



RIBBLE VALLEY
BOROUGH COUNCIL

10 APR 2012

For office use only

Application No: 320120337P

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:	Arshad	Surname:	Mahmood
Company name:					
Street address:	14 Turner Street		Telephone number:	Country Code	National Number
Town/City:	Clitheroe		Mobile number:		
County:	Lancashire		Fax number:		
Country:			Email address:		
Postcode:	BB7 1EQ				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Khalid	Surname:	Khan
Company name:	Khalid Khan & Associates				
Street address:	Majid House		Telephone number:	Country Code	National Number
	109 Whalley Range				
Town/City:	Blackburn		Mobile number:		
County:	Lancashire		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	BB1 6EE		khalid@kassoc.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Erection of single storey shower room extension to side to provide facilities for a Disabled Person.

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:	14	Suffix:	
House name:			
Street address:	TURNER STREET		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 1EQ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	374299		
Northing:	441225		

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:

Part Render with Brickwork Finish.

Description of *proposed* materials and finishes:

Part Render with Brickwork to match existing.

Roof - description:

Description of *existing* materials and finishes:

Concrete Roof Tiles.

Description of *proposed* materials and finishes:

Roof tiles to match existing.

11. (Materials continued)

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Windows - description:

Description of *existing* materials and finishes:

White Upvc Frames.

Description of *proposed* materials and finishes:

Double Glazed Upvc Frames.

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:

019/04/12/14@A1.

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: First name: Surname:

Person role:

Declaration date:

☒ 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: First Name: Surname:

Person role:

Declaration date:

☒ Declaration Made

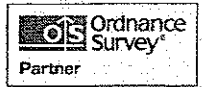
13. Declaration

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



Date

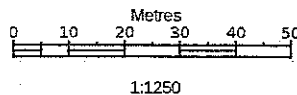
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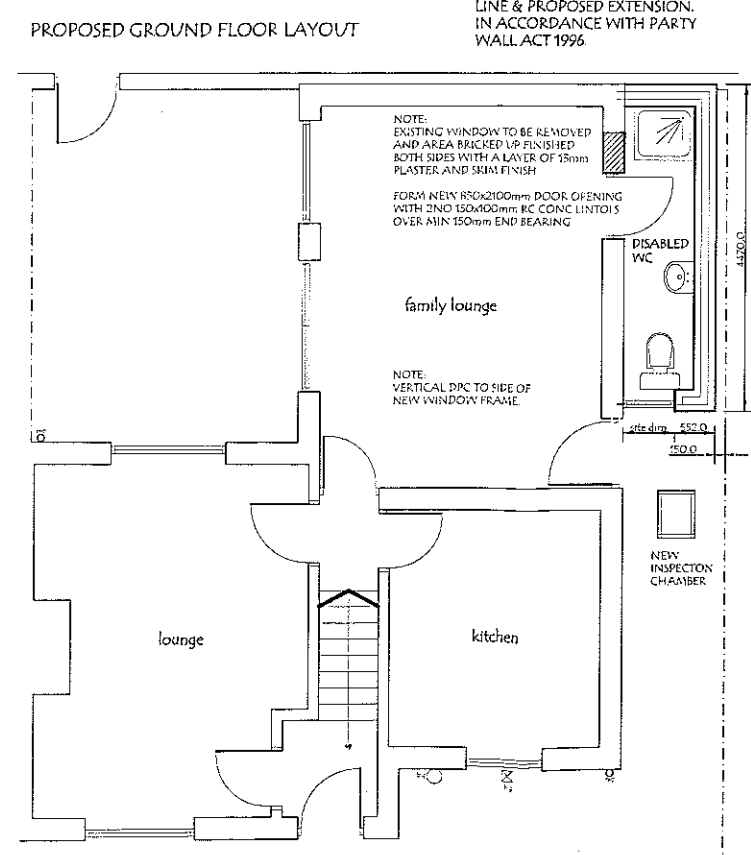
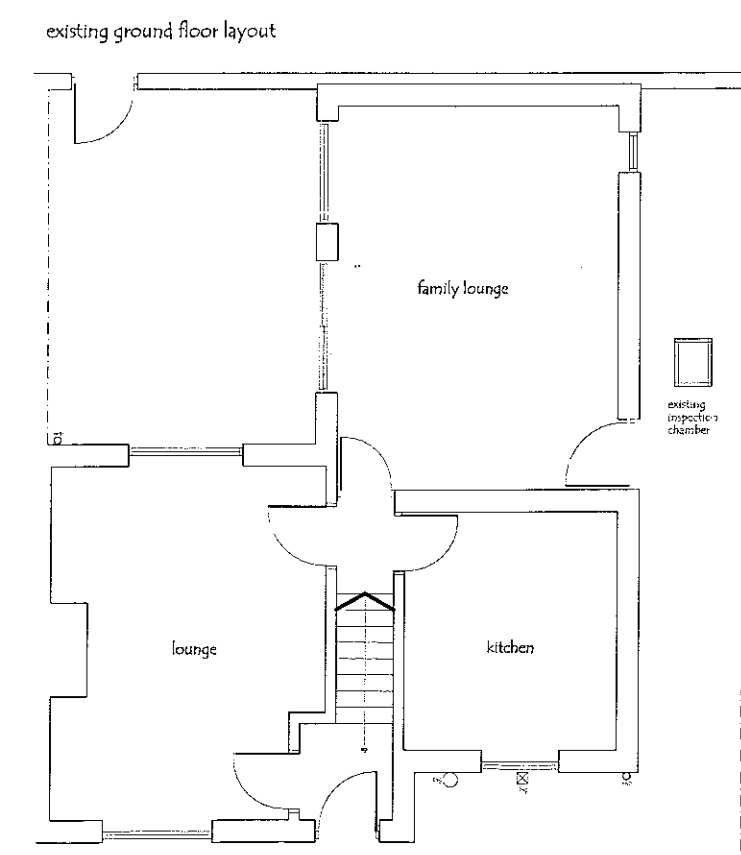
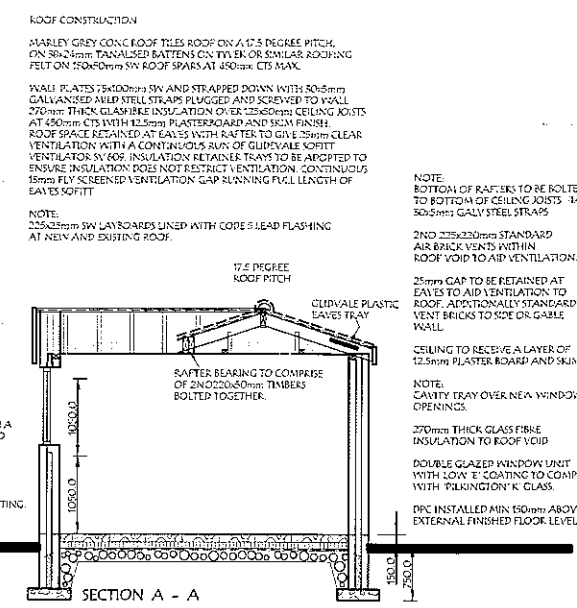
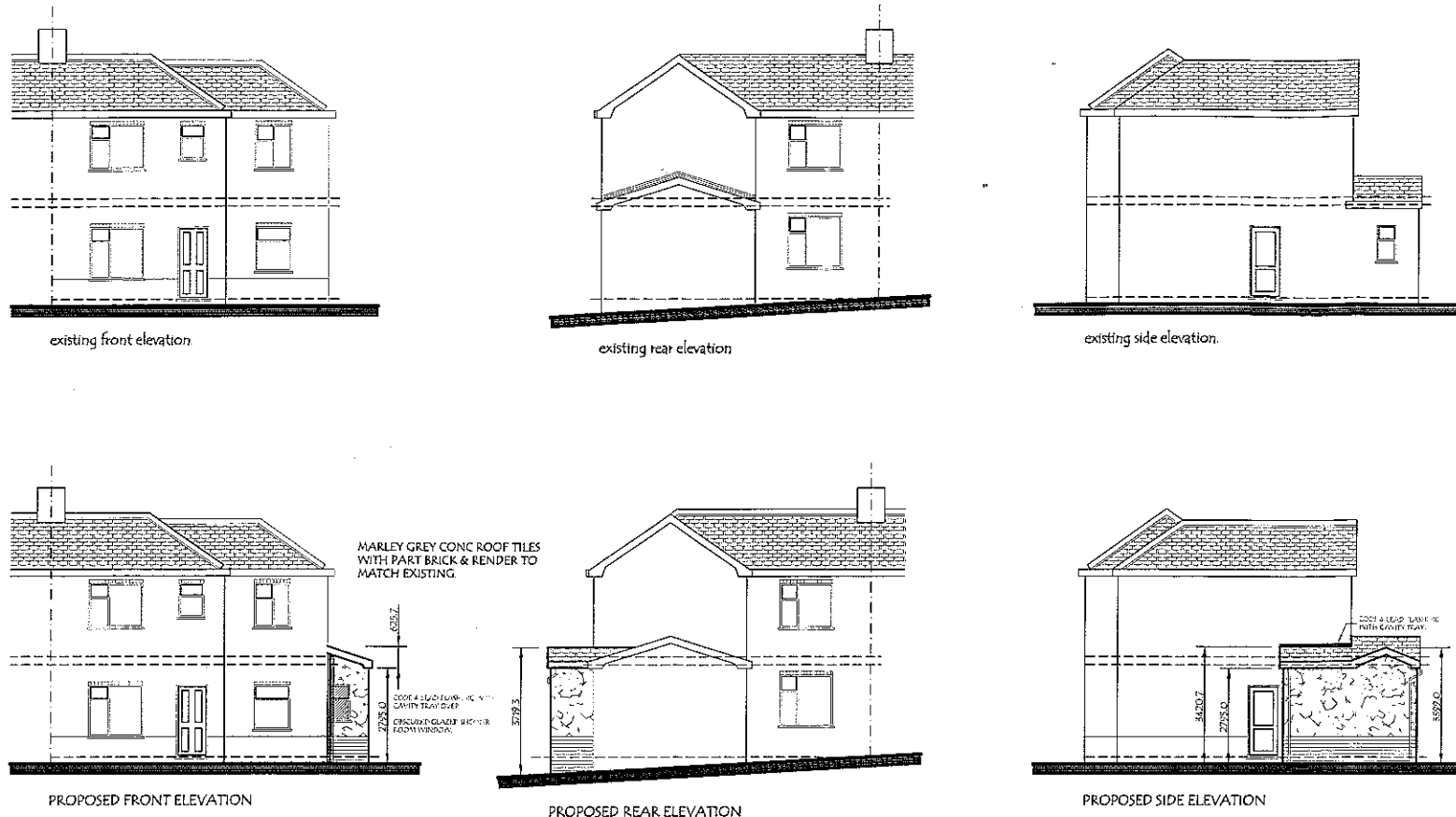
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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary



14 TURNER STREET
CLITHEROE
BB7 1EQ

Supplied by: Stanfords
Reference: OI403364
Centre coordinates: 374298 441225



- NOTE:**
MIN 150mm GAP TO BE RETAINED BETWEEN EXISTING BOUNDARY LINE & PROPOSED EXTENSION, IN ACCORDANCE WITH PARTY WALL ACT 1996.
- NOTE:**
ALL NEW EXISTING CAVITIES TO BE CONTINUOUS OR A PROPRIETARY WALL TIES SYSTEM AND VERTICAL DAMP PROOF COURSE TO BE INSTALLED AT JUNCTION OF NEW AND EXISTING WALL TO INSPECTORS SATISFACTION.
- NOTE:**
ANY GLAZING WITHIN DOOR TO BE EITHER TOUGHENED OR LAMINATED TO BS6206.
- DRAINS:**
ALL NEW DRAINS TO BE CONNECTED INTO THE EXISTING SYSTEM VIA 110mm P/A REST BEND.
- DISCLAIMER:**
KHALID KHAN ASSOCIATES DOES NOT ACCEPT ANY LIABILITY FOR THE POSITION OF ANY DEAD OR ALIVE DRAINS THIS IS TO BE INVESTIGATED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE.
- NOTE:**
CONSTRUCT NEW INSPECTION CHAMBER CONNECTED INTO THE EXISTING SYSTEM TO THE SATISF OF THE BUILDING INSPECTOR. REFER TO MAIN NOTES.
- CHAMBER DEPENDENT ON DRAIN RUNS**
- NOTE:**
EXISTING DRAINS PASSING UNDER PROPOSED EXTENSION TO BE ADEQUATELY BRIDGED TO THE SATISFACTION OF THE BUILDING INSPECTOR.
- NOTE:**
MIN 150mm GAP TO BE RETAINED BETWEEN BOUNDARY WALL AND PROPOSED EXTENSION.
- NOTE:**
IT IS THE OWNERS RESPONSIBILITY TO SERVE A NOTICE TO THE NEXT DOOR NEIGHBOUR, IN ACCORDANCE WITH THE PARTY WALL ACT 1996.
- INTERNAL DRAINAGE**
- INDICATES: IVC 100mm WASTE.
- INDICATES: W/IB 52mm WASTE, 75mm DEEP SEAL TRAP.
- INDICATES: SHOWER TRAY 40mm WASTE, 75mm DEEP SEAL TRAP.
- VENTILATION: TO SHOWER ROOM VENTED TO EXTERNAL AIR TO EXTRACT 15 LITRES OF AIR PER SECOND WITH 15 MINUTES OVER RUN CONNECTED TO LIGHT SWITCH.

NOTES

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH CURRENT BUILDING REGULATIONS. ALL MATERIALS SHALL BE FIXED APPLIED AND MIXED IN ACCORDANCE WITH BRITISH STANDARDS AND BUILDING REGULATIONS. ALL WORKS SHALL COMPLY AND TO THE COMPLETE SATISFACTION OF THE BUILDING INSPECTOR, WHETHER OR NOT INDICATED ON THIS DRAWING.

THIS DRAWING SHALL NOT BE SCALED

ALL ELECTRICAL WORK REQUIRED TO MEET THE REQUIREMENTS OF PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION THE COUNCIL SHOULD BE SATISFIED THAT PART P HAS BEEN COMPLIED WITH. THIS MAY REQUIRE AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE TO BE ISSUED FOR THE WORK. A PERSON COMPETENT TO DO SO WHO IS QUALIFIED TO AT LEAST CITY & GUILDS 2391.

NOTE TO CLIENT: THE DEVELOPMENT IS NOTIFICATION TO BOTH NEIGHBOURS UNDER THE PARTY WALL ACT 1996, AND TO AGREE WITH BOTH NEIGHBOURS.

FOUNDATIONS:
FOUNDATION TYPE DESIGN AND CONSTRUCTION TO SUIT BUILDING AND SITE CONDITIONS. CONCRETE STRIP FOUNDATIONS TO BE A MIN 200mm DEEP AND 600mm WIDE AND TO HAVE A MINIMUM COVER OF 600-750mm. FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA, TO THE SATISFACTION OF THE BUILDING INSPECTOR.

EXTERNAL WALLS BELOW DPC:
CAVITY AS SPECIFIED AND 100mm THICK CONCRETE BLOCKWORK 7N/sqm INNER LEAF LEAN MIX CONCRETE CAVITY FILL FROM FOUNDATIONS TO GROUND LEVEL. PROVIDE PRE-CAST CONCRETE LINTOLS OVER ANY SERVICES PASSING THROUGH LOAD BEARING WALLS BELOW DPC.

EXTERNAL WALL CONSTRUCTION:
100mm FACING BRICKWORK & RENDER FINISH TO MATCH EXISTING. 100mm CAVITY WIDTH, 100mm CONCRETE BLOCKWORK INNER LEAF, MINIMUM 60mm KINGSPAN INSULATION ON INNER SIDE OF CAVITY. FIXED USING INSULATION. RETAINING CLIPS THERMAL ECONOMICS 2L2 CAVITY CLOSING DPC'S COMPARABLE TO ALL OPENINGS. PROVIDE WEEP HOLES AT THE BASE OF ALL CAVITY TRAYS AND BELOW WALL DPC. INSTALL 115x55x10mm TYPE 'W' WEEPVENTS OR SIMILAR IN WEEP HOLES. WEEP HOLES AT 800mm CTS, WHERE BELOW DPC AND AT 450mm CTS WHERE ABOVE OPENINGS. STAINLESS STEEL WALL TIES AT 750mm HORIZONTAL CTS AND 450mm VERTICAL CTS AND STAGGERED TIES AT 220mm CTS VERTICALLY AT ALL WINDOW AND DOOR OPENINGS. BELCAST WEATHERING DETAIL AT BOTTOM EDGE OF RENDER.

DAMP PROOF COURSE:
TO BE BS743:1970 AND LAID MIN OF 150mm EXTERNAL GROUND LEVEL DPC LAPPED AT LEAST 150mm.

FLOOR CONSTRUCTION:
50mm SCREED OR 15mm FLOORING GRADE ASPHALT ON MIN 150mm THICK CONCRETE SLAB ON 80mm THICK RIGID KINGSPAN INSULATION ON VISQUEEN 1200 GRADE ON SAND BLINDED HARDCORE WELL COMPACTED. PROVIDE 50mm THICK RIGID INSULATION ALL ROUND THE FLOOR PERIMETER EDGE VISQUEEN FROM THE UNDERSIDE OF THE INSULATION TAKEN UP THE FLOOR EDGE AND LAPPED INTO THE WALL DPC. THE 'U' VALUE OF THE FLOOR TO BE 0.22W/SQM.

ROOF CONSTRUCTION:
REFER TO SECTIONAL DETAIL.

RAINWATER GOODS:
GUTTERS AND RWPS TO MATCH EXISTING OR NEW 100mm SQUARE SECTION AND SQUARE RWPS TAKEN TO ROADABLE BACK INLET GULLIES.

WINDOW AND GLAZING:
PVCU FRAMED WINDOWS TO CLIENTS REQUIREMENTS SEALED DOUBLE GLAZED UNITS MIN 16mm AIR GAP CLASS C THERMAL. ALL GLAZING BELOW 800mm, TO BE SAFETY GLASS AND ALL GLAZED ELEMENTS OF WALLS TO COMPLY WITH BUILDING REGS. ALL GLAZED ELEMENTS TO HABITABLE ROOM TO HAVE SLOT VENTS OF 4000sqmm. RATIO DOOR TO BE EITHER TOUGHENED OR LAMINATED TO BS6206. OPENERS MIN 1/20th OF THE FLOOR AREA.

DRAINAGE:
FOUL AND SURFACE WATER DRAINAGE TO BE IN ACCORDANCE WITH BS 8801. ACCESS ROODING POINTS PROVIDED AT ALL CHANGES OF DIRECTION OR GRADIENT. DRAINS PASSING THROUGH WALL OR FOUNDATIONS TO HAVE A MIN OF 50mm CLEARANCE ALL ROUND LINTOLS OVER AND A SHEET OR RIGID MATERIAL FIXED BOTH SIDES OF THE WALL TO MAINTAIN CLEARANCE.

NOTE:
THIS DRAWING SHOULD BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE FOR CLARIFICATION OR QUERIES CONTACT KHALID KHAN 07798 686430. ANY CHANGES ON SITE TO BE AGREED WITH THE BUILDING CONTROL OFFICER.

THIS DRAWING IS COPYRIGHT AS DESCRIBED IN SECTION 47 DESIGN AND PATENTS ACT 1988, AND SHALL NOT BE COPIED OR USED FOR ANY OTHER ADDRESS, THE WORKS ONLY REFER AT 14 TURNER STREET, CLITHEROE FOR MR ARSHAD MAHMOOD.

Client
MR ARSHAD MAHMOOD.

Project
ERECTION OF SINGLE STOREY SHOWER ROOM FACILITIES FOR A DISABLED PERSON.

Location
14 TURNER STREET CLITHEROE, B87 1EQ.

Date / Scale
April 2012 Scale: 1:50, 1:100

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Khalid Khan & Associates
Surveyors & Architectural Consultants
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