



RIBBLE VALLEY
BOROUGH COUNCIL

10 FEB 2012

For office use only

Application No

320120154P

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

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 & Mrs	First name:	C.	Surname:	Wiggans	
Company name:						
Street address:	Alder House		Telephone number:	Country Code	National Number	Extension Number
	Alder Close					
			Mobile number:			
Town/City:	Clitheroe		Fax number:			
County:			Email address:			
Country:						
Postcode:	BB7 2QP					

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

2. Agent Name, Address and Contact Details

Title:		First Name:	JOHN	Surname:	MANLEY	
Company name:	BUILDING PLAN SERVICES LTD					
Street address:	43St Johns Road Heysham		Telephone number:	Country Code	National Number	Extension Number
					01524 415208	
			Mobile number:		07748151525	
Town/City:	Morecambe		Fax number:			
County:			Email address:			
Country:	United Kingdom					
Postcode:	LA3 1EX			buildingplanserv@aol.com		

3. Description of Proposed Works

Please describe the proposed works:

See attached e-mail

Proposed extension over existing garage to form shower room

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:	ALDER HOUSE		
Street address:	ALDERFORD CLOSE		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 2QP		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	373264		
Northing:	441038		

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:

Dashed

Description of *proposed* materials and finishes:

To match existing

Roof - description:

Description of *existing* materials and finishes:

Tiled

Description of *proposed* materials and finishes:

To match existing

Windows - description:

Description of *existing* materials and finishes:

UPVC

Description of *proposed* materials and finishes:

UPVC or treated timber

Doors - description:

Description of *existing* materials and finishes:

UPVC

Description of *proposed* materials and finishes:

UPVC or treated timber

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:

01/1111/W01
01/1111/W02

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: John Surname: Manley

Person role: Agent

Declaration date: 08/02/2012

☒ 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: John Surname: Manley

Person role: Agent

Declaration date: 08/02/2012

☒ 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 08/02/2012

Louise Blatchford

320120154P

From: buildingplanserv@aol.com
Sent: 21 March 2012 09:44
To: Louise Blatchford
Subject: Re: Planning application - Alder House, Alderford Close, Clitheroe Ref No.92
Follow Up Flag: Follow up
Flag Status: Red
Attachments: Alder_House_Bat_Survey.pdf; ALDERFORDCLOSEWIGGANSA_2.pdf

Dear Louise,

Further to your email we have now received the bat survey which I have attached for your records. I have also attached amended plans to show the information requested. Finally we are happy for you to change the description.

Hopefully this will enable you to now validate the application

Kind regards

John Manley

-----Original Message-----

From: Louise Blatchford <Louise.Blatchford@ribblevalley.gov.uk>
To: buildingplanserv <buildingplanserv@aol.com>
Sent: Thu, 16 Feb 2012 13:38
Subject: Planning application - Alder House, Alderford Close, Clitheroe

Dear John

RE: Proposed extension over existing garage to form shower room
AT: Alder House, Alderford Close, Clitheroe

Thank you for your application which we received on 10th February 2012. The application has been vetted and we need some further information before it can be validated:

- Please can you confirm that you're happy for the description to be slightly added to so that it reads as follows: 'Extension to existing garage at ground floor. First floor extension over existing garage to form shower room. Conversion of existing garage to playroom and utility room'
- Please can you add the external height dimensions to the eaves and ridge of the proposed extension.
- The shower room window isn't shown in the proposed side elevation.
- Finally, the Countryside Officer has checked the application against the scoring system used by the East Lancashire Bat Group. I've attached a copy of this scoring and guidelines for your information. The final score concludes that a bat survey will need to be submitted with the application. I've also attached a list of Ecological Consultants who are suitably qualified to carry out these surveys.

Once the above information has been received the application can be validated. Please quote ref. no. 92 in any reply. If you need any assistance please do not hesitate to contact me.

Kind regards
Louise

Louise Blatchford
 Technical Admin Assistant
 Planning Department
 Ribble Valley Borough Council

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

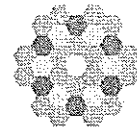
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22/03/2012

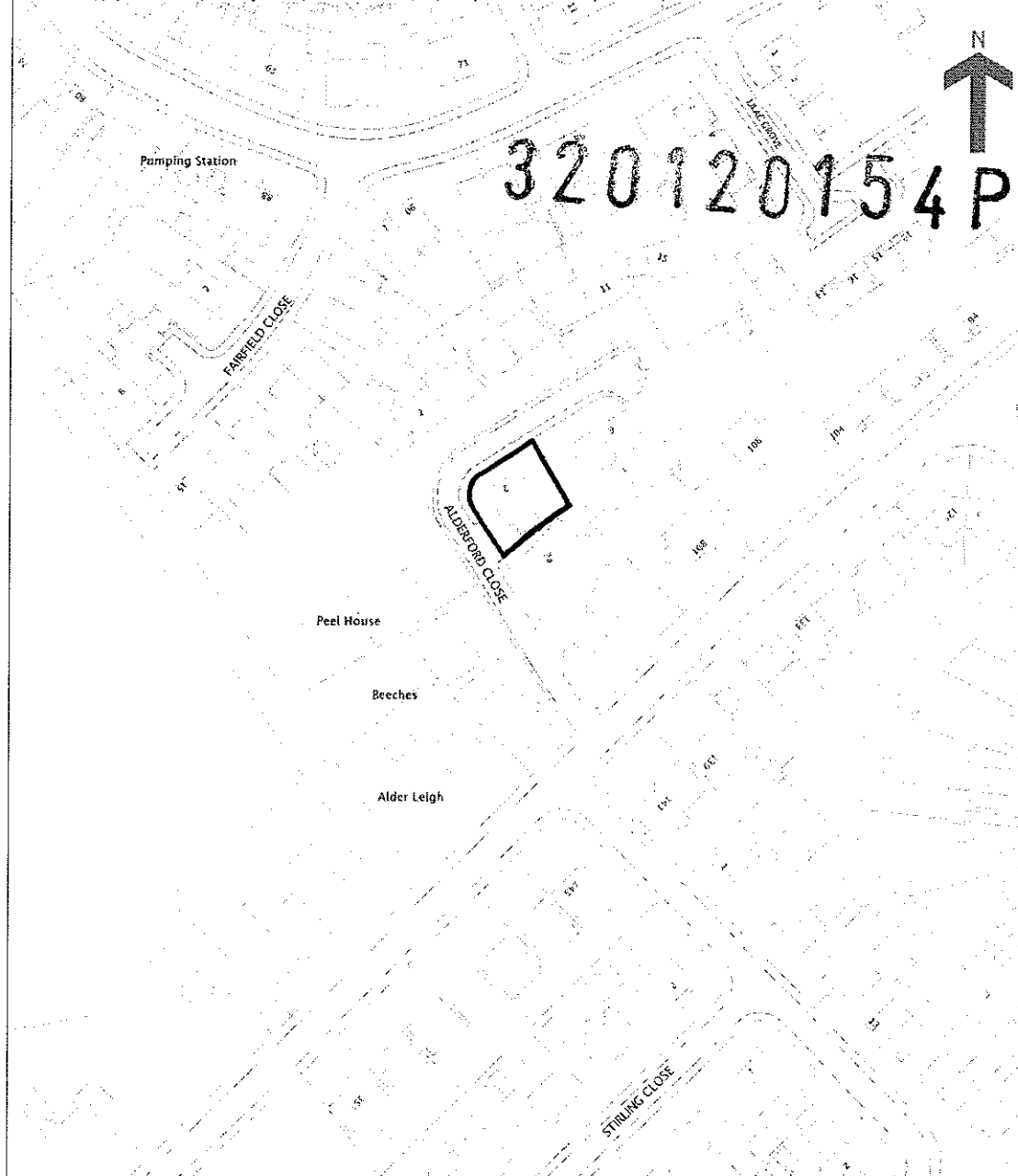
for further details.

Land Registry
Current title plan

Title number LAN9036
Ordnance Survey map reference SD7341SW
Scale 1:1253
Administrative area LANCASHIRE : RIBBLE
VALLEY



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This title is dealt with by Land Registry, Fylde Office.

SITE PLAN 1 500



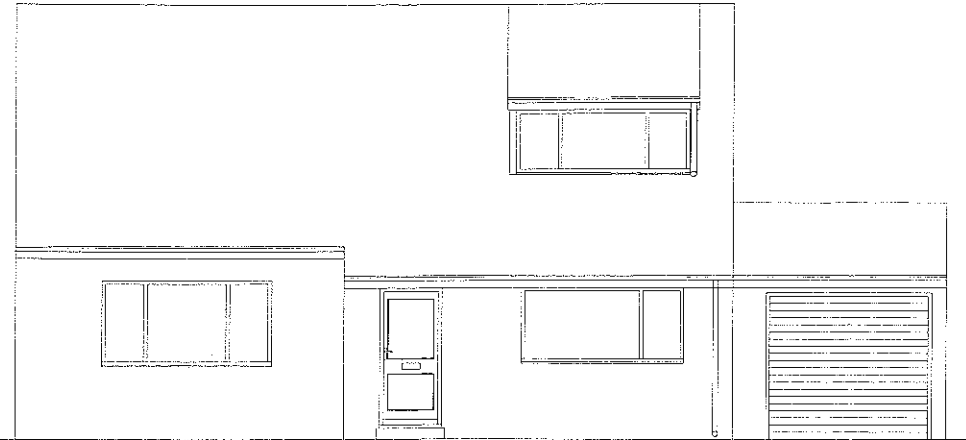
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FAIRFIELD CLOSE

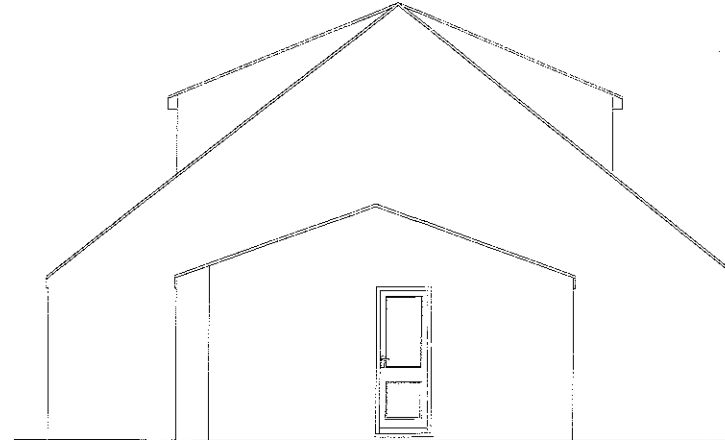
ALDERFORD CLOSE

Peel House

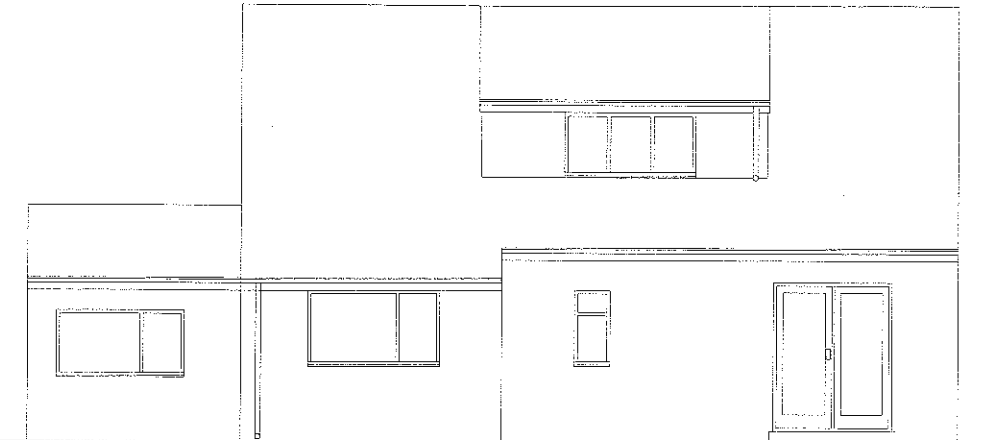
EXISTING



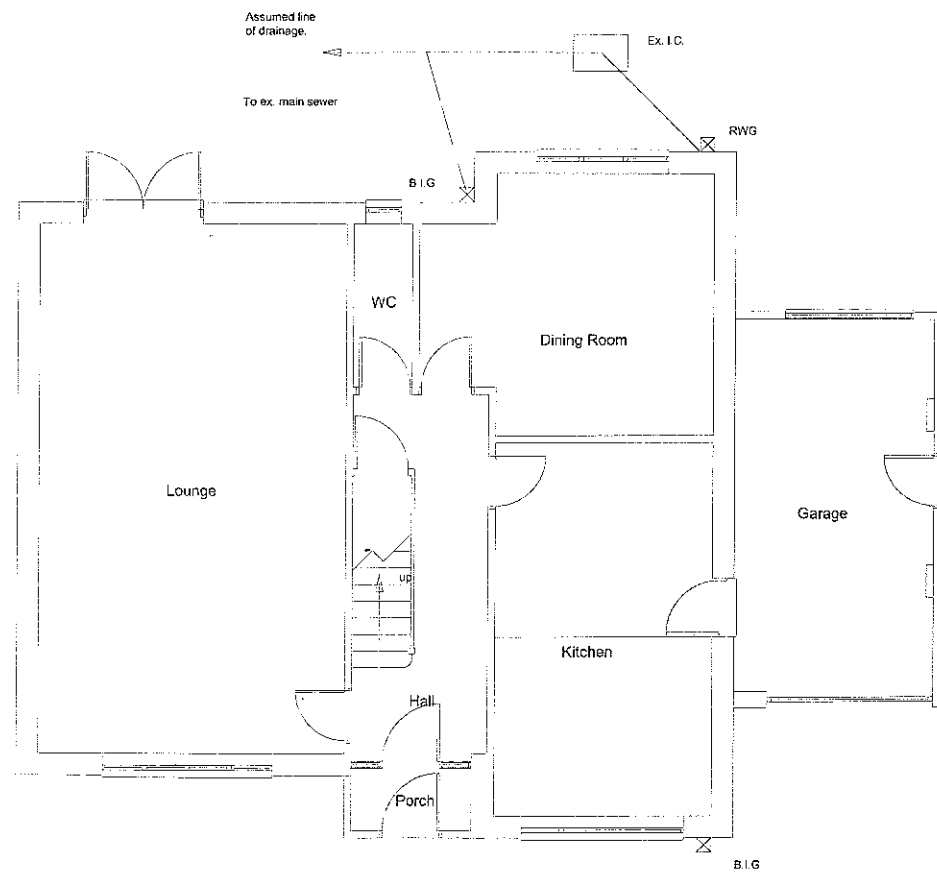
Front Elevation



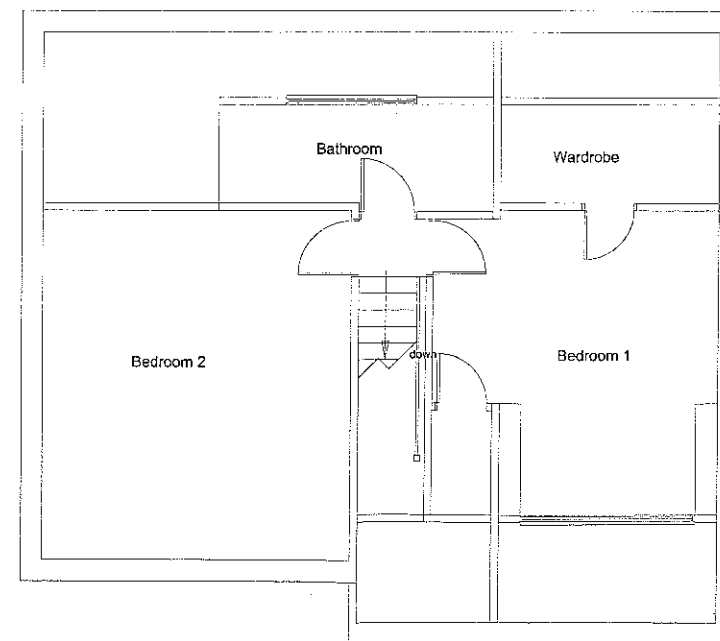
Side Elevation



Rear Elevation



Ground Floor Plan



Floor Plan

320120154P

Client	Mr & Mrs C Wiggins		
Job Title	Alder House Alderford Close Clitheroe BB7 2QP		
Drawing Title	Proposed Extension over Existing Garage to form Shower room		
Scale	1:50		
Date	Nov 11	Drawn by	BPS
Dwg. No	01/1111/W01	Rev	
43 ST JOHN'S ROAD, HEYSHAM, L33 1EX TEL: (01524) 415298 FAX: (01524) 421196 MOBILE: 07748 151525 E-MAIL: Buildingplans@vodafone.com			

