



RIBBLE VALLEY
BOROUGH COUNCIL

23 MAR 2012

FOR THE
ATTENTION OF

For office use only

Application No 20120293P

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	First name:	George	Surname:	Alpe	
Company name:						
Street address:	14-16 Shawbridge Street			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:				Email address:		
Country:						
Postcode:	BB7 1LZ					
Are you an agent acting on behalf of the applicant?						
☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Keith	Surname:	Fowler	
Company name:	The Fowler Partnership					
Street address:	Brook lodge			Country Code	National Number	Extension Number
	Clitheroe Road			Telephone number:	01200 426716	
				Mobile number:		
Town/City:	Waddington			Fax number:		
County:	Lancashire			Email address:		
Country:	England					
Postcode:	BB7 3HN			keith@tfp-architects.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Demolition of existing external stores and erection of one larger external store

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: 22 Suffix:
House name:
Street address: SHAW BRIDGE STREET

Town/City: CLITHEROE
County: LANCASHIRE
Postcode: BB7 1LZ

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

Easting: 374673
Northing: 441663

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:

Painted brick and stone

Description of *proposed* materials and finishes:

Rendered blockwork to match house

Roof - description:

Description of *existing* materials and finishes:

Grey slate

Description of *proposed* materials and finishes:

Blue slate

11. (Materials continued)**Windows - description:**Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Painted timber

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

Painted timber

Description of *proposed* materials and finishes:

Painted 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:

12 106 000 Location Plan

12 106 001 Existing Details and Proposed Store

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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:

keith

Surname:

fowler

Person role:

Agent

Declaration date:

22/03/2012



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:

keith

Surname:

fowler

Person role:

Agent

Declaration date:

22/03/2012



Declaration Made

13. Declaration

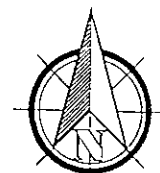
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



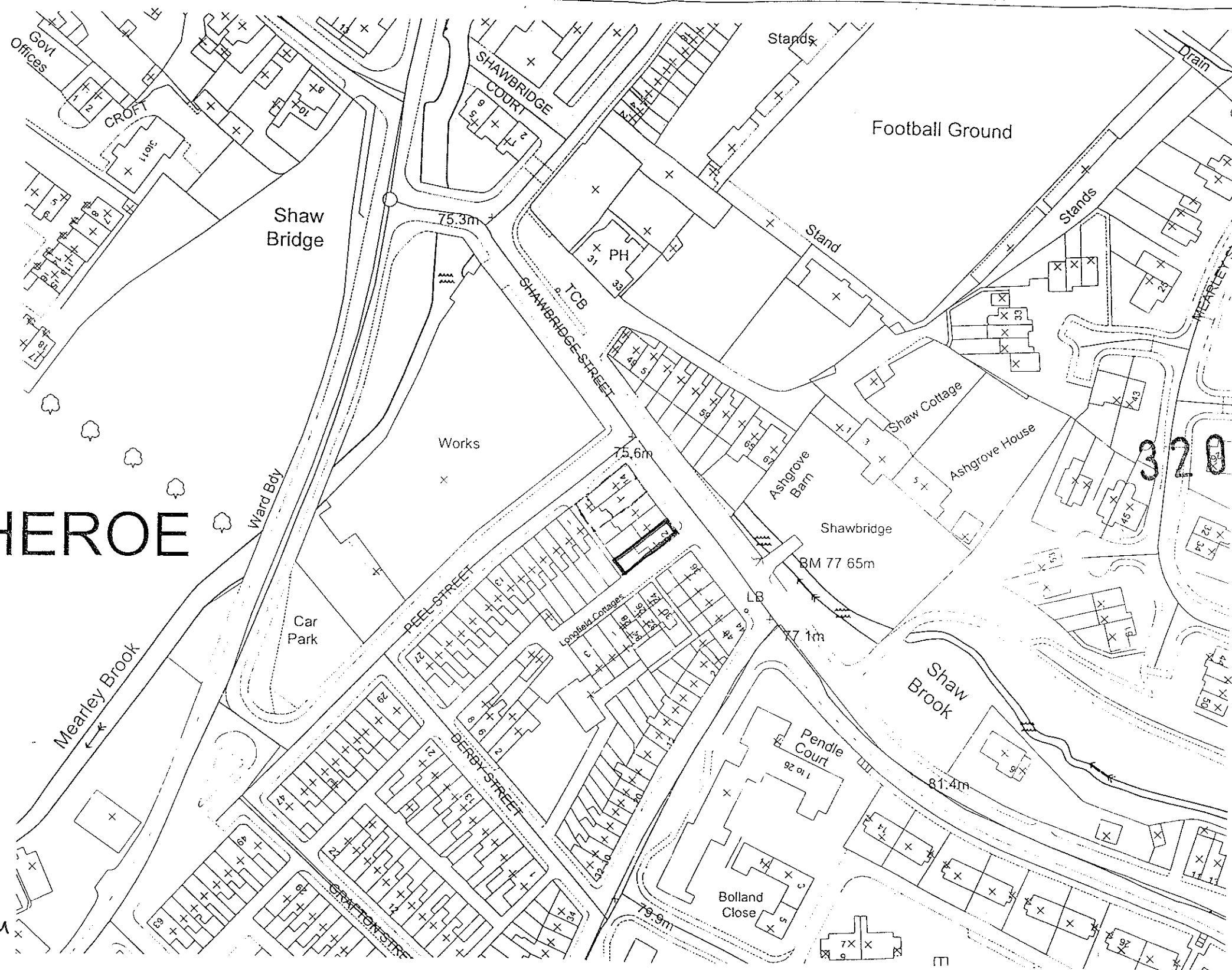
Date

22/03/2012

CLITHEROE

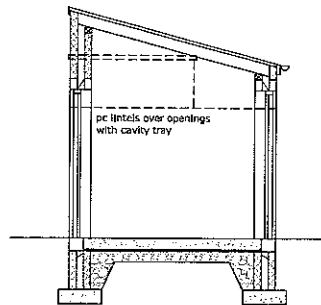
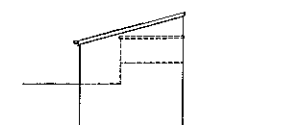
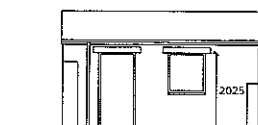
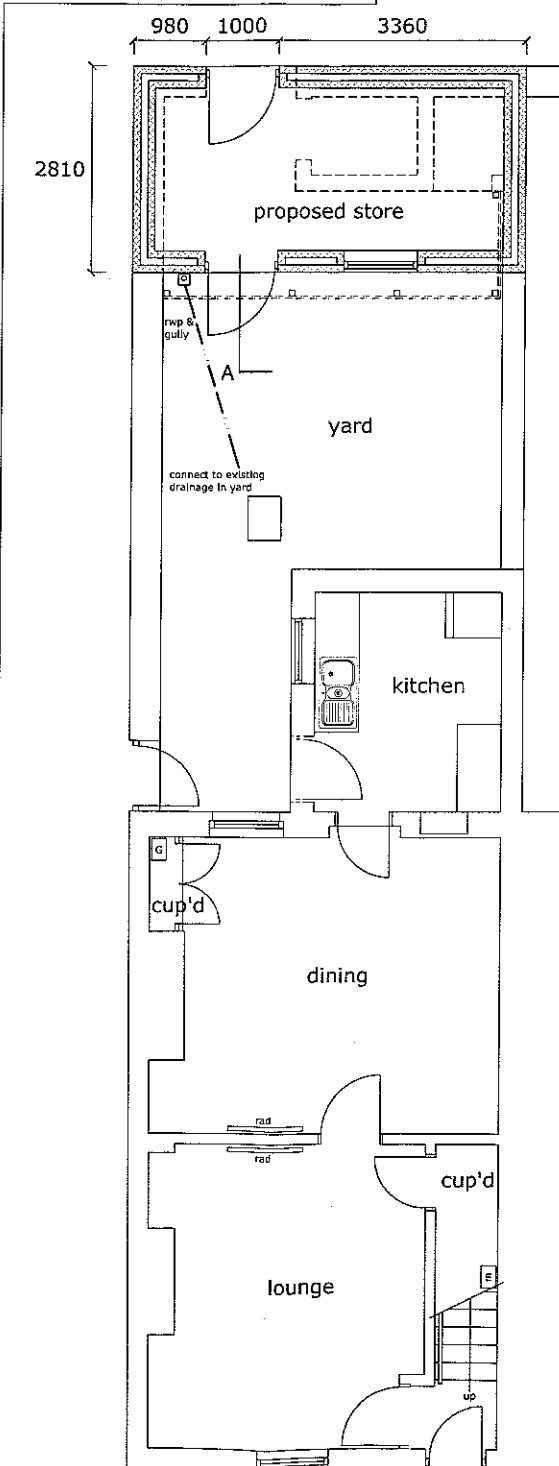
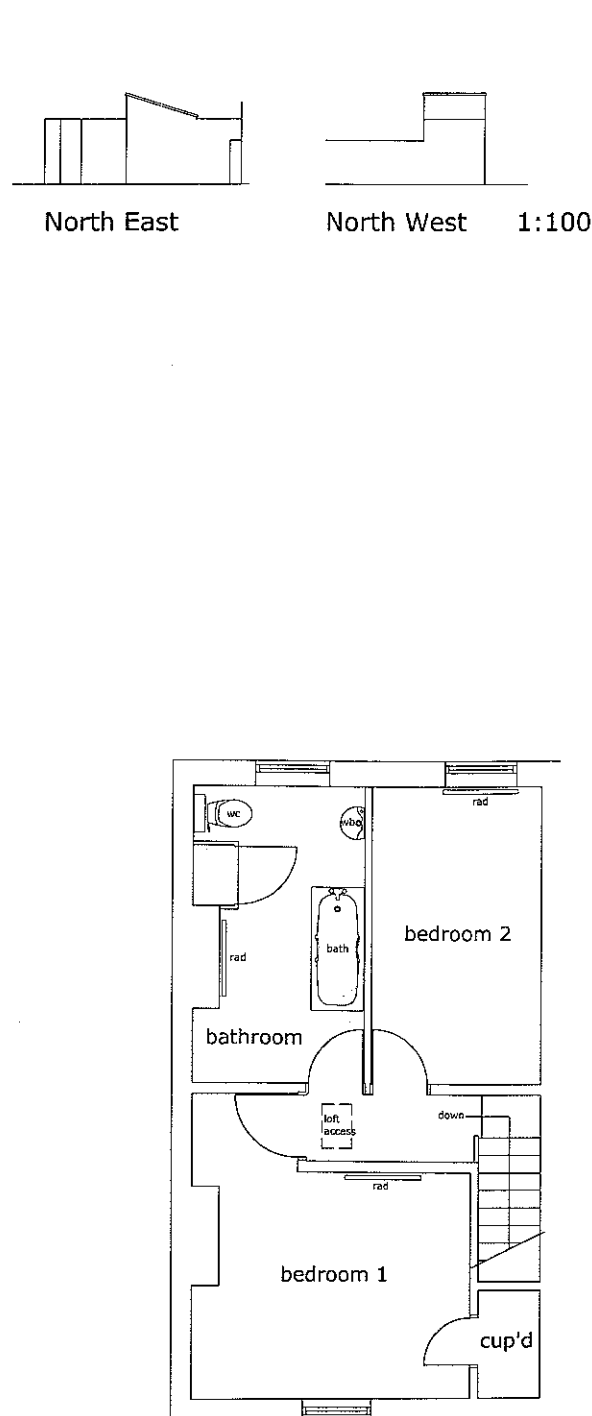
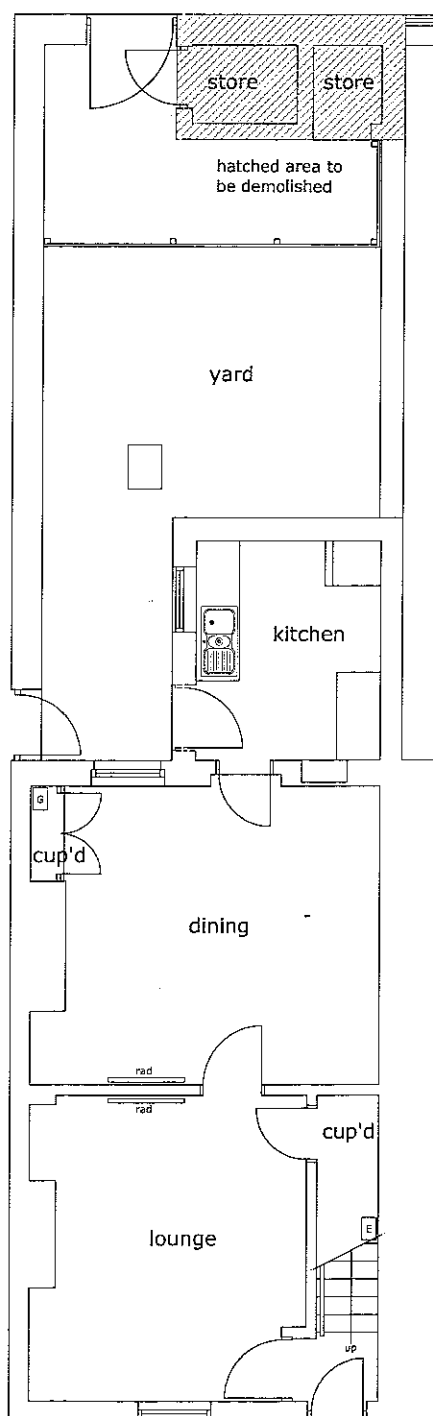
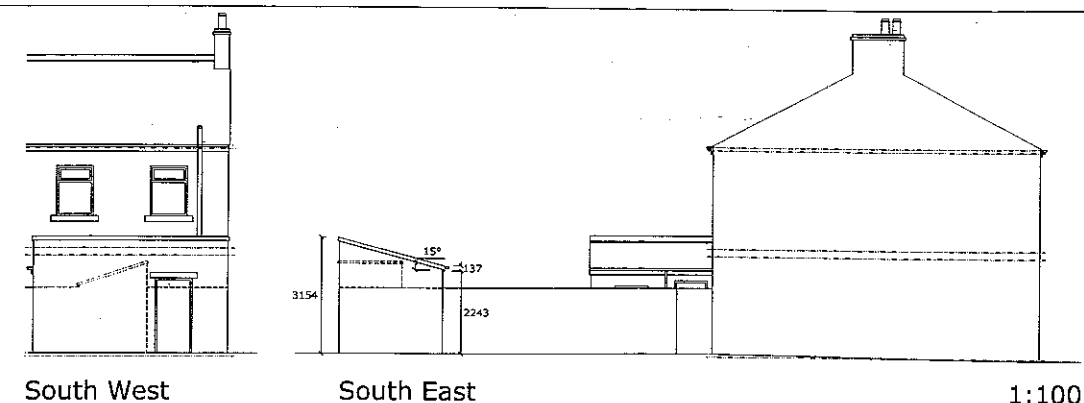
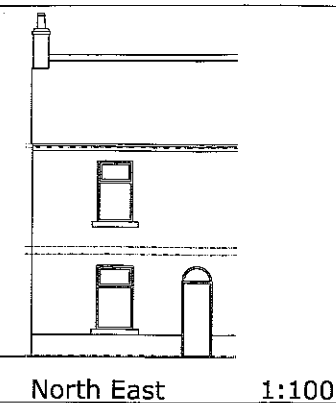
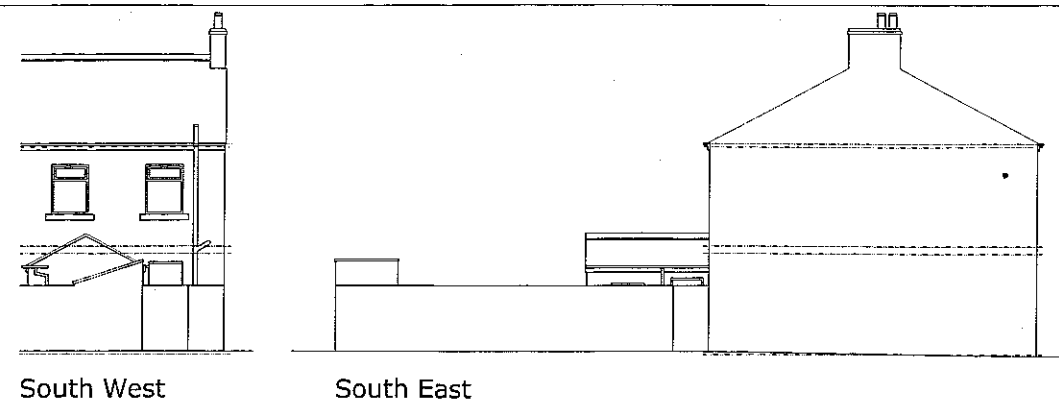


Location Plan
1:1250



12:106:000
MR G. ALPE
22 SHAWBRIDGE ST.
CLITHEROE
BB7 1LZ

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CONSTRUCTION NOTES FOR EXTERNAL STORE

FOUNDATIONS- Concrete strip foundations minimum size 600mm wide x 200mm thick and min 900mm deep below outside ground level subject to ground conditions, formed in C30p quality concrete, all to comply with the Building Regulations approved document A sections A1/2

EXTERNAL CAVITY WALLS- External leaf of 100mm dense concrete blockwork with 100mm wide cavity with Ancon stainless steel wall ties min 250mm long at 450 vertical and 750mm horizontal centres and inner leaf of 100mm dense concrete blockwork, minimum 3.5N/mm², walls to be finished internally with bucket handle pointing and externally with 2 coat render to match house.

DPC'S AND CAVITY TRAYS- To be placed around door & window openings and at minimum 150mm above adjacent external ground/path level in external leaf & at ground floor slab level in internal leaf & as cavity trays over lintels. DPC's at ground floor level are to be finished, lapped and sealed with floor dpm. Cavity trays are to be filled with lean mix concrete with top played out to 225mm below dpc/75mm below path level. All DPC's are to be laid on a smooth bed of mortar bedded and formed in Hyloard. Cavity trays where noted are to be complete with stop ends & shall extend minimum 150mm beyond end of lintels, all purpose made cavity trays are to be manufactured by Cavity Trays Ltd. of Yeovil. Allow for forming keep holes at max. 900mm ctrs in outer leaf. min 2no/smet opening for draining of cavity trays.

GROUND FLOOR- Excavate down to firm supporting ground level & spread min 150mm thick well compacted stone hardcore bed in max 150mm layers to level and blind with min 25mm of sand. Lay 1200 gauge visqueen dpm lapped min 150mm at joints & sealed. Dpm to extend up edge of floor slab & laid under dpc in inner leaf. Lay min 150mm thick C30p insitu concrete ground bearing floor slab reinforced with A252 steel mesh with 40mm cover to top.

PITCHED ROOF- Provide & fix blue slate to match existing to 50x25mm treated swd battens at correct gauge to suit slate (min 100mm due to shallow pitch) on breathable sarking membrane Tyvec VCL or similar approved on treated swd rafters 125x50 at max 400mm ctrs. on 100x75 treated swd wallplates at eaves at max 2000 ctrs to inner leaf. Provide & fix a continuous treated swd tilt fillet ex 150x25 on top of rafters, provide & fix treated swd fascias & soffits, black rainwater gutters & rainwater pipes as shown, to discharge below gully grating level into water trapped sealed clay gullies in positions as shown on plan.

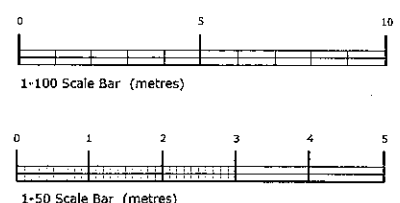
LATERAL RESTRAINT- Provide 100x75mm treated swd wall plates on top of inner leaf at eaves level and at top of roof, scabbled down using galvanised 1" shaped mild steel straps 30x5x1000mm long fixed to inner leaf blockwork face at max 2000mm ctrs. with plastic plugs & 50x8 screws at 150 ctrs. Lateral restraint to rafters at verge level on gable is to be provided by galvanised mild steel straps 30x5x1200 long at max 2000mm centres turned down cavity face of inner leaf & fixed to 75x50mm softwood blocking fixed between joists & rafters for full length of straps.

JOINERY- Include for providing & fixing doors & frames for painting allow for providing & fixing approved ironmongery & door furniture.

DRAINAGE- All clay pipes & fittings are to be from the Hepworth Supersolve range or similar approved clay drainage system & installed in accordance with the manufacturer's recommendations. drains passing under walls are to have concrete lintels over them with flexible joints both sides of wall, allow for making new connections into existing local drainage as noted & shown on plan, any redundant drainage found on site is to be taken up, filled solid with lean mix concrete, any drainage passing under new floors is to be bedded & surrounded by 150mm concrete or diverted as necessary. Allow for providing new Hepworth trapped & metal grated gully & connection to existing as shown. All drainage works are to be carried out to the satisfaction/approval of the Building Inspector.

Section A-A
1:50

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Ground Floor
Existing

First Floor 1:50

Ground Floor
Proposed 1:50

tfp
the fowler partnership architects

Client
Mr G Alpe

Project
Proposed Outbuilding
22 Shawbridge Street
Clitheroe
BB7 1LZ

Scale
1:50@A1/1:100

Date
12/03/12

Drawn
KF

Sheet
Exist g Details/Proposed Store

Drawing No.
12 106 001

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