



RIBBLE VALLEY
BOROUGH COUNCIL

1 6 FEB 2012

IN THE
SECTION OF

For office use only

Application No

320120164P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
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:	John	Surname:	Shaw	
Company name:						
Street address:	8 Rogersfield			Country Code	National Number	Extension Number
				Telephone number:	07791	299605
				Mobile number:		
Town/City:	Ulangho			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	BB6 8HB					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Dylan	Surname:	Evans	
Company name:	ta Symonds					
Street address:	1 Lamack Road			Country Code	National Number	Extension Number
				Telephone number:		07876020499
				Mobile number:		
Town/City:	Blackburn			Fax number:		
County:	Lancashire			Email address:		
Country:	England					
Postcode:	BB1 8JW				sgebs@talk21.com	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of garage extension with 2no dormers to house new study/ dressing rooms and erection of new lean to orangery.

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	8	Suffix:	
House name:			
Street address:	ROGERSFIELD		
	LANGHO		
Town/City:	BLACKBURN		
County:			
Postcode:	BB6 8HB		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	370091		
Northing:	433783		

5. 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:	RV/2011/ENQ/00011				
Date (DD/MM/YYYY):	18/01/2012	(Must be pre-application submission)			

Details of the pre-application advice received:

Officer was shown 3 options and made comments on each of these.

6. 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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. 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

9. 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:

Fair faced brickwork and render

Description of *proposed* materials and finishes:

Fair Faced brickwork and render

9. (Materials continued)

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Roof - description:

Description of *existing* materials and finishes:

Marley modern roof tiles

Description of *proposed* materials and finishes:

Marley modern roof tiles

Windows - description:

Description of *existing* materials and finishes:

PVCu double glazed casements

Description of *proposed* materials and finishes:

PVCu double glazed casements

Doors - description:

Description of *existing* materials and finishes:

PVCu double glazed

Description of *proposed* materials and finishes:

PVCu double glazed

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Domestic house

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

64.00

sq.metres

22. Industrial or Commercial Processes and Machinery

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Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. 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

25. 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: Dylan Surname: Evans

Person role: Agent

Declaration date: 14/02/2012

☒ Declaration made

25. 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: Dylan Surname: Evans

Person role: Agent

Declaration date: 14/02/2012

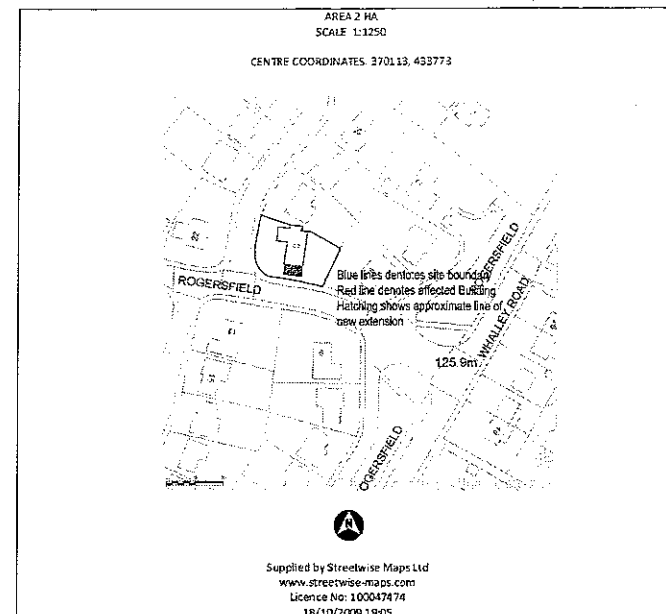
☒ Declaration Made

26. Declaration

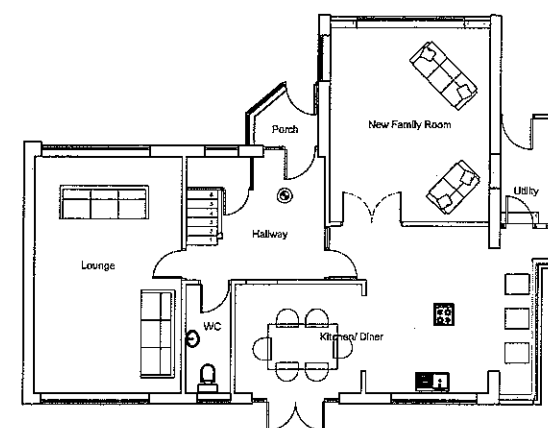
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



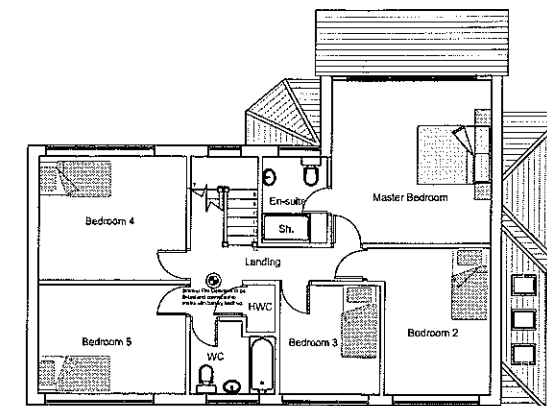
Date: 14/02/2012



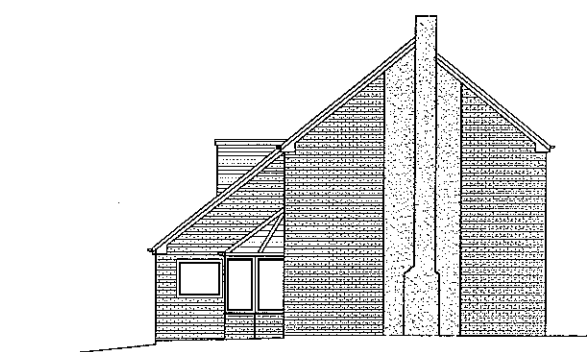
8 Rogersfield, Llangho - Site Location Plan - 1:1250



Existing Ground Floor



Existing First Floor



Existing East Elevation



Existing West Elevation



Existing South Elevation

Line of Boundary



Existing North Elevation

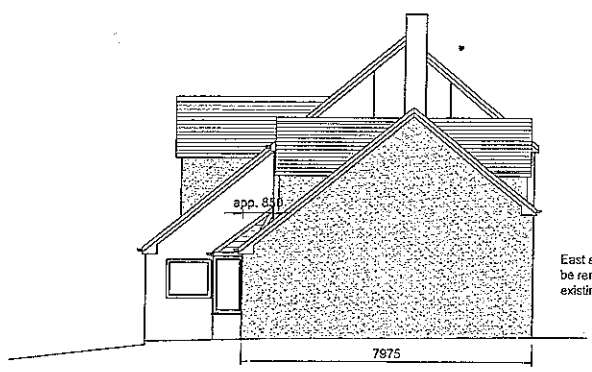
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Note
All dimensions shown in millimetres and are approximate

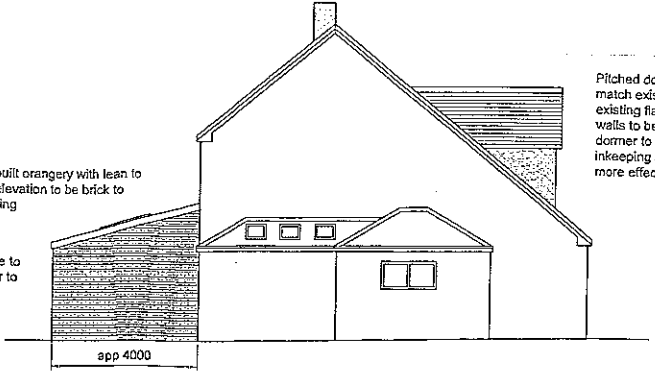
Revision	Planning										
Client	Mr and Mrs Shaw										
Property Address	Llamedos, Rogersfield Llangho, Lancashire BB6 8HB										
Project	Erection of new Garage and dressing room extension and orangery										
Drawing Name	Existing Floor Plans and Elevations										
Drawing No	SHAW/DE/PL/01-B										
Date	07/12/11	Scale	1:100	Drawn	DE	Checked	JS	Revision	PI	Issue	

Note
All dimensions shown in millimetres and are approximate

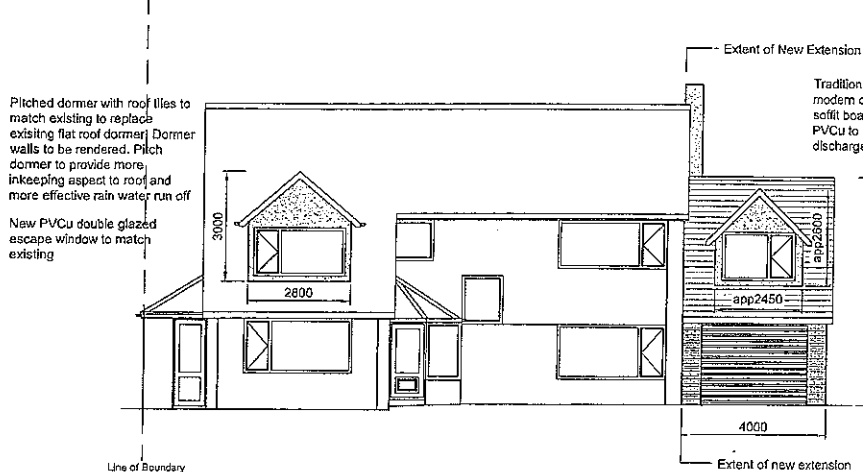
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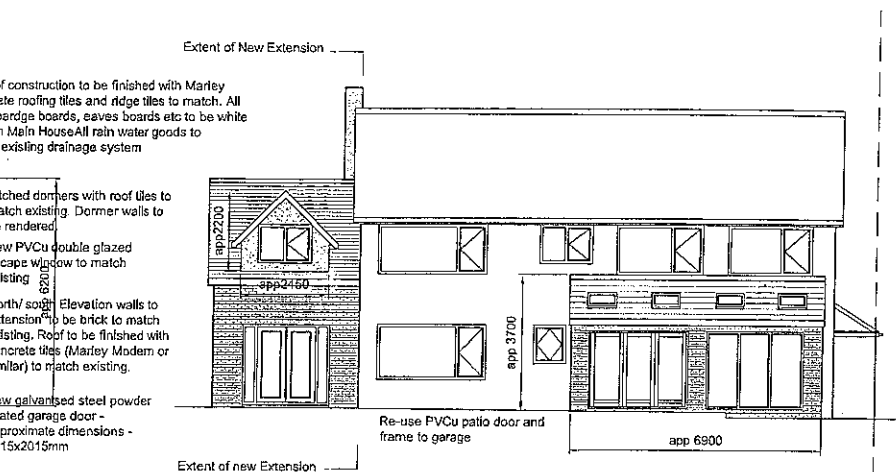
Proposed East Elevation



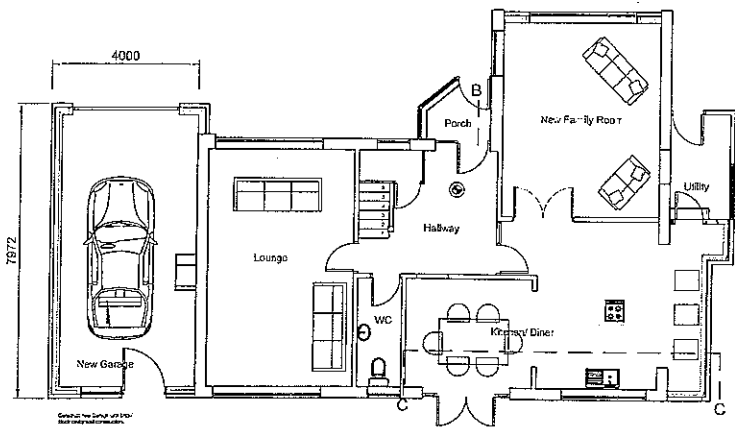
Proposed West Elevation



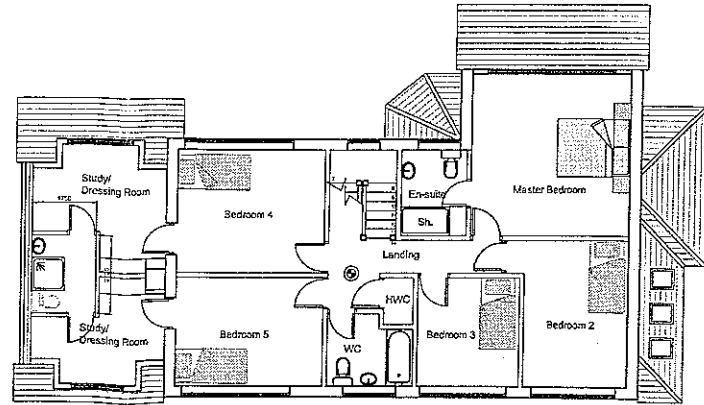
Proposed North Elevation



Proposed South Elevation



Proposed Ground Floor



Proposed First Floor

Revision	Planning
Client	Mr and Mrs Shaw
Property Address	Llamedos, Rogersfield, Langho, Lancashire, BB6 8HB
Project	Conversion of existing garage to new Family Room, Erection of new Garage and conversion of flat roof to pitched
Drawing Name	Proposed Floor Plans and Elevations
Drawing No	SHAW/DE/PL/04-B
Date	07/12/11
Scale	1:100
Drawn	DE
Checked	JS
Revision	PI
Iss. to	