



For office use only

Application No

320120062 P

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:	
Last name:	SHAPTON		
Company (optional):			
Unit:		House number:	45
		House suffix:	
House name:			
Address 1:	WHARF ROAD		
Address 2:	SABOEN		
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 9DZ		

2. Agent Name and Address

Title:	MR	First name:	CHRISTOPHER
Last name:	WILKINSON		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	THE BRAMBLES		
Address 1:	OFF PENALE ST. EAST		
Address 2:	SABOEN		
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 9EQ		

3. Description of Proposed Works

Please describe the proposed works:

TWO STOREY REAR EXTENSION TO PROVIDE EXTRA
LIVING AREAS.
DORMER TO ROOFSpace (REAR) - BEDROOM.

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:

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

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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	RENDERED	RENDERED	☐	☐
Roof	SLATE	PITCH ROOF - SLATE FLAT ROOF - ASPHALT DORMER CASES - HANGING TILES	☐	☐
Windows	WHITE UPVC	UPVC	☐	☐
Doors	WHITE UPVC	UPVC	☐	☐
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:

A2 DRAWING SHOWING PROPOSED ELEVATIONS
+ SIZES

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):

C S Wilkins

15/01/2012

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:

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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):

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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):

--

CS W. O'Brien

15/01/2012

(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):



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):

C S W. [Signature]

15/01/2012

(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:

01282

776355

Country code:

Mobile number (optional):

07762184598

Country code:

Fax number (optional):

Email address (optional):

SP NIKKI @ YAHOO.CO.UK

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

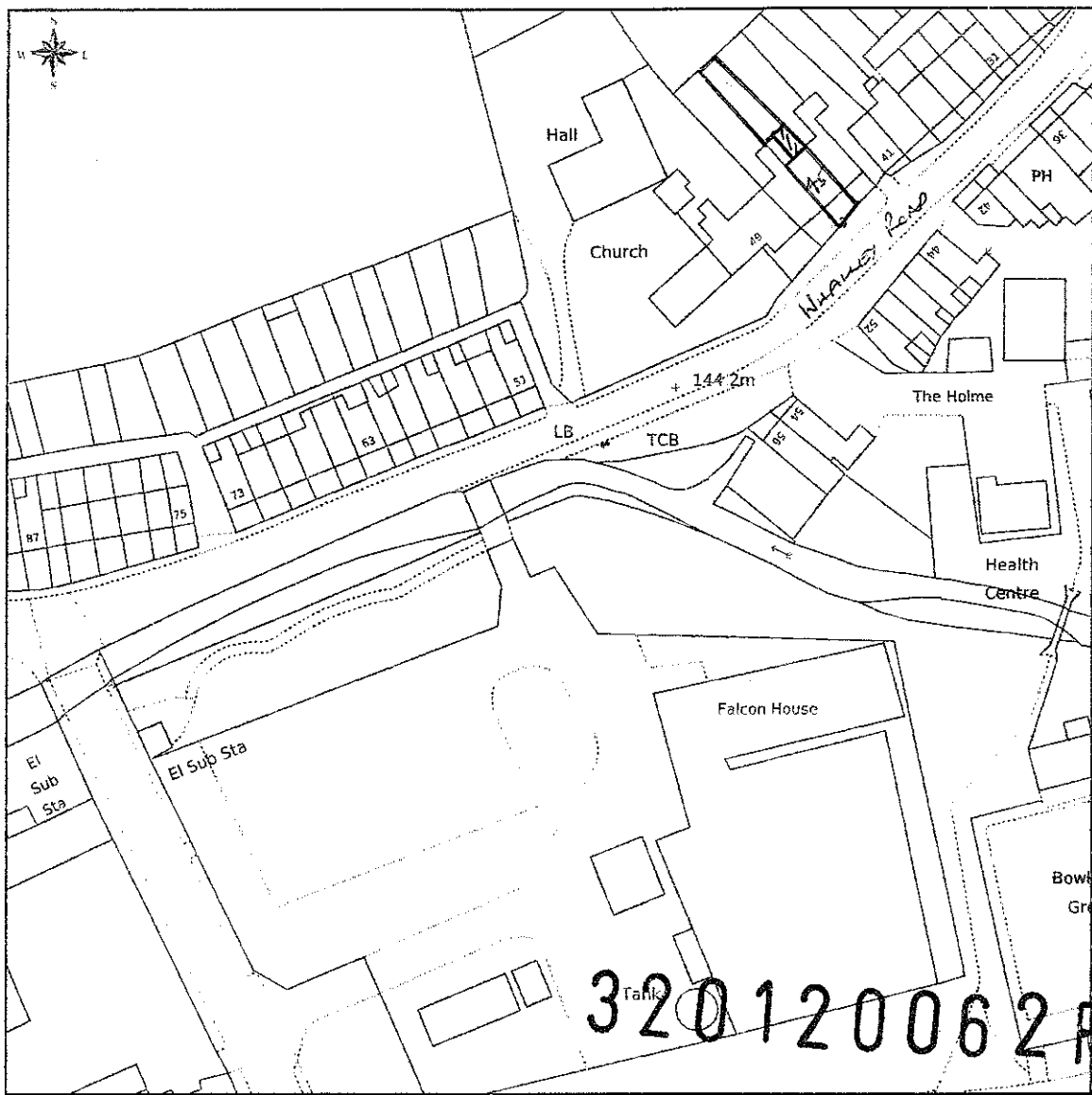
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



This Plan includes the following Licensed Data: OS MasterMap, Black and White Site Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary. © Crown copyright. All rights reserved 2011. Licence number 01009031673

Scale: 1:1250, paper size: A4

45 WHALLEY RD.
SABOEN
BB7 9DZ

plans ahead by **emapsite**

Prepared by: christopher wilkinson, 06-12-2011

Re 45 Whalley Road Sabden

Proposed Rear Extension

15th January 2012

320120062P

Design and Access Statement / Heritage Statement

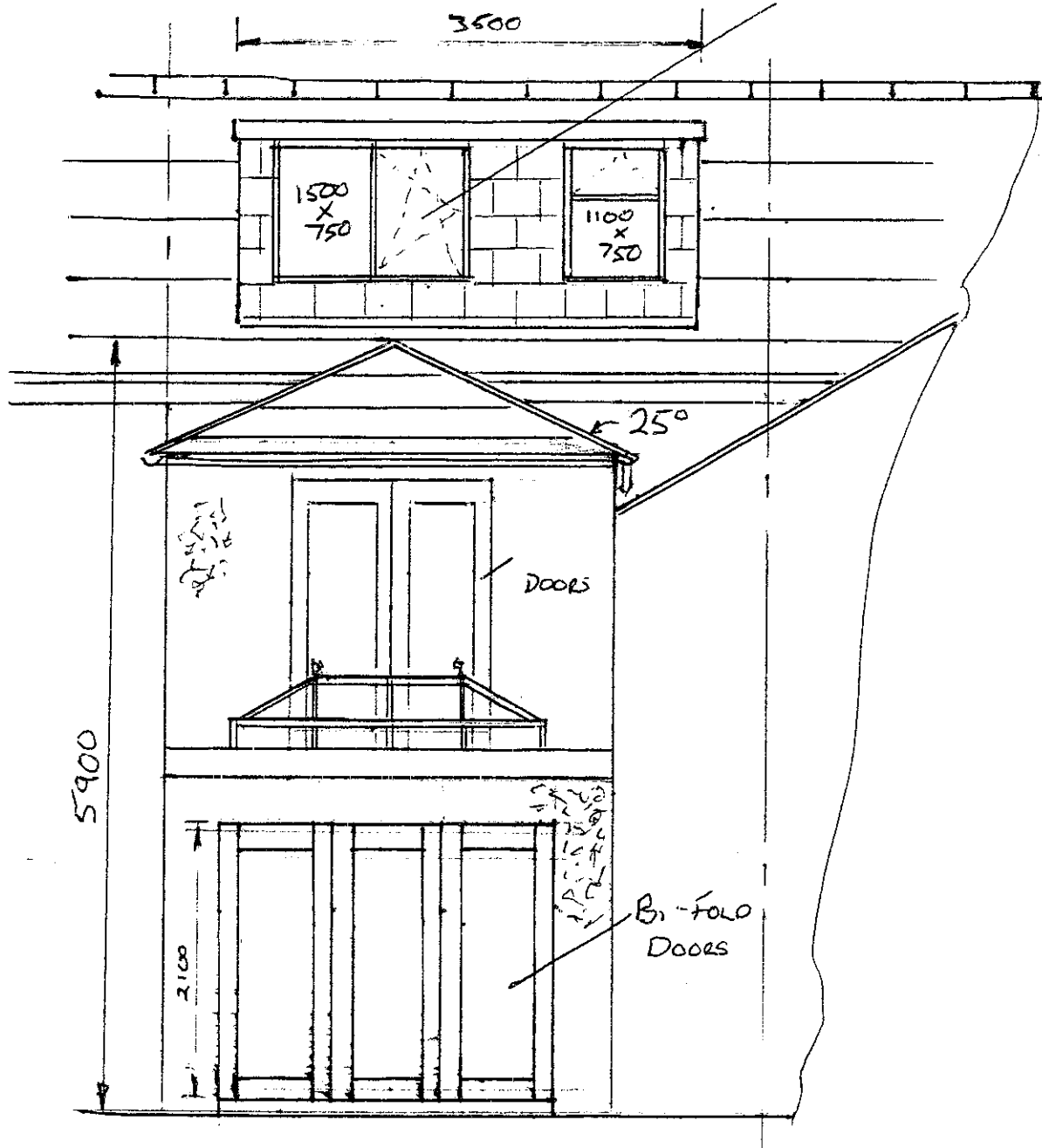
This property was built in the mid 1800's. It was inhabited by the local GP, Dr. Laycock, for 36 years being used as his residence and surgery. Clifford Moorhouse, the author of 'The birth of a Lancashire Village' and 'Sabden the forgotten valley' bought the property and lived there until his death. C Moorhouse held Dr. Laycock in high regard. Over the years there have been various upgrades such as electricity, gas internal toilet/bathroom and central heating. All these changes have helped to keep the cottage viable and habitable. This property is situated in the heart of the village and still continues to provide a suitable domestic dwelling. The outlook from the rear of the property gives magnificent views of the country side and Pendle Hill.

The proposed alterations will not impact on these views or the heritage of the village. The proposal has been designed to extend the living accommodation on the ground floor, this will be approximately 12 square metres extra floor area. The first floor extension of 2.5 metres provides for an extra bedroom and bathroom. The loft conversion with dormer window gives an extra bedroom with en suite. It has been designed to be in keeping with adjacent properties on Whalley Road. Exterior render will be used that will match the existing render on the building. The extension to the property cannot be seen from Whalley Road although consideration has been given to the appearance at the rear and is in keeping with the other properties close by.

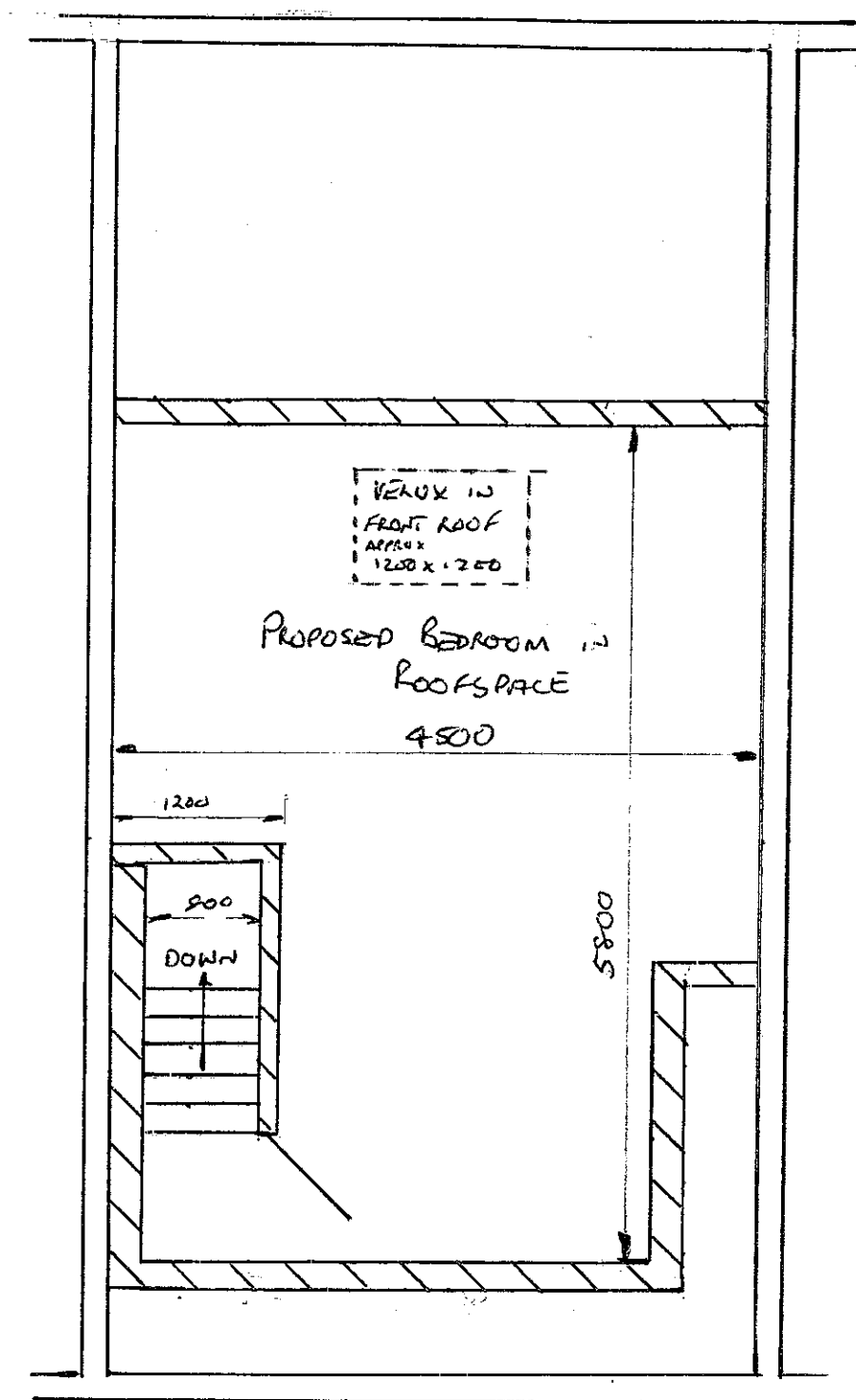
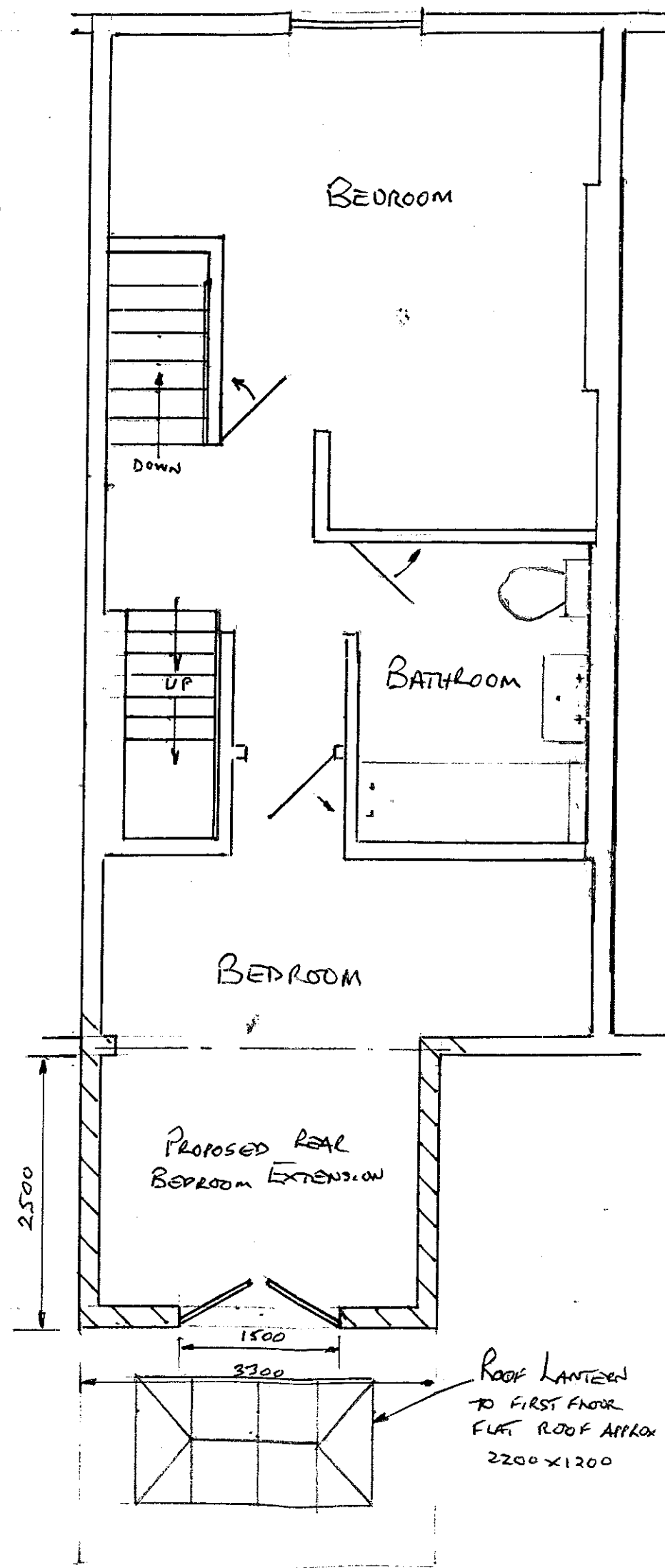
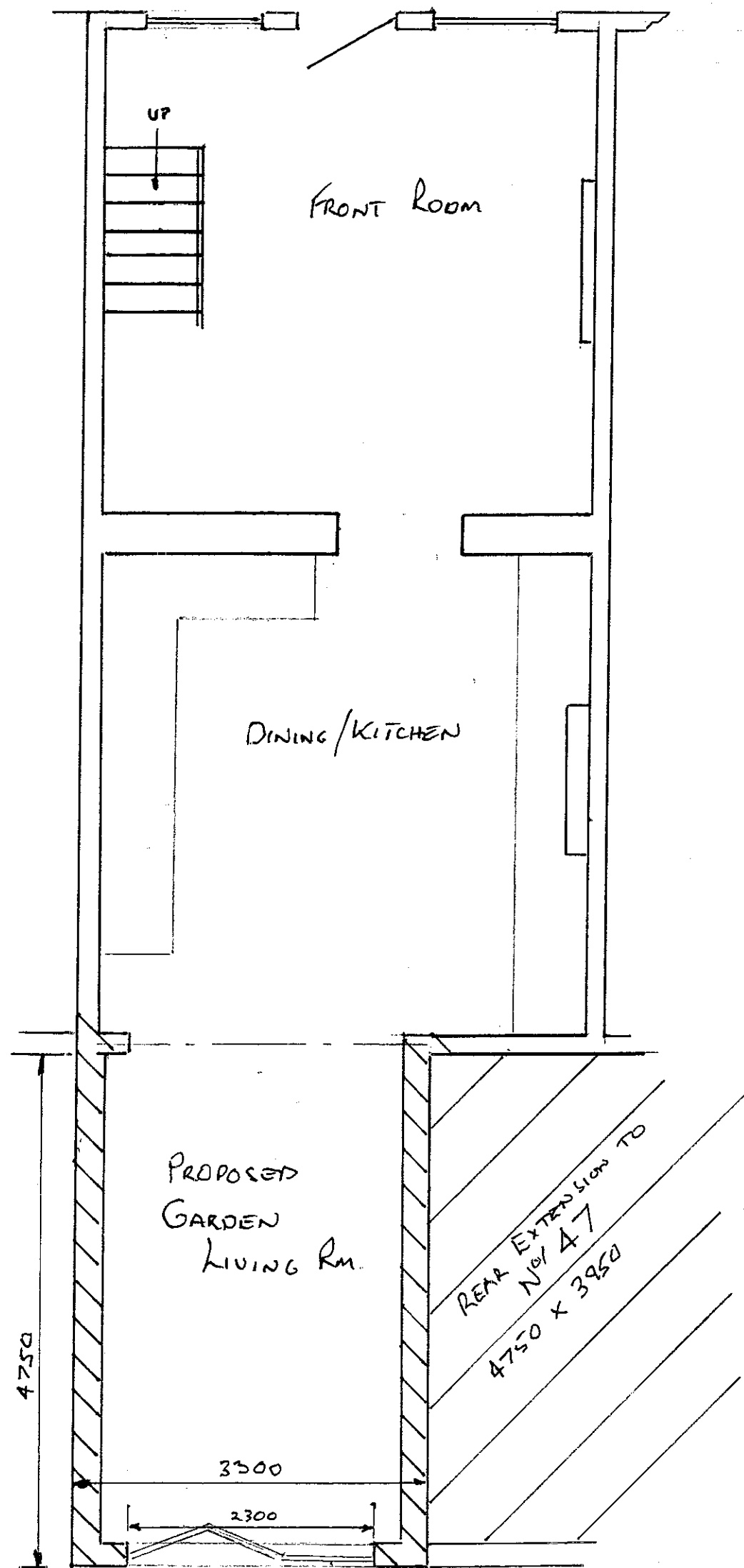
During the alterations additional insulation of the property will provide energy efficiency and therefore savings. The above alterations will bring the cottage to the standards required for today's environment with consideration to conservation of the area and the village as a whole. The above alterations will provide a much more up to date dwelling for a family.

CJ Wilkinson. Agent

320120062P



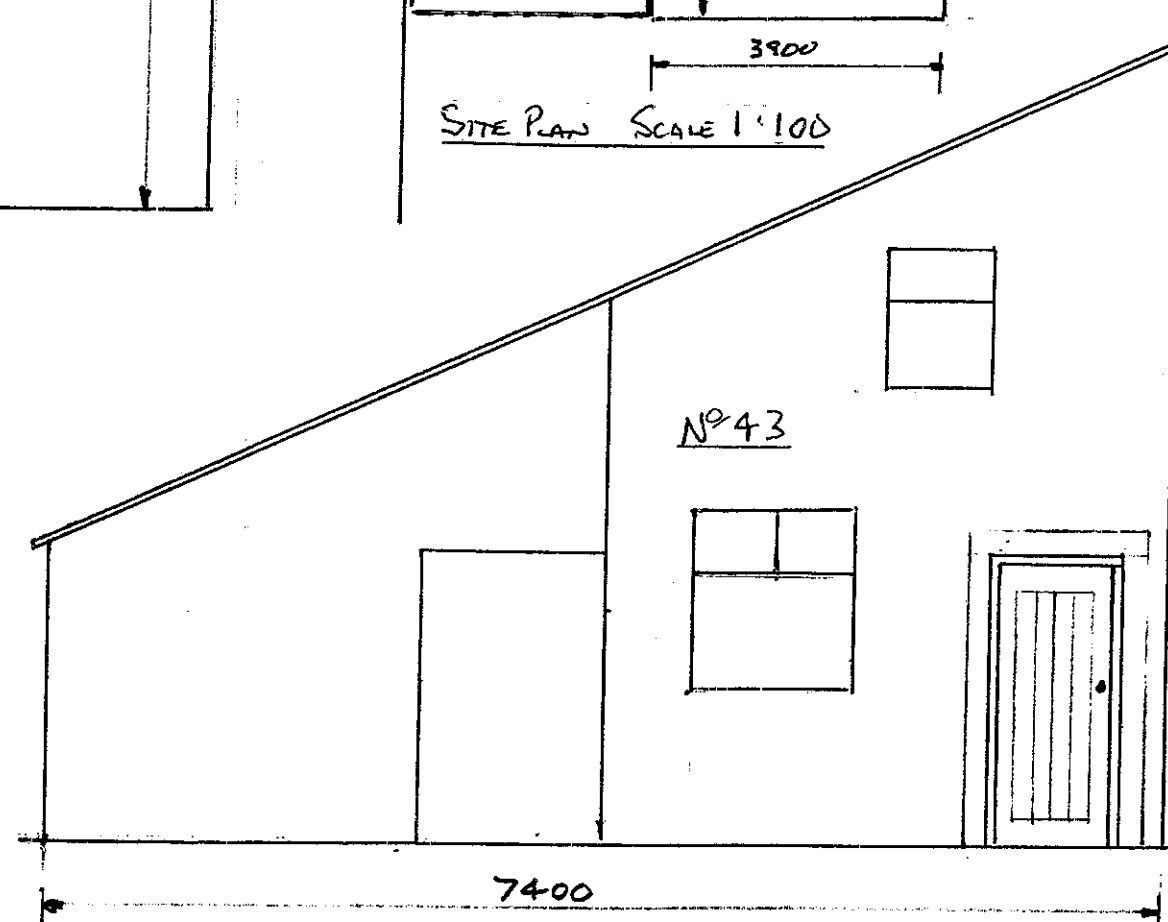
PROPOSED REAR ELEVATION



320120062P

EXISTING AND PROPOSED GROUND, FIRST AND SECOND FLOOR PLANS AT
45 WHALLEY RD. SADDEN BB7 90Z
SCALE 1:50 A3 23/1/2012

CFW

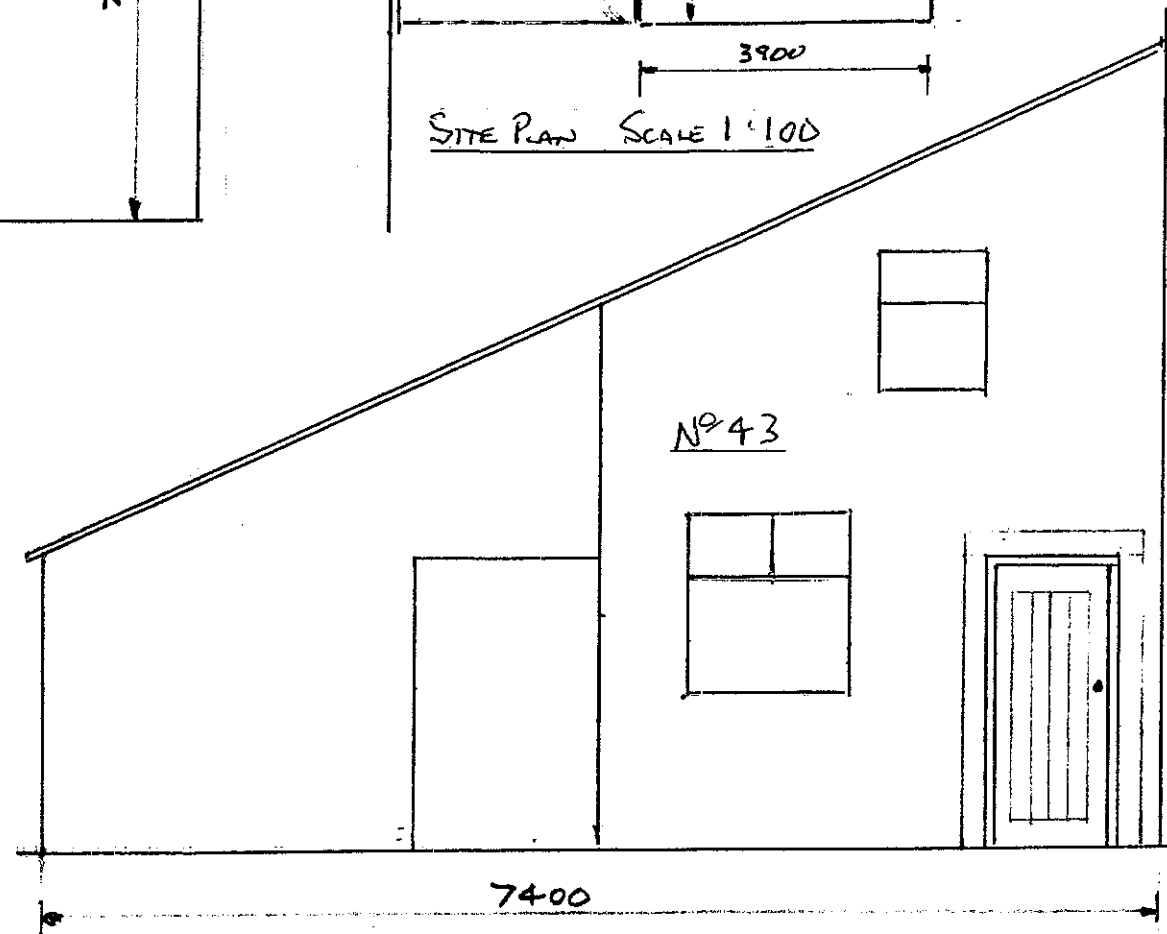
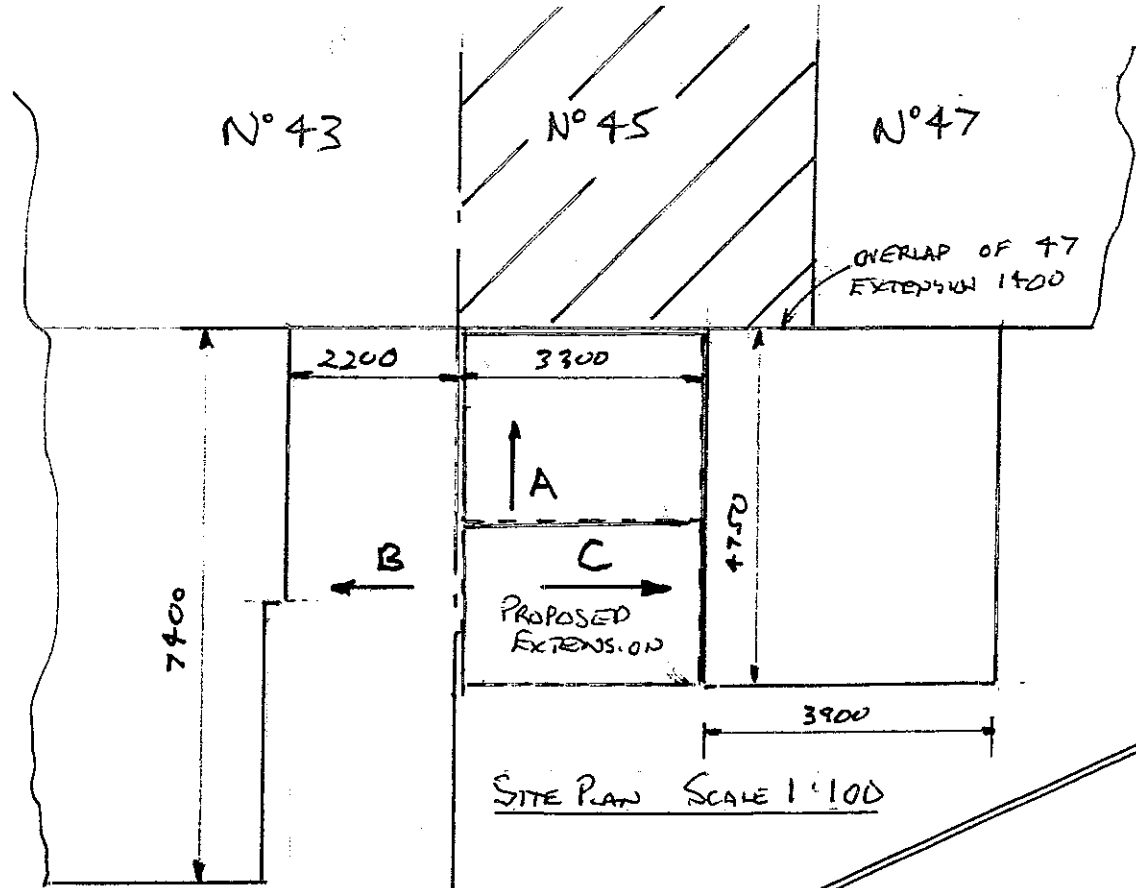


Architectural drawing of a building facade. The drawing includes the following elements:

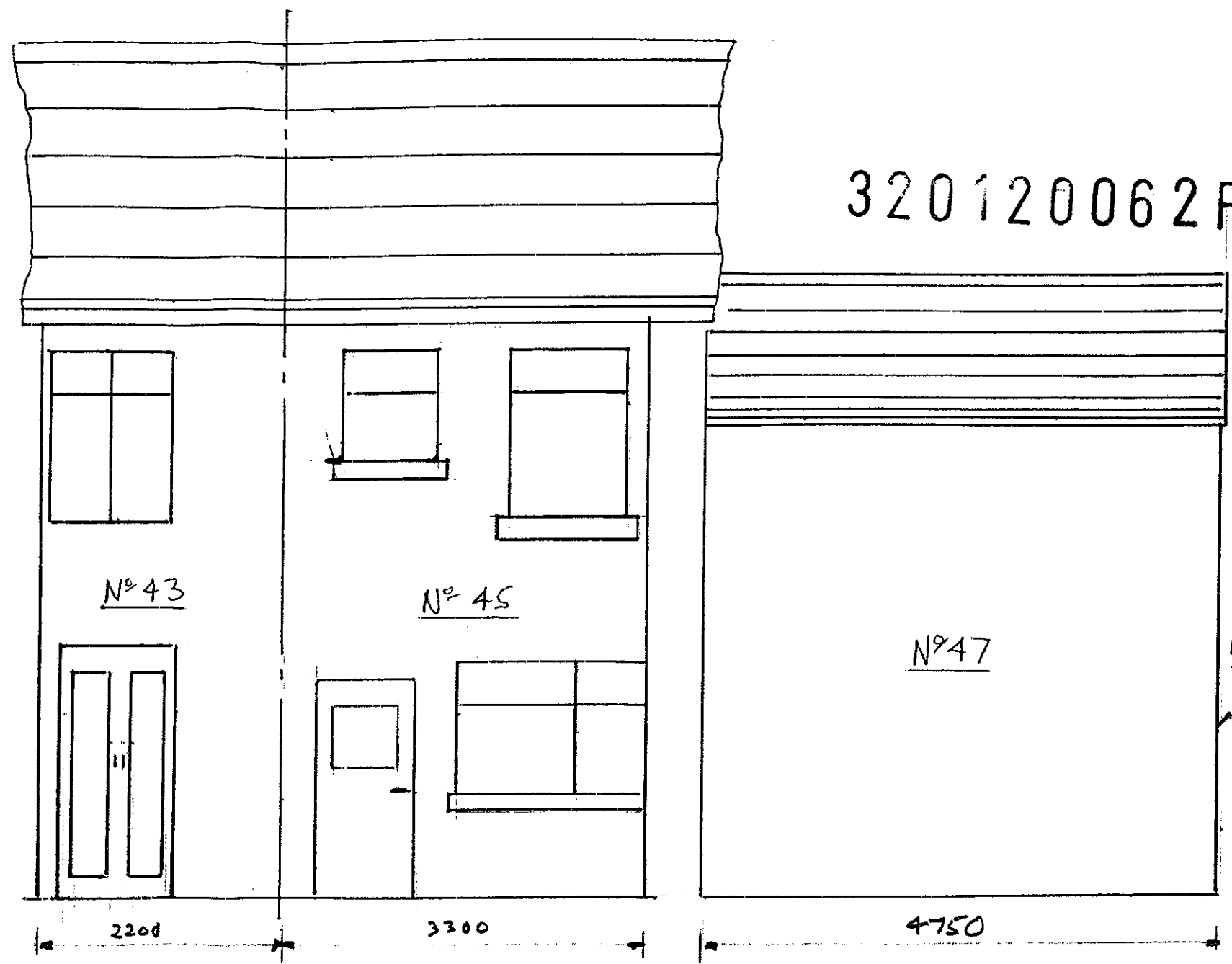
- Top Section:** A horizontal window unit with a total width of 3500. It contains two smaller windows: one on the left labeled "1500 X 750" and one on the right labeled "1100 X 750".
- Middle Section:** A central entrance area with a triangular pediment. Below the pediment are two vertical doors, labeled "DOORS". To the left of the doors is a small square window divided into four panes. Below the doors is a small balcony or platform.
- Bottom Section:** A large rectangular area, likely a garage or entrance, with a width of 4750. It is labeled "Nº 47".
- Left Section:** A vertical section with a door labeled "Nº 43" and a window above it. The width of this section is 2200.
- Dimensions:**
 - Overall width of the top section: 3500
 - Width of the left section: 2200
 - Width of the middle section: 3300
 - Width of the bottom section: 4750
 - Height of the middle section: 2100
- Labels:**
 - "Nº 43" (left section)
 - "DOORS" (middle section)
 - "Nº 47" (bottom section)

REAR SIDE ELEVATION TO NO/47
EXTENSION - NO OPENINGS.
VIEW 'C'

EXISTING REAR ELEVATIONS OF
43/45/47 WHALLEY RD SABEN
SHOWING OPENINGS (DOOR + WINDOWS)
SCALE 1:50 A3 23/1/2012



REAR SIDE ELEVATION TO N°43'S
EXTENSION SHOWING OPENINGS.
VIEW 'B'



EXISTING REAR ELEVATIONS OF
N°43/45 SHOWING OPENINGS
VIEW 'A'

REAR SIDE ELEVATION TO N°47
EXTENSION - NO OPENINGS.
VIEW 'C'

EXISTING REAR ELEVATIONS OF
43/45/47 NHALLEY RD SABEN
SHOWING OPENINGS (DOOR + WINDOWS)
SCALE 1:50 A3 23/1/2012