



RIBBLE VALLEY
BOROUGH COUNCIL

- 6 FEB 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120122P

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:	Reginald	Surname:	Bamber
Company name:					
Street address:	Wilsons Farm		Telephone number:	Country Code	National Number
	Easington Road				Extension Number
	Cowark		Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	UK		Email address:		
Country:	Lancashire				
Postcode:	BB7 3DH				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Jack	Surname:	Bowden
Company name:	Sunderland Peacock				
Street address:	Hazelmere Pimlico Road		Telephone number:	Country Code	National Number
					Extension Number
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	BB7 2AG		jack.bowden@sunderlandpeacock.com		

3. Description of Proposed Works

Please describe the proposed works:

Proposed single storey extension to the east 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:	WILSONS FARM		
Street address:	EASINGTON ROAD		
	COW ARK		
Town/City:	CLUTHEROE		
County:			
Postcode:	BB7 3DH		

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

Easting:	367541
Northing:	446183

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:

Stone walls, render finish and stone heads and cills

Description of *proposed* materials and finishes:

Stone walls, render finish and stone heads and cills

Roof - description:

Description of *existing* materials and finishes:

Natural slate

Description of *proposed* materials and finishes:

Natural slate to match

11. (Materials continued)

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Windows - description:Description of *existing* materials and finishes:

Timber windows

Description of *proposed* materials and finishes:

Timber window to match existing

Doors - description:Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber doors to match existing

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:

4217 - 03, 04. Design and access version 1.01

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:

Jack

Surname:

Bowden

Person role:

Agent

Declaration date:

02/02/2012



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:

Jack

Surname:

Bowden

Person role:

Agent

Declaration date:

02/02/2012



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.

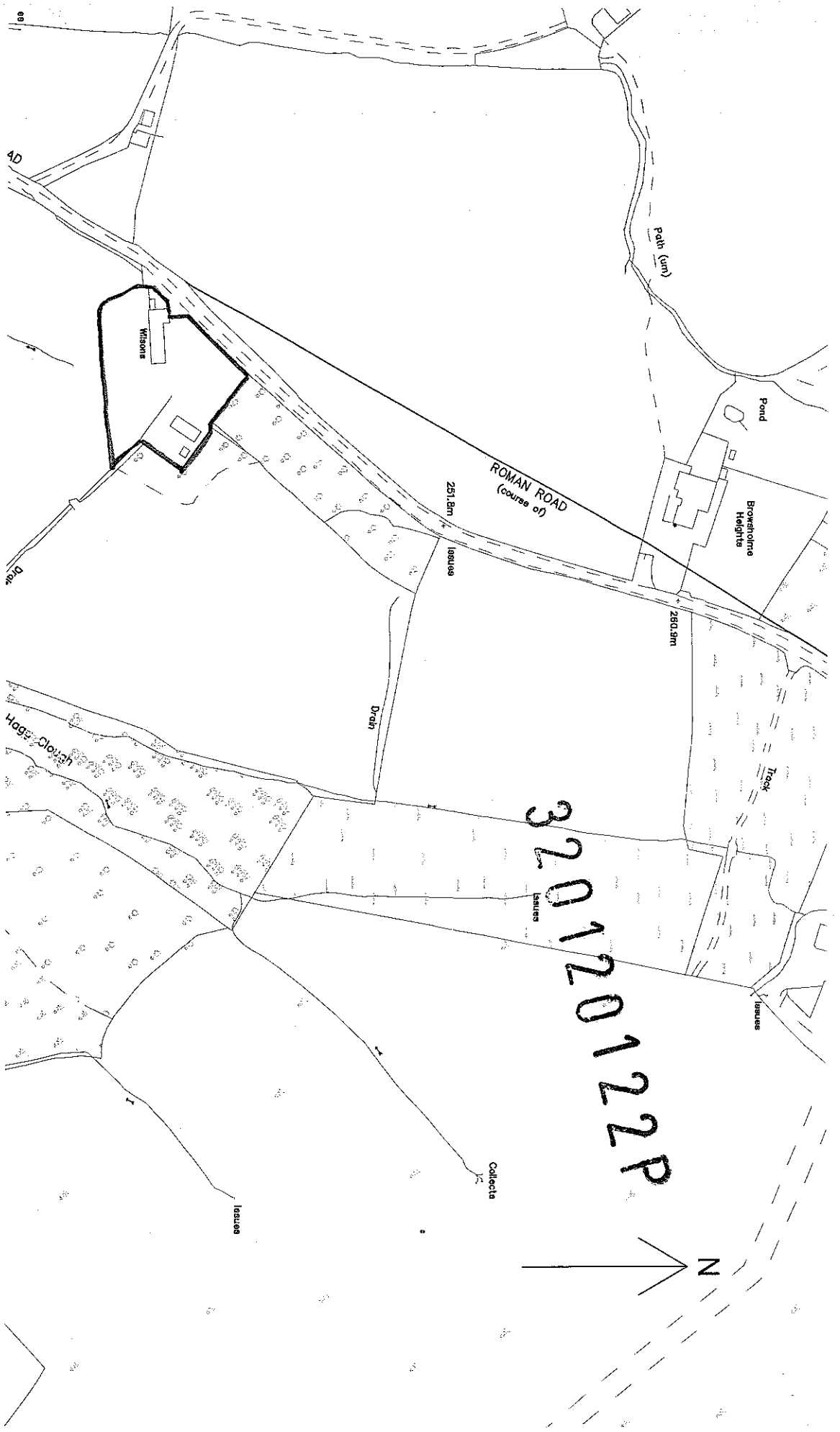


Date

02/02/2012

Location Plan
Wilson's Farm
Cow Ark
Clitheroe

Scale 1:2500



DESIGN AND ACCESS STATEMENT

PROPOSED EXTENSION

TO 320120122P

WILSONS FARM

COW ARK

CLITHEROE



Date: Thursday 26th January 2012

Our Job Ref. 4217

Author: W A Knowles RIBA

Version: 1.01

Status: Issued as a planning document

CONTENTS

1. Introduction
2. Design
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1. INTRODUCTION

Wilsons Farm Cowark is approximately 6 miles North West of Clitheroe. It is no longer a farm but a private residence owned for the last 19 years by Mr and Mrs R Bamber.

In November 1993 Mr and Mrs Bamber appointed ourselves to provide an aesthetic solution to the previously poor conversion / renovation undertaken. (See image P.1) Planning permission was granted and the works were completed in 1994 for what is a very sympathetic and tasteful conversion. (See image P.2).

Mr and Mrs Bamber would like to add a garden type room which provides views over the open countryside and also a room which has a significant different character.

2. DESIGN

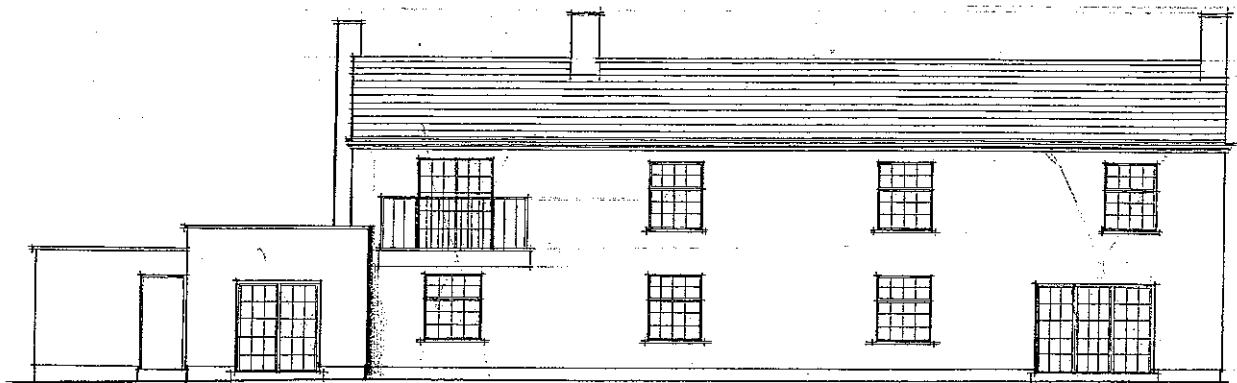
We have utilised windows down to the floor to the South Elevation with stone surrounds and render finish, this will tie the proposed extension with existing. The glazing to the south elevation will provide solar gain and the North Elevation has two smaller windows which will limit any heat loss. The roof will be slate to match the existing and the extension will be set back from both elevations providing a visual break.

3. CONCLUSION

The single storey extension has been design to be in keeping with the original farm house and sympathetic to the original materials. Stepping the extension in from the front and rear face of the original farmhouse has created a visual break. The extension will have minimum effect on the surrounding countryside views. Sited at the furthest end from the public highway, passersby will still enjoy the view of the previously well refurbished farm house.

4. Images

320120122P



South elevation

P.1 South Elevation surveyed by Sunderland Peacock and Associates in 1993.



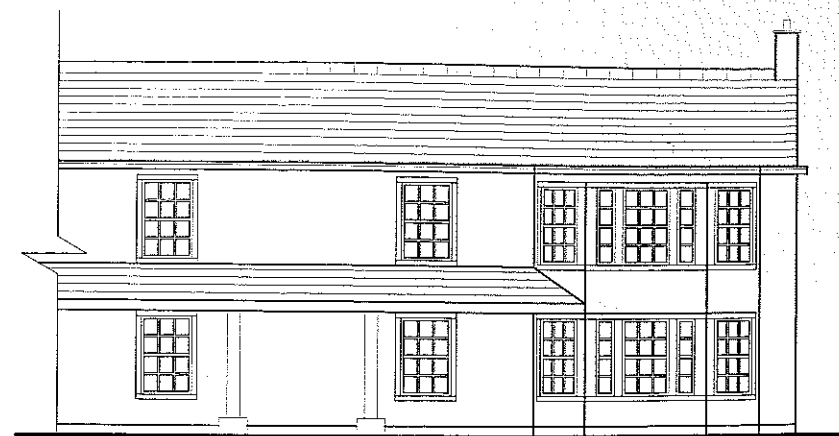
South Elevation

P.2 Existing Wilsons Farm as it is now after the 1994 renevation (South Elevation)

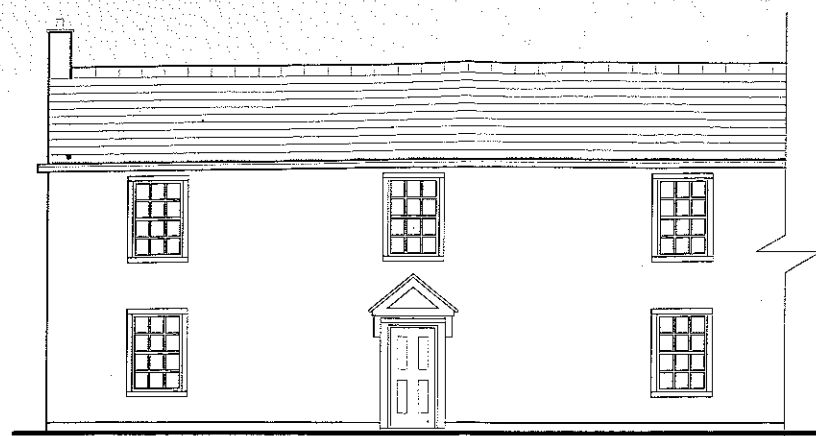


Part South Elevation

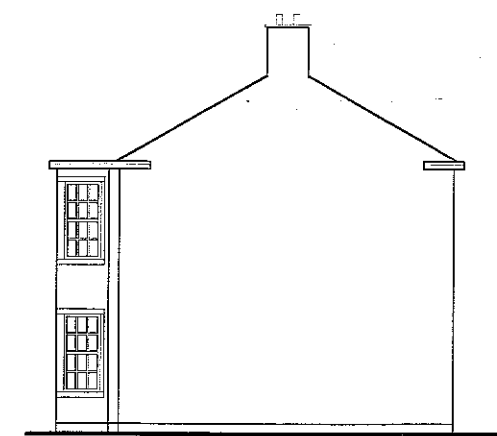
P.3 Proposed Part South Elevation



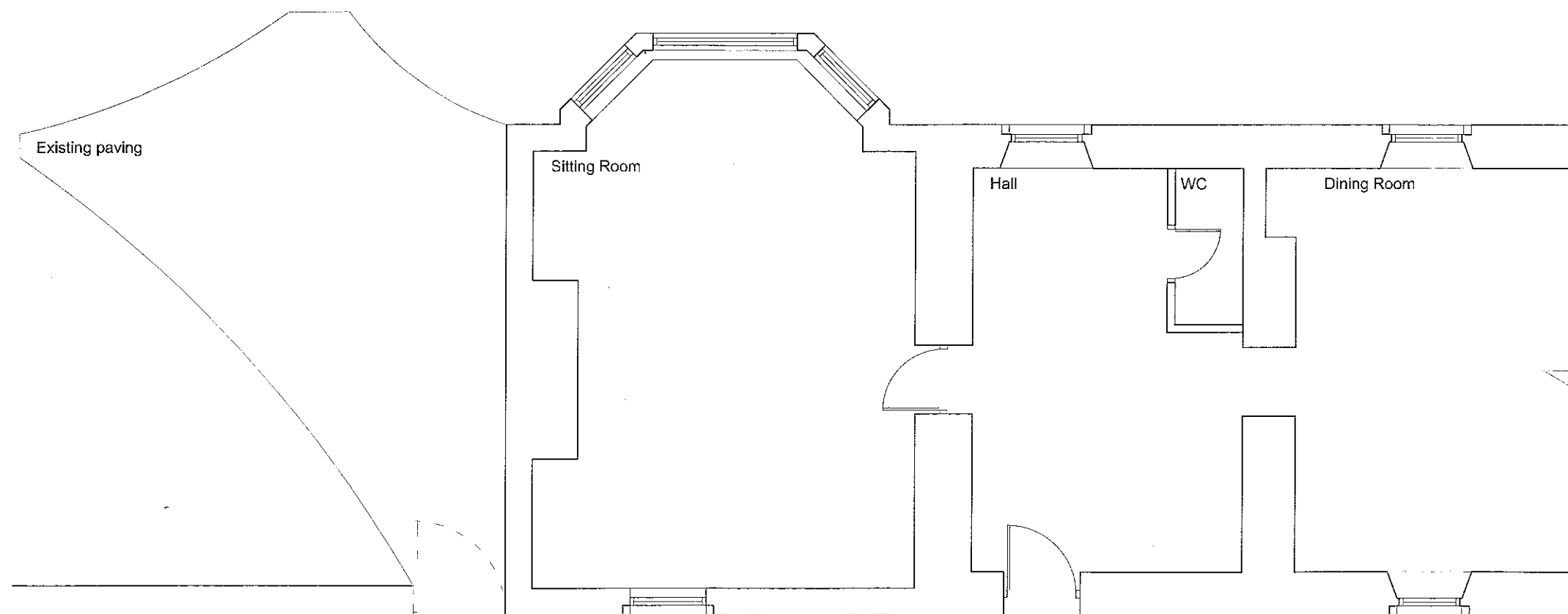
Part South Elevation



Part North Elevation



East Elevation



Part Ground Floor Plan

320120122P

Client
Mr and Mrs Bamber

Job Title
Proposed Alterations to
Wilsons Farm
Cow Ark

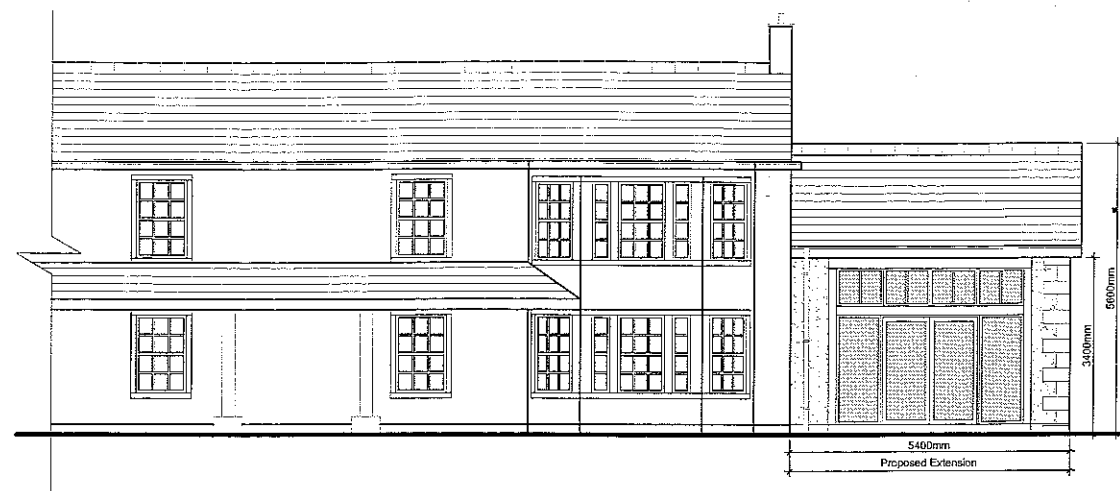
Drawing Title
Existing Plans and Elevations

Scale 1:50/1:100	Date Jan 2012	Drawn J Bowden
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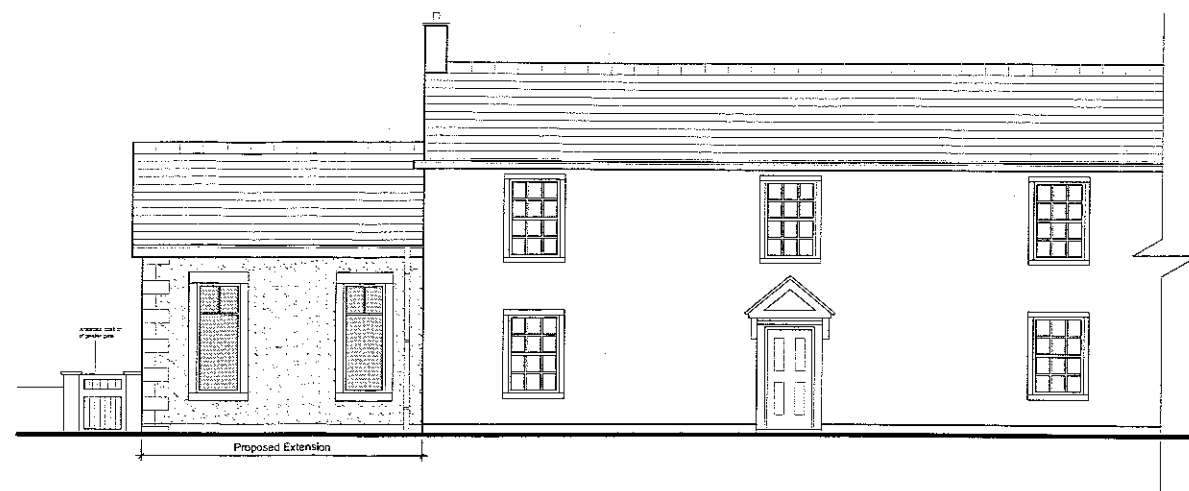
spa
SUNDERLAND PEACOCK ARCHITECTS
SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELMERE, PEACOCK ROAD, CLITHEROE
LANCASHIRE, SK7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com



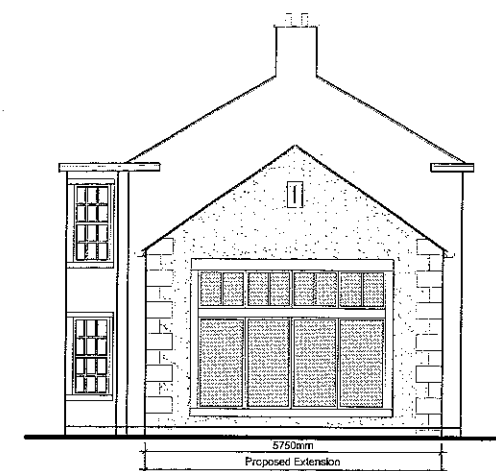
4217-03



Part South Elevation

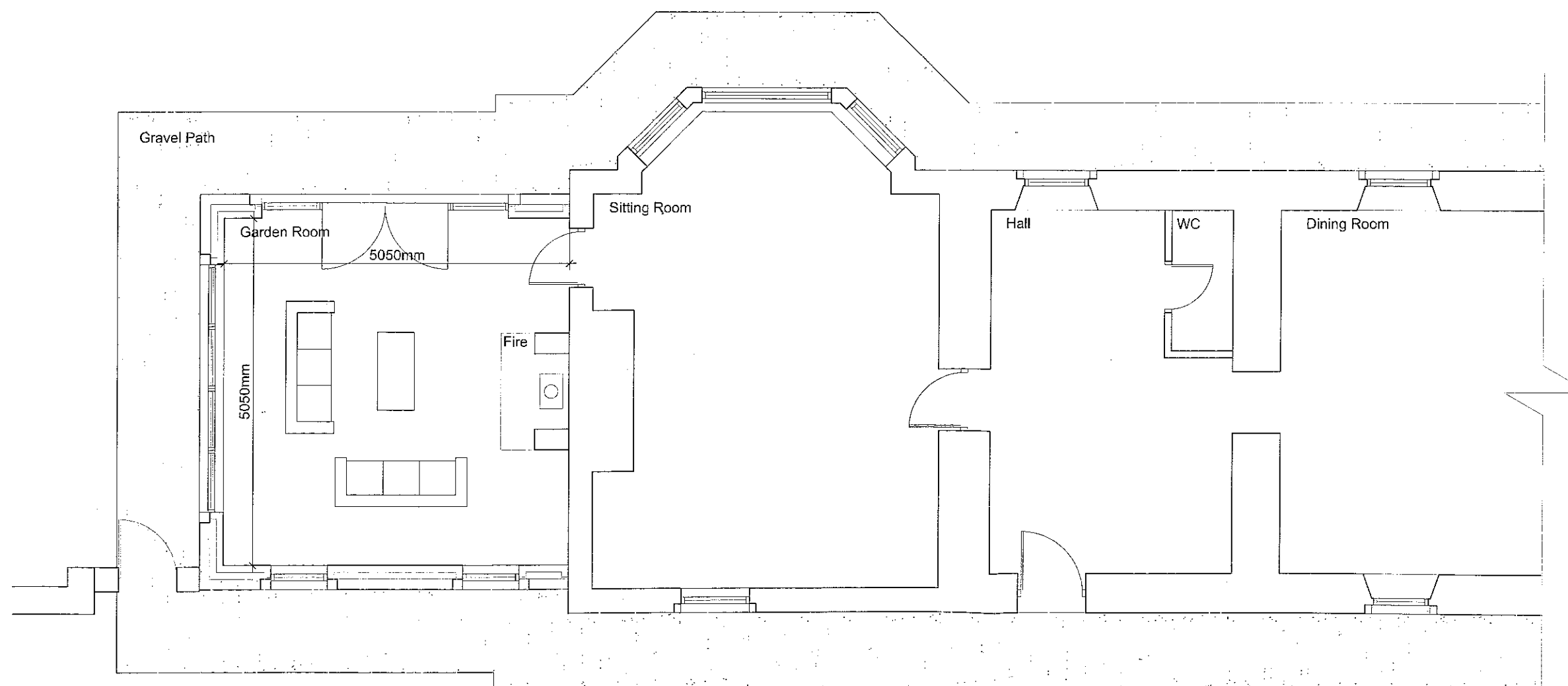


Part North Elevation



East Elevation

320120122P



Part Ground Floor Plan

Client
Mr and Mrs Bamber

Job Title
Proposed Alterations to
Wilsons Farm
Cow Ark

Drawing Title
Proposed Plans and Elevations

Scale
1:50/1:100

Date
Jan 2012

Drawn
J Bowden

spa
SUNDERLAND PEACOCK ARCHITECTS

SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELWIRE, BRILCO ROAD, CLITHEROE
LANCASHIRE, BB7 2AD
T 01206 423178 F 01206 423128
E info@sunderlandpeacock.com
www.sunderlandpeacock.com



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