



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No:

320120170P

Date received

Fee paid £

Receipt No:

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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:	TIM
Last name:	LAWSON		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	OAK FARM BARN		
Address 1:	LONGSIGHT ROAD		
Address 2:	CLAYTON LE DALE		
Address 3:			
Town:	BLACKBURN		
County:	LANCASHIRE		
Country:	UNITED KINGDOM		
Postcode:	BB1 9EX		

2. Agent Name and Address

Title:	MR	First name:	PHILIP
Last name:	COTTIER		
Company (optional):	SUNDERLAND PEACOCK & ASSOCIATES LTD.		
Unit:		House number:	
		House suffix:	
House name:	HAZELMERE		
Address 1:	PIMLICO ROAD		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 2AG		

3. Description of Proposed Works

Please describe the proposed works:

MATERIAL AMENDMENT TO PREVIOUSLY APPROVED SCHEME REF: 3/2011/0786 COMPRISING OF THE DEMOLITION OF EXISTING GARAGE AND RELOCATION OF GARAGE, CARPORT, HOME OFFICE/HOBBY ROOM AND GARDEN STORE IN THE NORTH EAST CORNER OF THE SITE.

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):

N/A

(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):

N/A

(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):

N/A

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:

GRAEME THORPE

Reference:

3/2007/0925/P & SUBSEQUENT APPROVAL REF: 3/2011/0786

Date (DD MM YYYY):
(must be pre-application submission)

31/01/2012

Details of the pre-application advice received:

TELEPHONE DISCUSSION RAISED NO OBJECTIONS IN PRINCIPAL TO THE MATERIAL AMENDMENT PROPOSED

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 boundary? ☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

N/A

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.

N/A

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

N/A

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

N/A

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	Drawing references if applicable
Walls	NATURAL STONE ON GARAGE TO BE DEMOLISHED	TIMBER FRAMED CONSTRUCTION WITH EXTERNAL TIMBER CLADDING AND OAK POSTS NATURAL STONE PLINTH	☐	☐	4155-02C
Roof	NATURAL SLATE ON GARAGE TO BE DEMOLISHED	NATURAL SLATE TO MATCH EXISTING (DEMOLISHED)	☐	☐	4155-02C
Windows	TIMBER FRAMES	TIMBER FRAMES	☐	☐	4155-02C
Doors	TIMBER DOORS AND FRAMES	TIMBER DOORS AND FRAMES	☐	☐	4155-02C
Boundary treatments (e.g fences, walls)	NATURAL STONE WALLS / TIMBER FENCES	NATURAL STONE WALLS / TIMBER FENCES (TO MATCH EXISTING)	☐	☐	4155-02C
Vehicle access and hard-standing	GRAVEL	GRAVEL	☐	☐	4155-02C
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:

4155-01 EXISTING DRAWING, 4155-02C PROPOSED DRAWING, LOCATION PLAN, DESIGN STATEMENT
DATED 22/09/11 (REV A), SCHEDULE OF EXTERNAL MATERIALS DATED 22/09/11 (REV A).

11. 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 (General Development Procedure) Order 1995 Certificate under Article 7

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):

Kothie

10/02/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (General Development Procedure) Order 1995 Certificate under Article 7

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/ th 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. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 a right to occupy the land) 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:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (more than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

- (A) None of the land to which the application relates is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

--

Date:

2012

B) 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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12. 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.

- | | | |
|--|--|--|
| 3 copies of a completed and dated application form: ☒ | 3 copies of a design and access statement where proposed works fall within one of the following designated areas: ☒ | The correct fee: ☒ |
| 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: ☒ | <ul style="list-style-type: none"> • National Park • Site of special scientific interest • Conservation area • Area of outstanding natural beauty • World Heritage Site • The Broads | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☒ |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒ | | 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☒ |

13. 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):

10/02/2012

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

philip.cottier@sunderlandpeacock.com

16. 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)

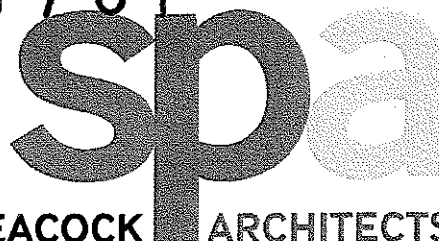
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

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SUNDERLAND PEACOCK ARCHITECTS

**ORIGINAL DESIGN STATEMENT
INCORPORATING MATERIAL
AMENDMENT**

**DATE: 22/09/2011
(REV A-10/02/2012)**

**R.E. REPLACEMENT GARAGE AT OAKS FARM BARN,
LONGSIGHT ROAD, CLAYTON-LE-DALE, BB1 9EX**

The existing garage is currently in a bad state of disrepair and located in an awkward position on the site.

We are proposing a new single storey replacement garage/stores be relocated to the North East of the site on an overgrown (hidden) section of the existing property's cartilage.

This will have the added benefit of improving the manoeuvrability and circulation area of the site between the main house and proposed garage.

The development will be in keeping in terms of its overall scale and massing and constructed from sensitive but traditional materials – timber framed construction with external timber cladding with oak posts, natural stone plinths and natural slate roof covering.

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, FIMLICO ROAD, CLITHEROE
LANCASHIRE BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

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SUNDERLAND PEACOCK ARCHITECTS

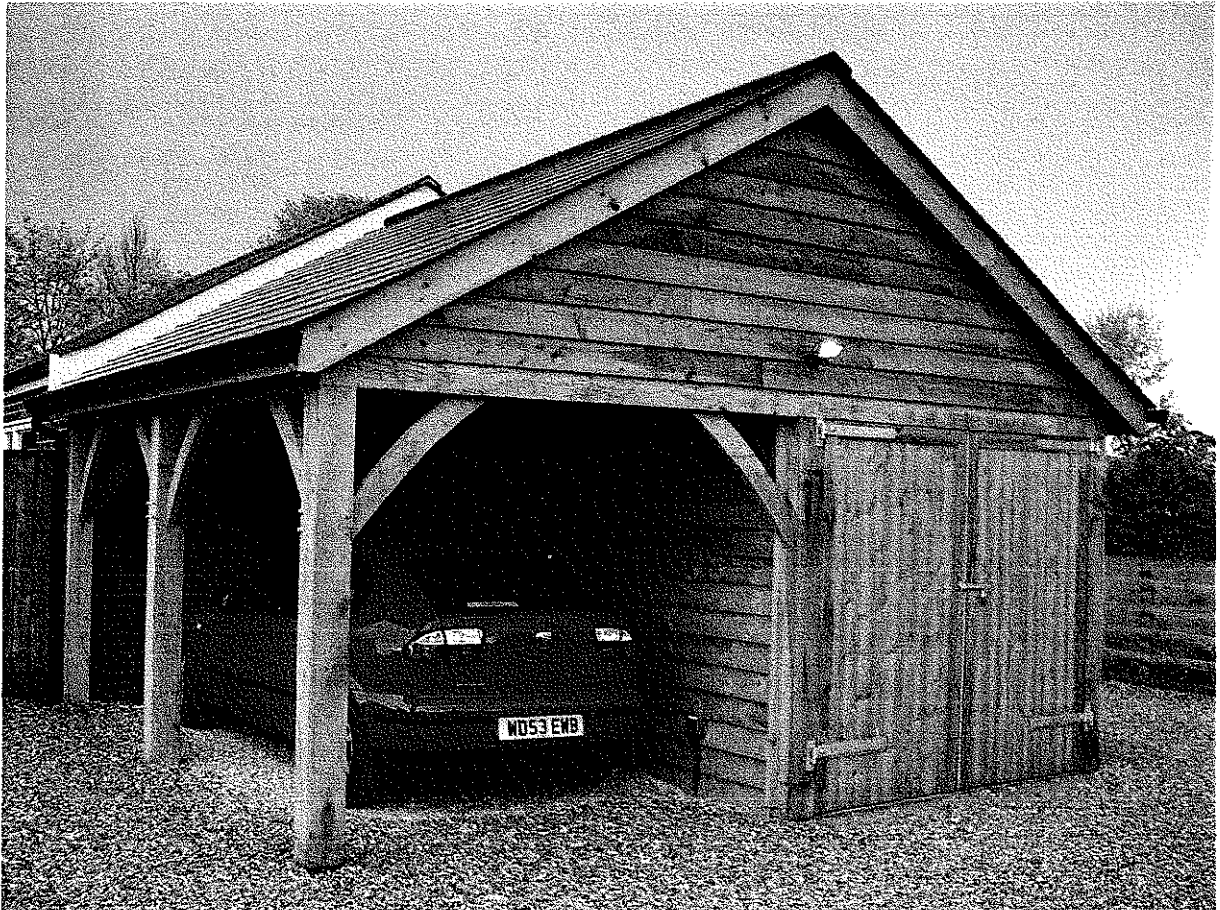
**SCHEDULE OF EXTERNAL MATERIALS IN CONNECTION WITH
THE MATERIAL AMENDMENT TO ORIGINAL PLANNING
APPROVAL REF: 3/2011/0786 FOR A REPLACEMENT GARAGE AT
OAKS FARM BARN, LONGSIGHT ROAD, CLAYTON LE DALE
FOR
MR T. LAWSON AND MISS D. YOUNG**

JOB REFERENCE: 4155
DATE: 22/09/2011
Rev A – 10/02/2012

320120170P

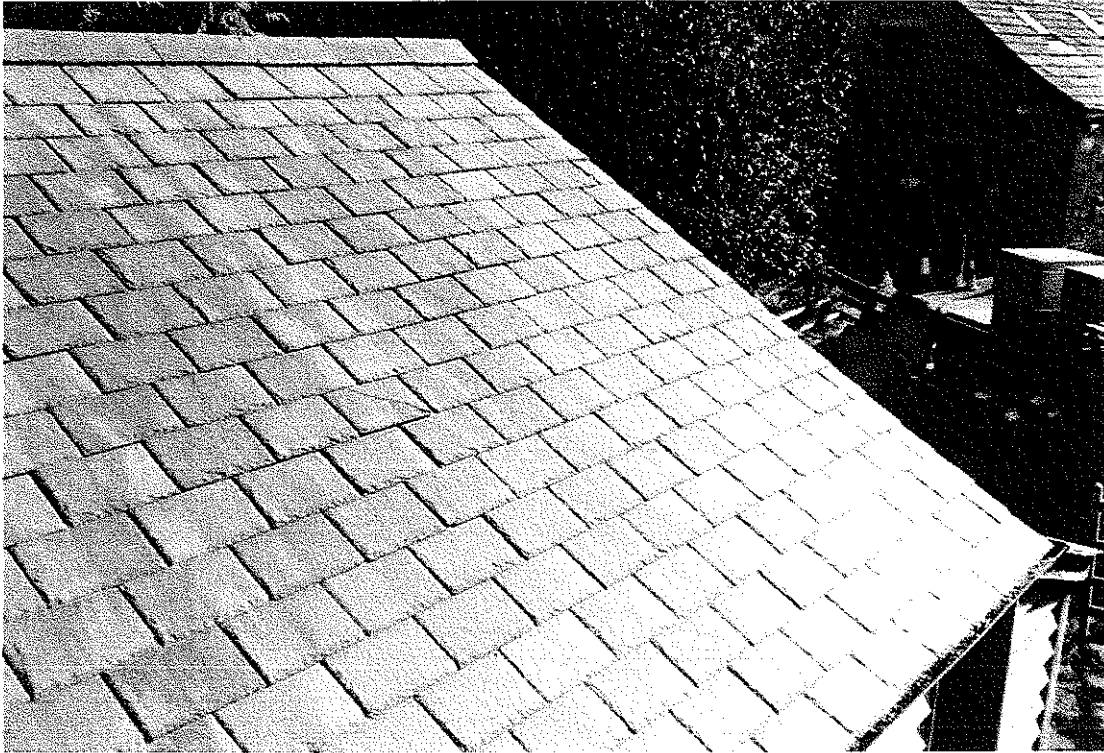
SCHEDULE OF MATERIALS

External materials to replacement garage:



Pl. 1 Photograph which shows a typical example of the external timber cladding that would be used to clad the external walls of the proposed garage.

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Pl. 2 Photograph showing the sample of the slate which is to be used on the roof of the proposed garage.

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Pl. 3 Photograph showing the sample of the oak posts and detailing around openings on the proposed garage.

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

320120170P

APPLICATION NO: 3/2011/0786

DECISION DATE: 18 November 2011

DATE RECEIVED: 29/09/2011

APPLICANT:

Mr I Lawson
Oak Farm Barn
Longsight Road
Clayton-le-Dale
Lancs
BB1 9EX

AGENT:

Sunderland Peacock & Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
Lancs
BB7 2AG

DEVELOPMENT PROPOSED: Demolition of existing garage and relocation of garage, carport, home office/hobby room and garden store in the North East corner of the site.

AT: Oak Farm Barn Longsight Road Clayton-le-Dale Lancashire

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The permission shall relate to the development as shown on Plan Reference No's 4155-01 and 4155-02B, and the materials shall be in accordance with the document 'Schedule of External Materials' submitted with the application.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. The proposed development shall be for ancillary domestic use in conjunction with the property to which it is attached or related to and it shall not be used as a separate unit, whether it be for residential or business use.

Reasons: In order to comply with Policies G1 and G5 of the Ribble Valley Districtwide Local Plan. The division of the site into separately occupied units could be injurious to the amenities of the neighbouring occupiers and to the character of the area, and would require further consideration by the Local Planning Authority.

P.T.O.

APPLICATION NO. 3/2011/0786

DECISION DATE: 18 November 2011

Relevant planning policy

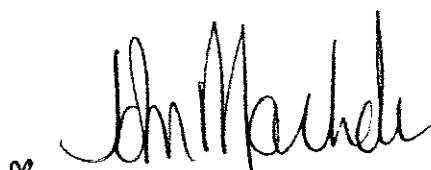
Policy G1 - Development Control
Policy G5 - Settlement Strategy
Policy ENV3 - Development in Open Countryside
Policy H10 - Residential Extensions
SPG - "Extensions and Alterations to Dwellings"

Summary of reasons for approval

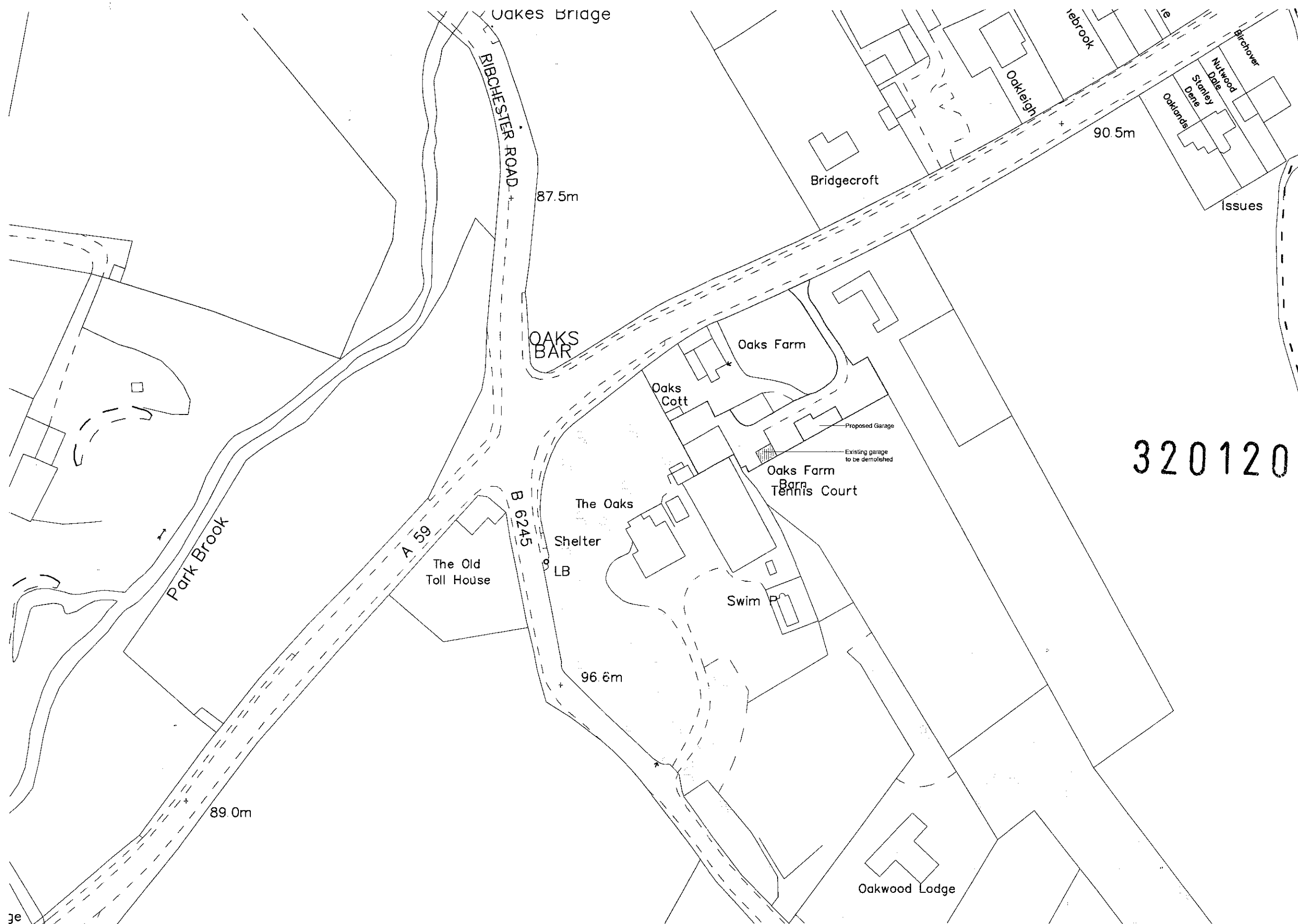
The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.



JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES



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