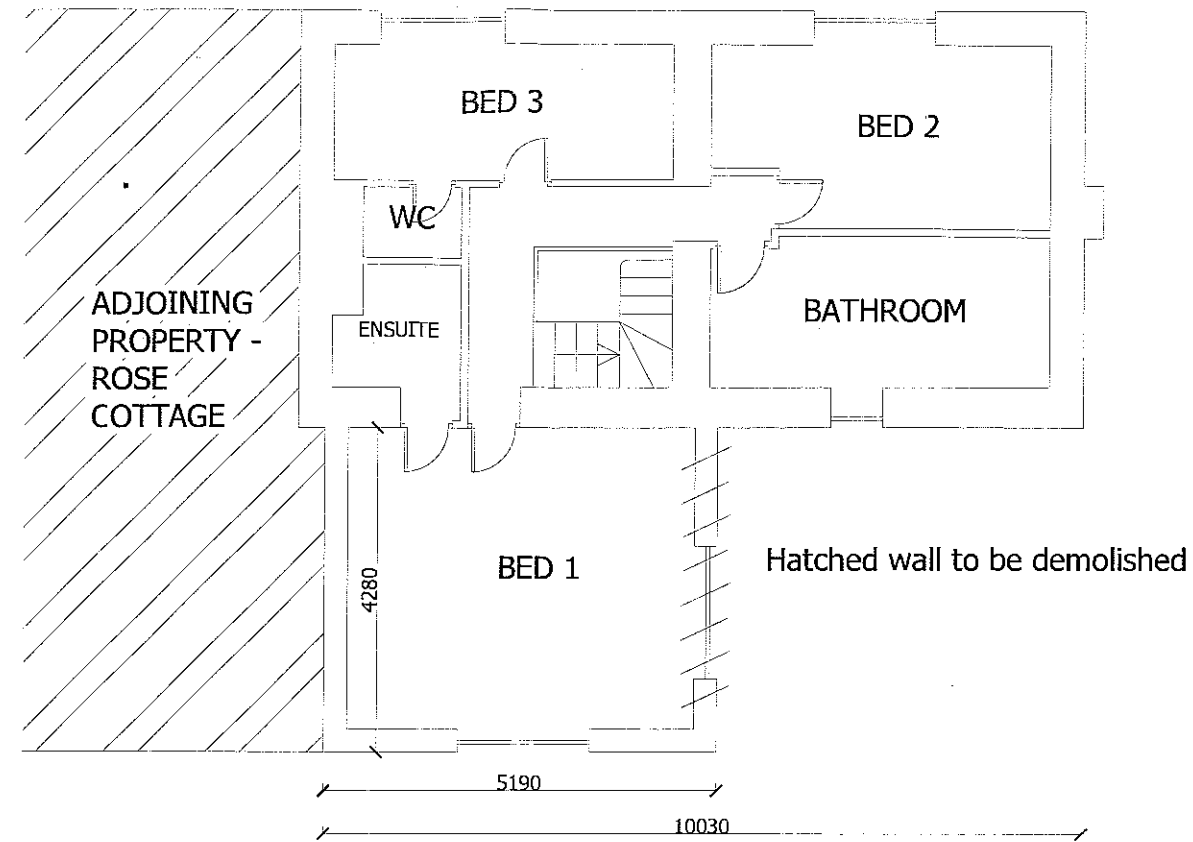
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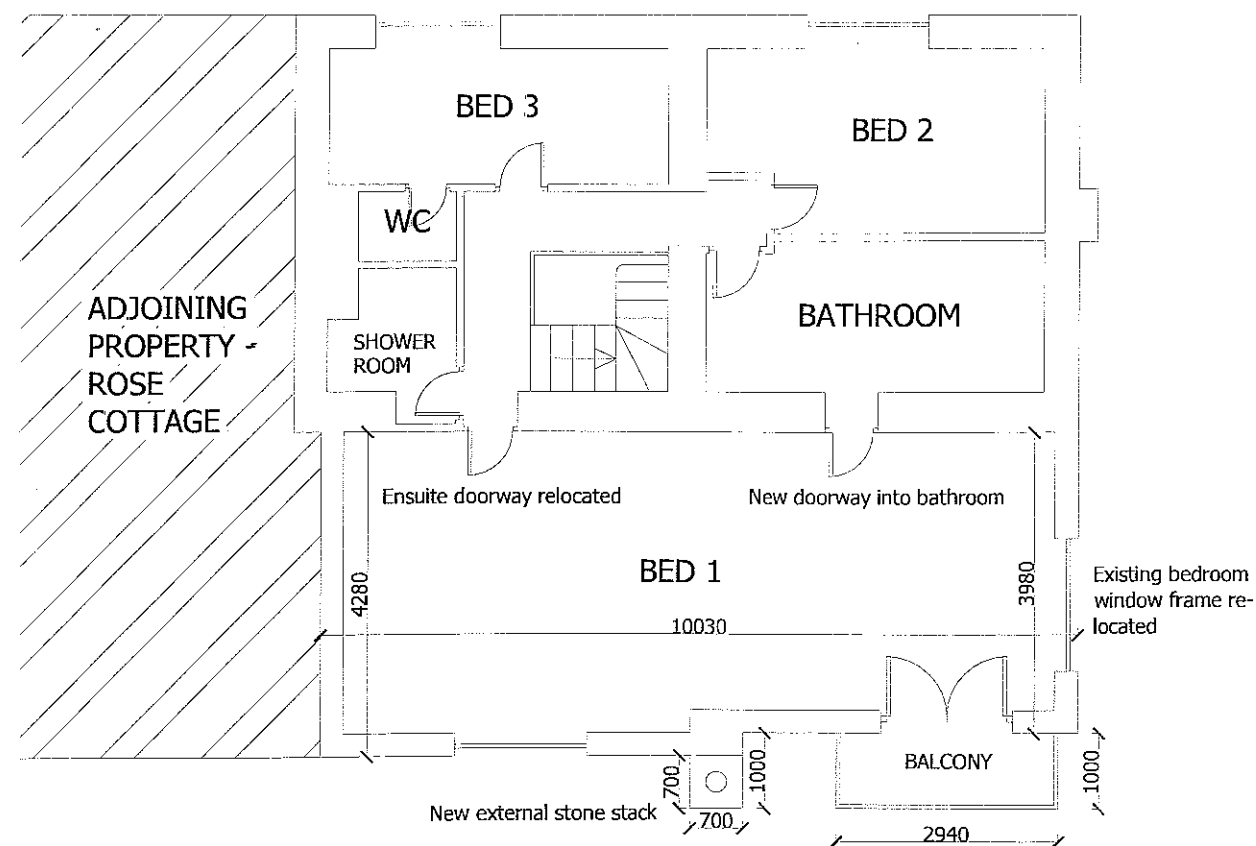
PROPOSED GROUND FLOOR PLAN



Mr & Mrs G Cornwell Pear Tree Cottage, Blackburn Road, Ribchester, Preston PR3 3ZQ
GROUND FLOOR - EXISTING AND PROPOSED SCALE 1:100 at A3



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

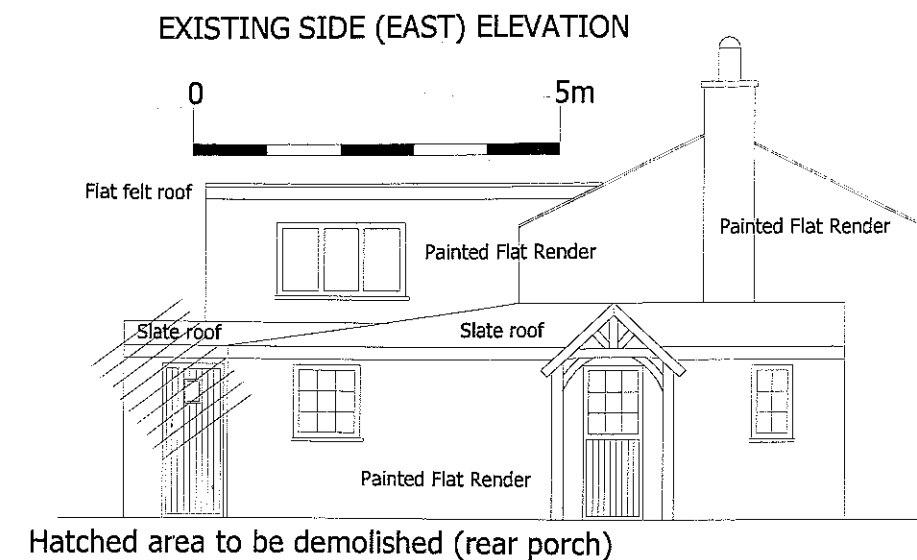


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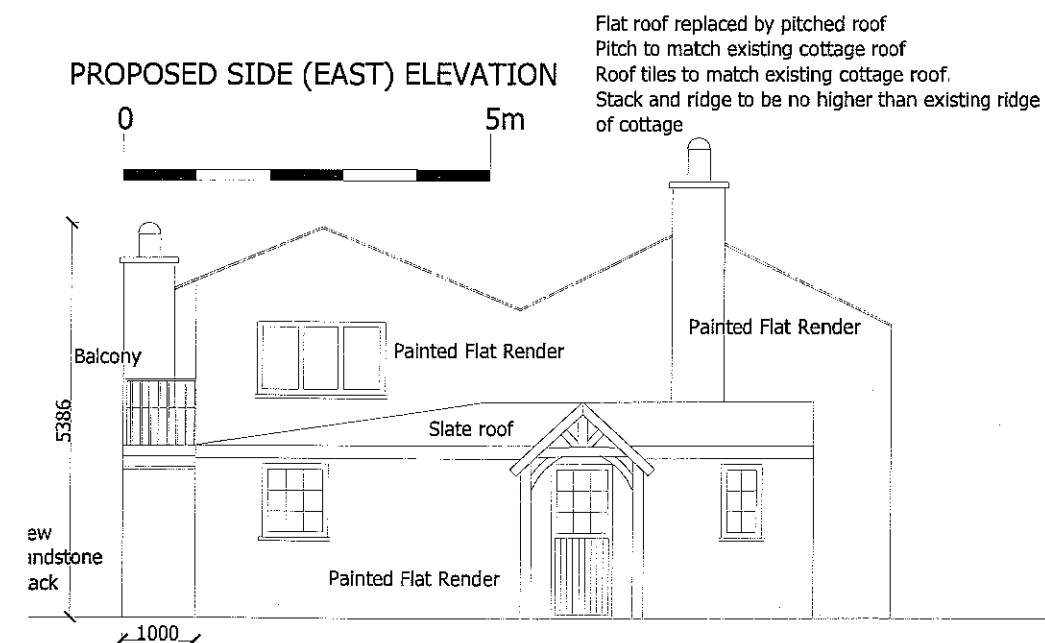
Mr & Mrs G Cornwell
Pear Tree Cottage, Blackburn Road,
Ribchester, Preston PR3 3ZQ

FIRST FLOOR - EXISTING AND PROPOSED

SCALE 1:100 at A3



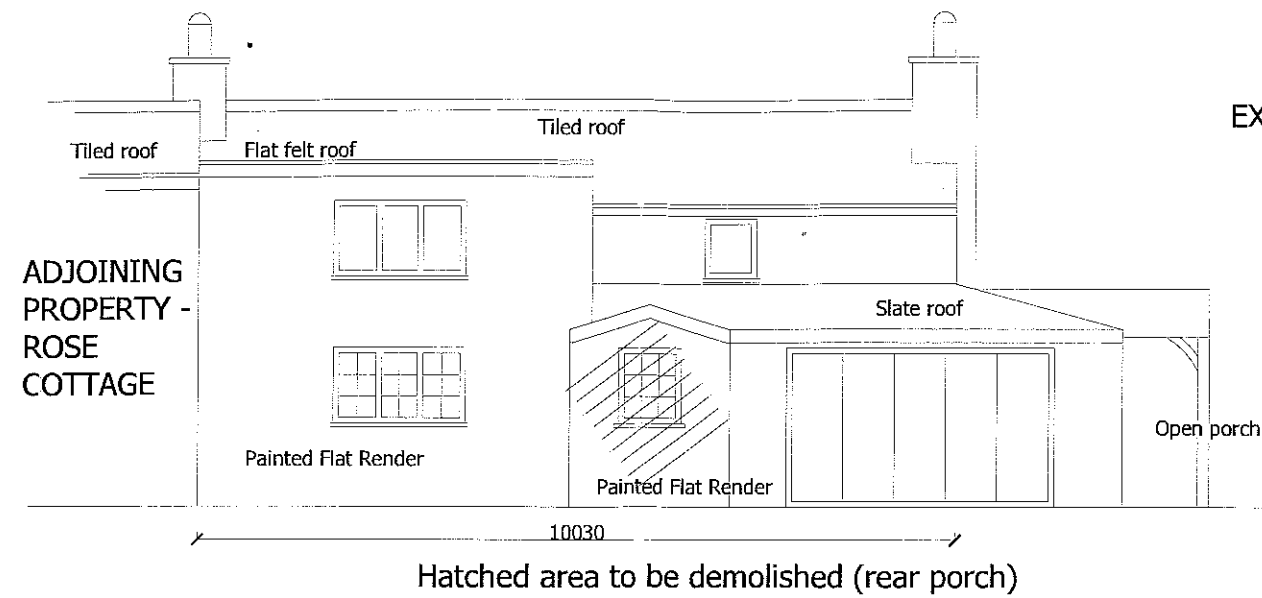
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Mr & Mrs G Cornwell
Pear Tree Cottage, Blackburn Road,
Ribchester, Preston PR3 3ZQ

FRONT AND SIDE ELEVATIONS -
EXISTING AND PROPOSED

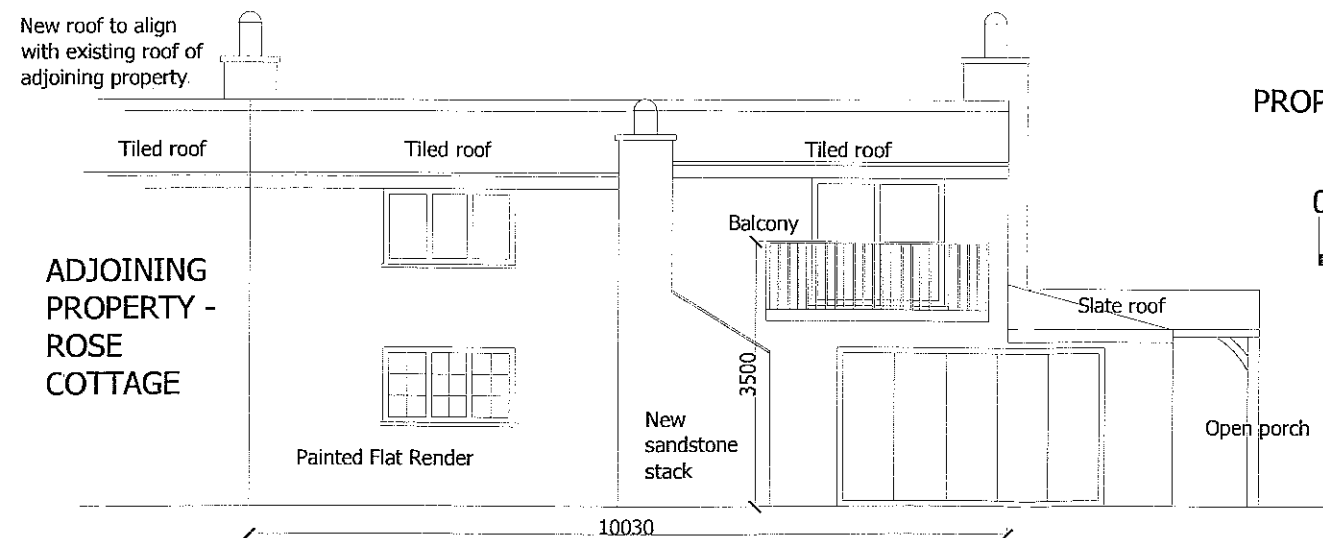
SCALE 1:100 at A3



EXISTING REAR (SOUTH) ELEVATION



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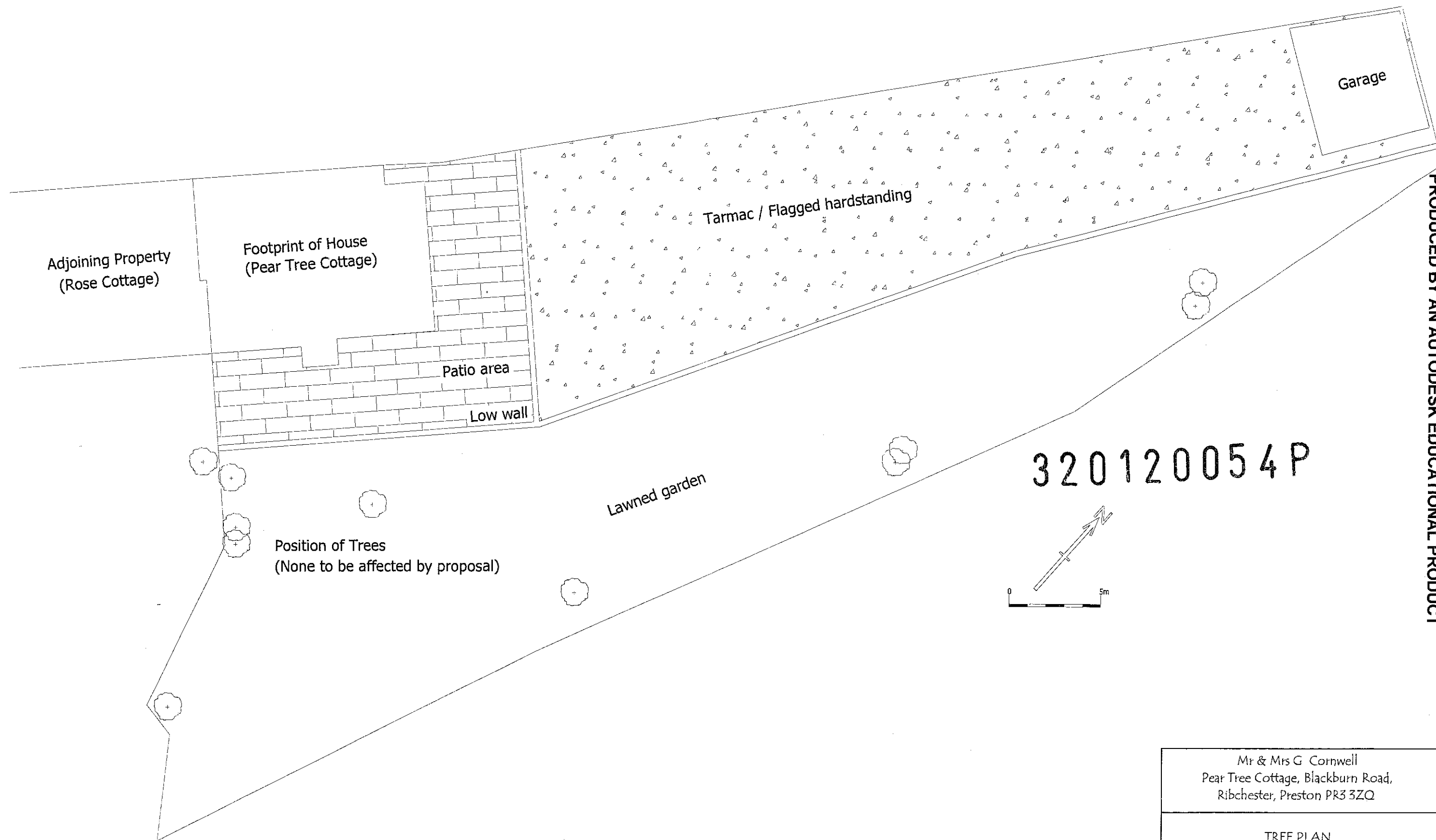
PROPOSED REAR (SOUTH) ELEVATION



Mr & Mrs G Cornwell
Pear Tree Cottage, Blackburn Road,
Ribchester, Preston PR3 3ZQ

REAR ELEVATION -
EXISTING AND PROPOSED

SCALE 1:100 at A3



Mr & Mrs G Cornwell
Pear Tree Cottage, Blackburn Road,
Ribchester, Preston PR3 3ZQ

TREE PLAN
SCALE 1:200 at A3