



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

Date received

Fee paid £

Receipt No:

320120447P

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:	STEVE
Last name:	POPE		
Company (optional):	/		
Unit:	/	House number:	/
House name:	STEPHEN MOON LODGE		
Address 1:			
Address 2:			
Address 3:			
Town:	TOSSIDE		
County:	LANCS		
Country:	UK		
Postcode:	BD23 4SY		

2. Agent Name and Address

Title:	MR	First name:	POW
Last name:	VALOVIN		
Company (optional):	ARCHITECTURAL SERVICES		
Unit:	/	House number:	9
House name:	/		
Address 1:	GREEN DRIVE		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCS		
Country:	UK		
Postcode:	BB7 2BB		

3. Description of Proposed Works

Please describe the proposed works:

- EXTENSION TO REAR OF DWELLING
- ALTERATION OF PORCH FROM ORIGINAL APPROVED PLAN
- ENLARGEMENT OF WINDOW ON FRONT ELEVATION OF HOUSE TO FORM FULL HEIGHT OPENING
- ADDITION OF FURTHER ROOFLIGHT ON FRONT ELEVATION OF HOUSE TO MAKE TWO ROOFLIGHTS
- ADDITION OF FURTHER ROOFLIGHT TO REAR TO MAKE TWO ROOFLIGHTS (NOTE ONLY ONE ROOFLIGHT ON FRONT & REAR IN ORIGINAL APPROVED PLANS)

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):

(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:

STEPHEN MOOR LODGE

Address 1:

Address 2:

Address 3:

Town:

TOSSIDE

County:

JERKS

Postcode (optional):

BD23 4SY

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 boundary?

☐ 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. 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:

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	SANDSTONE	SANDSTONE	☐	☐	
Roof	BLUE SLATE	BLUE SLATE	☐	☐	
Windows	TIMBER STAINED	TIMBER STAINED	☐	☐	
Doors	TIMBER STAINED	TIMBER STAINED	☐	☐	
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:

PLAN DRWG NO 378-2
LOCATION PLAN
DESIGN & ACCESS STATEMENT.
DRWG NO 378-4 — PLANS OF APPROVED APPLICATION NO 3/2011/0496.

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):

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/ 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. 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 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:

--

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):

--

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, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

28/4/12

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:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

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 plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



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



3 copies of a design and access statement where proposed works fall within one of the following designated areas:



- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

The correct fee:



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



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):

28/4/12

(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): ☒

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:

Ron Valovin



Architectural Services



Telephone / Fax:- 01200 427167
Email:- ron@ronvalovin.com

9 Green Drive
Clitheroe
BB7 2BB

Development Control
Planning Dept.,
RVBC,
Church Walk,
Clitheroe,
Lancs

Date 23/4/12

EXTENSIONS TO STEPHEN MOOR LODGE TOSSIDE.

DESIGN AND ACCESS STATEMENT.

PROCESS.

The existing building consists of an original farmhouse and converted barn in natural random sandstone and blue slate roof. There is also a glazed timber lean-to utility room, at the rear, which is both unsightly and rotting. All of these elements are shown on the enclosed plans as existing. The owner wishes to extend to the rear of the original house part of the building to form a sitting out morning room area.

USE.

Existing use, as dwelling, unchanged. Extension to be used for sitting out in

AMOUNT

The floor area of the extension is 17.3sq.M, in perspective the total floor area of the house is 296sq.M so the extension is a small proportion of this. It has been designed to be large enough to be useful but small enough to reduce impact on the building and rear yard area.

LAYOUT

The layout is designed for easy access from the lounge and dining rooms and positioned on the back to avoid impact on the front.

SCALE.

This is in keeping with the context of the site and building both in position and size. It does not affect amenity space. See notes on areas in "AMOUNT", above.

320120447P

LANDSCAPING.

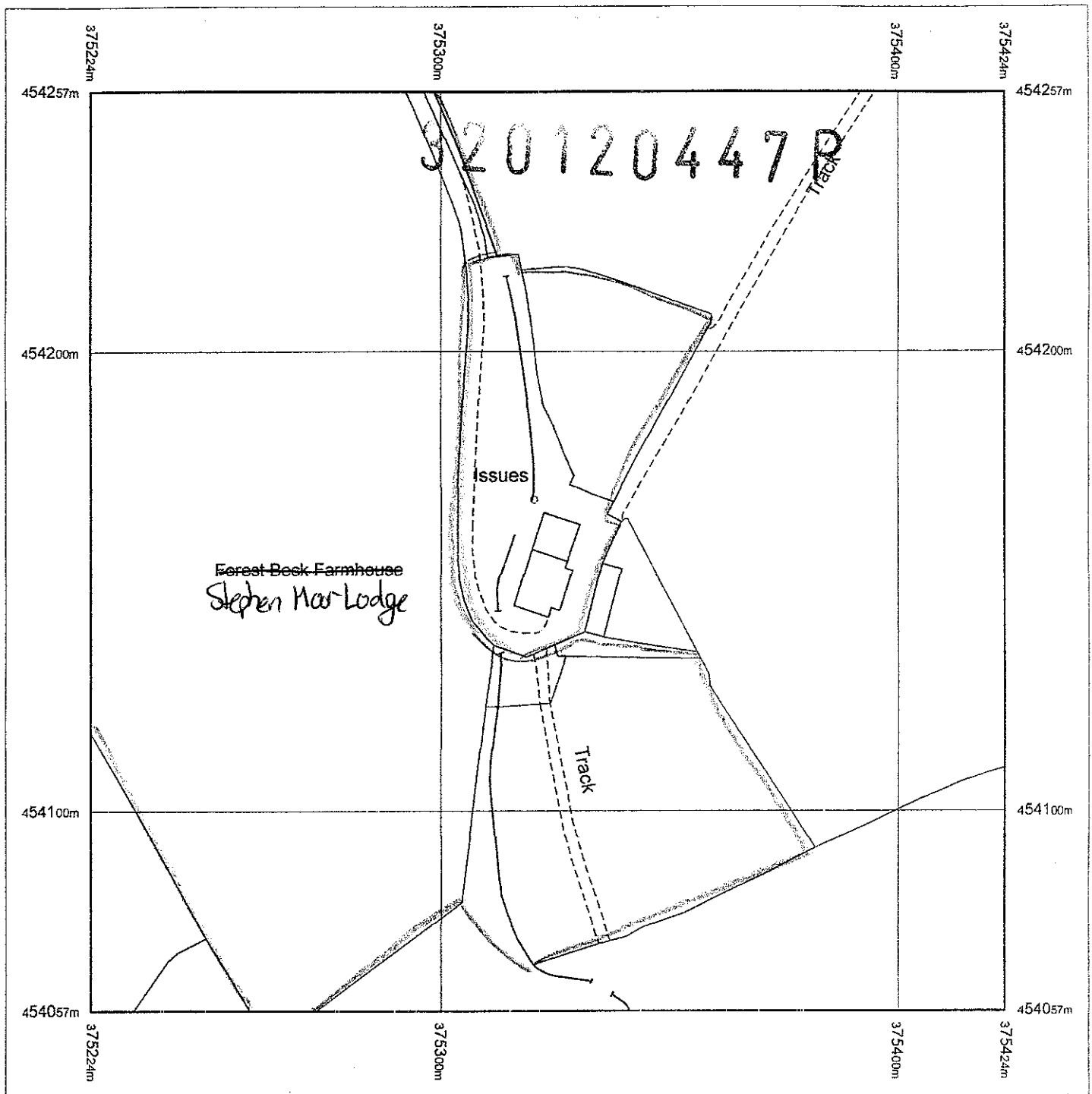
There will be minimal alterations to the existing, mainly removal of the existing raised patio which is both in poor condition and above the internal floor level.

APPEARANCE.

The form and materials used for the extension is in keeping with the existing building in size, style and detailing. Roof in matching slate, walls in matching natural stone and windows in matching timber.

ACCESS.

There is no change to the vehicular access and the rear access into the building is now on the front of the utility rather than the side.



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Scale 1:1250

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www.ordnancesurvey.co.uk

Stephen Moor Lodge

Tosside

Lancashire

BD23 4SY