



RIBBLE VALLEY
BOROUGH COUNCIL

1 4 FEB 2012

FOR THE
ATTENTION OF

For office use only

Application No: 920120130P

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: **MRS** First name: **GILL**
Last name: **SHERRATT**
Company (optional):
Unit: House number: **12** House suffix:
House name:
Address 1: **EIGHTACRE AVENUE,**
Address 2: **SABDEN,**
Address 3:
Town: **CLITHEROE**
County: **LANCASHIRE**
Country: **UK**
Postcode: **BB7 9HQ**

2. Agent Name and Address

Title: **MR** First name: **DANIEL**
Last name: **WHITTAKER**
Company (optional): **AJH ASSOCIATES**
Unit: **21** House number: House suffix:
House name:
Address 1: **DEANFIELD COURT**
Address 2: **PIMLICO LINK ROAD**
Address 3:
Town: **CLITHEROE**
County: **LANCASHIRE**
Country: **UK**
Postcode: **BB7 1QS**

3. Description of Proposed Works

Please describe the proposed works:

DEMOLITION OF AN EXISTING LEAN TO GARAGE AND CONSERVATORY
AND ERECTION OF A SINGLE STORY EXTENSION TO REPLACE IT
TO THE SIDE OF AND EXTENDING ROUND THE REAR OF THE DWELLING
HOUSE.

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:

DEMOLITION OF GARAGE LOSING
1 PARKING SPACE.

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	COURSED BRICKWORK	COURSED BRICKWORK	☐	☐
Roof	SLATE	SLATE	☐	☐
Windows	WOOD FRAME WINDOWS	WOOD FRAME WINDOWS	☐	☐
Doors	WOODEN 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:

DESIGN AND ACCESS STATEMENT

PICTURES OF PROPERTY

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):

D. H. Baker

08/02/12

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):

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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):

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463
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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[illegible]

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Town and Country Planning (Development Management) Regulations 1991

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

- The steps taken were:

Notice of the application has been sent by first class mail to _____

On the first day of the month, the number of applications received was 21, which is less than the date of the application.

Classified by _____ and _____ on _____ date of this application.

Or signed - Agent:

Date (DD/MM/YYYY):

		Date [DD/MM/YYYY]:
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AGRICULTURAL LAND DECLARATION

Agricultural Land Declaration - You Must Complete Either A or B

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

	DWittaker	Date (DD/MM/YYYY): 08/02/12
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as listed below:

Name of Tenant	Address	Date Notice Served

Or signed - Agent:

Date (DD/MM/YYYY):

	Signed - Agent:	Date (DD/MM/YYYY):
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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 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 other plans and drawings or information necessary to describe the subject of the application: ☒
- 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 the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☐
- 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):

(date cannot be pre-application)

Dittaker

08/02/2017

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)

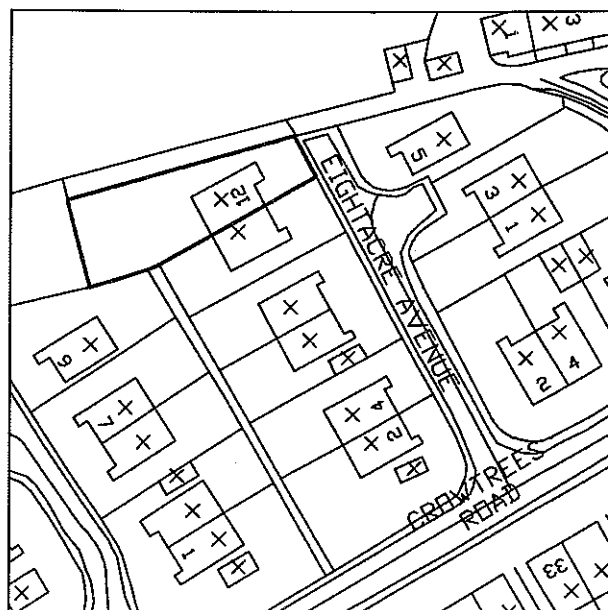
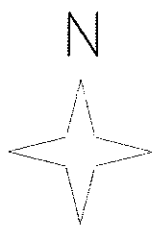
☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



20 0 20 40 60 80 100

Metres

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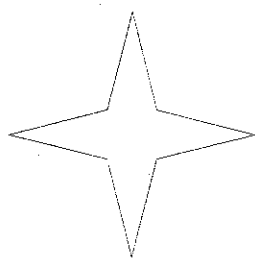
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Metres 320120130P

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EXISTING

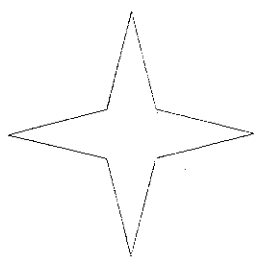
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PROPOSED

Scale 1:200

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**Design and Access Statement
And
Heritage Statement**

For

**Demolition of an existing lean to garage and conservatory and erection of a single
story extension to replace it to the side and extending round to the rear of the
dwelling house**

at

12 Eightacre Avenue, Sabden, Clitheroe, Lancashire, BB7 9HQ

Report Completed By

Daniel Whittaker
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

1 Introduction

- 1.1 This design and access statement is written in line with *"Design and Access Statement How to write, read and use them"* (CABE, 2007) as required by *"The Circular Guidance on Changes to the Development Control System"*.
- 1.2 The aim of this document is to appraise the context of the development in relation to the planning policy guidance, the design of the proposal, and the underlying influences on the submission.
- 1.3 The Heritage Statement element is at the end of the document (section 7) and is intended to identify any areas of key historical interest within the development area.
- 1.4 This document should be viewed in conjunction with the drawings submitted with the application.

2 Proposal

- 2.1 The existing property is a semi detached dwelling with a cavity wall, un-insulated lean to garage to the side of the property.
- 2.2 At the rear of the dwelling there is a poorly constructed PVC conservatory with no insulation.
- 2.3 We are proposing to demolish the garage to build a modern single story extension to the side dwelling, which extends to the rear replacing the conservatory with fully insulated walls.
- 2.4 The footprint of the new extension to the side of the dwelling is to be the same width but extending from the front to the rear of the property to create a larger space with an extra bedroom.
- 2.5 The footprint of the new extension to the rear of the dwelling is to be slightly larger than the original building to make the space more useable as a family kitchen/dining room.

- 3.1 The new extension is to allow for a new open plan kitchen with a dining room to the rear of the dwelling with sliding doors opening out to the garden.
- 3.2 The new extension also allows for a new bedroom to the front of the dwelling creating a four-bedroom family home.
- 3.3 The extension creates extra space for a small bathroom to accommodate the users of the two bedrooms now located on the ground floor.

- 4.1 The walls will be coursed brickwork to match the existing house walls; this shall be in keeping with the other properties in the area.
- 4.2 The roof to the side of the dwelling will be of slate to match the existing building and previous roof style.
- 4.3 The flat roof to the rear of the dwelling is to be felt with a green mineral finish.
- 4.4 The windows and doors shall be wood to match the existing windows and doors of the main dwelling
- 4.5 Sliding doors to the rear of the dwelling are added for access to the garden and for natural light into the kitchen/dining room.
- 4.6 To the rear of the lounge the window is replaced with patio doors opening out to the garden.

5 Access

- 5.1 Access to the house is through the side entrance to the front of the dwelling.
- 5.2 There are no alterations to the parking arrangements at the property.

6 Appraising the Context

- 6.1 The proposal has been designed in such away that it maintains the natural beauty of the area, and assists in maintaining the character of the building.
- 6.2 The proposal will have no impact upon the area as the structure will have a minimal increase in size remaining single story.
- 6.3 The extension is to the rear and side of the property and therefore will not impact on the aesthetics of the Eightacre Avenue area.
- 6.4 The flat roof extension to the rear of the dwelling will replace the current conservatory creating a slightly larger space with a flat roof to keep the visual impact to a minimum.
- 6.5 Extending the property will enable the family who to gain full functionality out of the property, creating extra space and making it into a family home.

2.2 The current building is made of the masonry constructed without a full wall, and contains no insulation. The proposal will be built to current building regulations, and therefore contain insulation

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Heritage Statement

- 7.1.1 The village of Sabden has been built up (to as we know it today) through the development of a number of mills (Victoria Mill, Cobden (Brook) Mill, Union Mill) and their associated mill workers dwellings (namely Whalley Road, Pendle Street East, Pendle Street West to name a few).
- 7.1.2 The dwellings on Eightacre Avenue were built in the 1960's for new modern housing

Appraising the Works

- 7.1.3 From reading the Conservation Appraisal the main concern is maintaining the view of the street scape which of the front. The proposed works are for the rear and the side of the property and will therefore not have any detrimental impact on the view of the terrace.

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