



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only 320120359 P	
Application No	
Date received	
Fee paid £	Receipt No:

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

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:	MICHAEL
Last name:	HOODS		
Company (optional):			
Unit:		House number:	2
		House suffix:	
House name:			
Address 1:	HOMEACRE AVENUE		
Address 2:	SABDEN		
Address 3:			
Town:	CLITHEROE		
County:			
Country:			
Postcode:	BB7 9HQ		

2. Agent Name and Address

Title:	MISS	First name:	JESSICA
Last name:	TOWNSEND		
Company (optional):	AJH ASSOCIATES		
Unit:	21	House number:	
		House suffix:	
House name:			
Address 1:	DEANFIELD COURT		
Address 2:			
Address 3:			
Town:			
County:	CLITHEROE		
Country:			
Postcode:	BB7 1QS		

3. Description of Proposed Works

Please describe the proposed works:

REAR EXTENSION TO PROPERTY.

12 APR 2012

3. Description of Proposed Works (continued)

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Has the work already started? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(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):

(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):

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:

Reference:

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

Details of the pre-application advice received:

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

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

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.

8. Parking

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

If Yes, please describe:

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

If Yes, please provide details of the name, relationship and role

10. Materials

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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
Walls	RED BRICK	RED BRICK	☐	☐
Roof	TILED	PVC (AS WINDOWS) GLAZED.	☐	☐
Windows	PVC	PVC	☐	☐
Doors	PVC	PVC	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
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:

EXISTING PLANS + ELEVATIONS 2868/101
 PROPOSED PLANS + ELEVATIONS 2868/201 + 2868/202.
 SITE + LOCATION PLAN 2868/301 + 2868/302
 DESIGN + ACCESS STATEMENT.

11. Ownership 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 (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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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/ the applicant has been 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. Ownership Certificates (continued)

320120369P

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 at least 7 years left to run*) 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:

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

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On the following date (which must not be earlier than 21 days before the date of the application):

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Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

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12. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

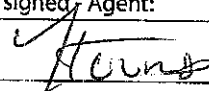
Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:


--

Date (DD/MM/YYYY):

11.04.2012

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

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Or signed - Agent:

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Date (DD/MM/YYYY):

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13. 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.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee: 150



The original and 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:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



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14. 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):

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

17. 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)

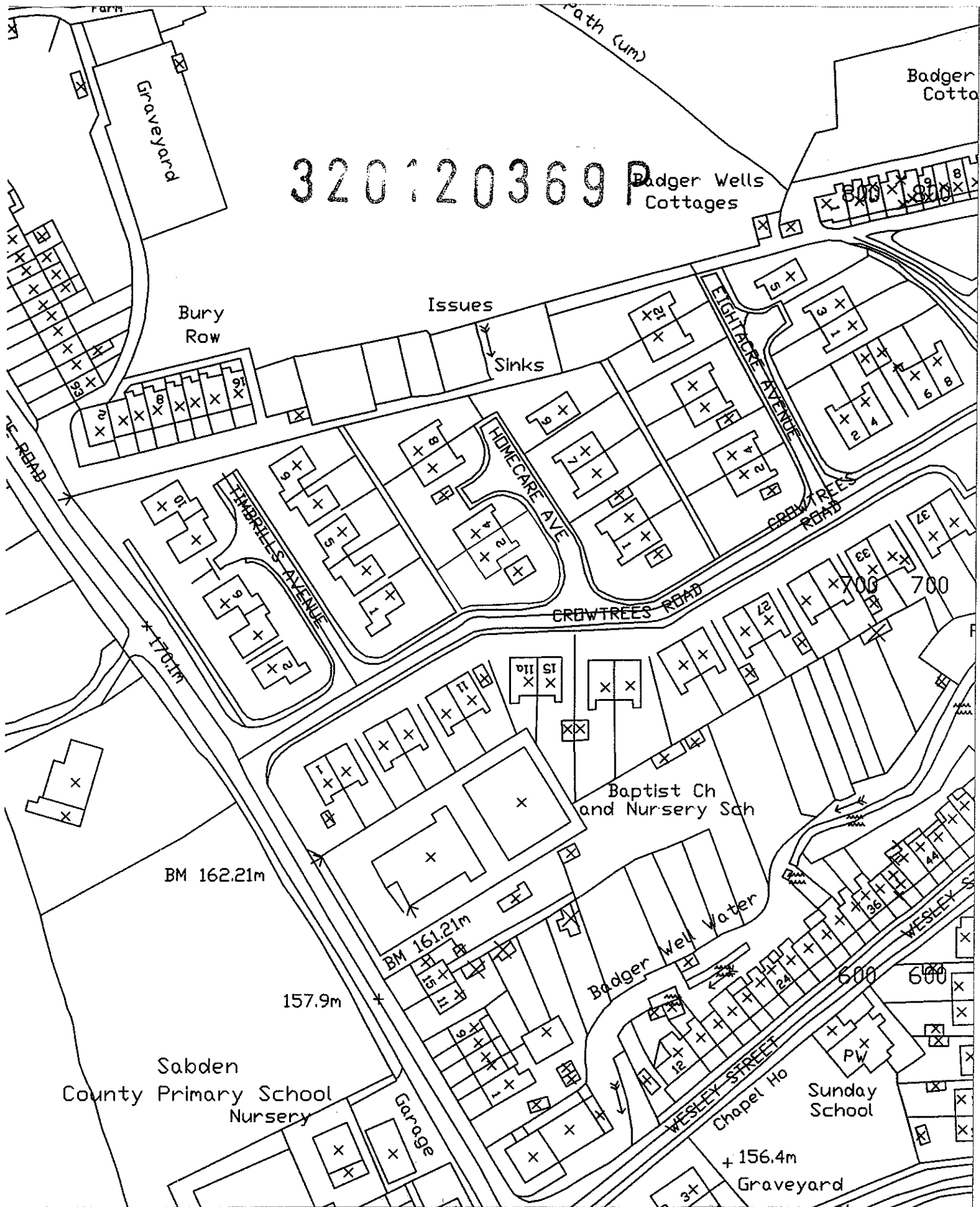
☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



Client	MR & MRS HODDS
Project	2 HOMEACRE AVENUE SABDEN

Description	LOCATION PLAN REAR CONSERVATORY EXTENSION
Scale	1:1250
Date	04/04/2012

By	JT
No.	2868/301

AJH ASSOCIATES
Chartered Building Surveyors
Tel: 01200 429967
Fax: 01200 429968



Client MR & MRS HODDS
Project 2 HOMEACRE AVENUE SABDEN

Description SITE PLAN REAR CONSERVATORY EXTENSION
Scale 1:500
Date 04/04/2012

By JT	No. 2868/302
AJH ASSOCIATES Chartered Building Surveyors Tel: 01200 429987 Fax: 01200 429986	

320120369P

**Design and Access Statement
And
Heritage Statement**

For

A Single Storey Rear Extension to the Property To Create A Conservatory.

at

2 Homeacre Avenue, Sabden, Clitheroe, Lancashire

Report Completed By

Jessica Townson
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

1 Introduction

- 1.1 This design and access statement is written in line with "*Design and Access Statement How to write, read and use them*" (CABE, 2007) as required by "*The Circular Guidance on Changes to the Development Control System*".
- 1.2 The aim of this document is to appraise the context of the development in relation to the planning policy guidance, the design of the proposal, and the underlying influences on the submission.
- 1.3 The Heritage Statement element is at the end of the document (section 7) and is intended to identify any areas of key historical interest within the development area.
- 1.4 This document should be viewed in conjunction with the drawings submitted with the application.

2 Proposal

- 2.1 The existing property is a semi-detached dormer bungalow.
- 2.2 The proposal of extending to include a conservatory to the rear shall offer an improved internal living space for the occupants.

3 Use

- 3.1 The new extension is to allow for a new living area to the rear of the property.

4 Design

- 4.1 The walls will be coursed brickwork to match the existing house walls; this shall be in keeping with the other properties in the area.
- 4.2 The roof shall be glazed as a typical conservatory.
- 4.3 The windows and doors shall be white PVC to match the existing windows and doors of the main dwelling.
- 4.4 The opening from the existing dwelling to the conservatory shall be created from the existing window opening in the ground floor hall.

- 4.5 The scale of window openings has been reduced from that of most conservatories to increase privacy for the occupants and neighbouring properties.
- 4.6 The windows to the north elevation shall be only at high level to increase privacy.

5 Access

- 5.1 Access to the house shall remain predominantly through the porch to the front of the dwelling.
- 5.2 There are no alterations to the parking arrangements at the property.

6 Appraising the Context

- 6.1 The proposal has been designed in such away that it maintains the natural beauty of the area, and assists in maintaining the character of the building.
- 6.2 The extension is to the rear of property and therefore will not impact on the aesthetics of the Homeacre Avenue.
- 6.3 The glazed roof shall minimise the impact of massing to the extension.
- 6.4 Extending the property will enable the family to gain full functionality from the property, creating extra space and making it into a family home.

7 Heritage Statement

- 7.1 The village of Sabden has been built up (to as we know it today) through the development of a number of mills (Victoria Mill, Cobden (Brook) Mill, Union Mill and their associated mill workers dwellings (namely Whalley Road, Pendle Street East, Pendle Street West to name a few).
- 7.2 The dwellings on Homeacre Avenue were built in the 1960's as new modern housing.

8 Appraising the Works

- 8.1 From reading the Conservation Appraisal the main areas of concern seem to be regarding the maintenance of the view of the street scape. This is composed of the front elevations to each property. The proposed works are for the rear of the property and will therefore not have any detrimental impact on the view of the avenue.