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|---------------------|-------------|
| For office use only |             |
| Application No:     | 320120474P  |
| 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

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://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:   | GRAHAM |
| Last name:          | ROYSTON       |               |        |
| Company (optional): |               |               |        |
| Unit:               |               | House number: |        |
|                     |               | House suffix: |        |
| House name:         | VICARAGE FARM |               |        |
| Address 1:          | OLD BACK LANE |               |        |
| Address 2:          | WISWELL       |               |        |
| Address 3:          |               |               |        |
| Town:               | CLITHEROE     |               |        |
| County:             | LANCASHIRE    |               |        |
| Country:            | ENGLAND       |               |        |
| Postcode:           | BB7 9BS       |               |        |

### 2. Agent Name and Address

|                     |  |               |  |
|---------------------|--|---------------|--|
| Title:              |  | First name:   |  |
| Last name:          |  |               |  |
| Company (optional): |  |               |  |
| Unit:               |  | House number: |  |
|                     |  | House suffix: |  |
| House name:         |  |               |  |
| Address 1:          |  |               |  |
| Address 2:          |  |               |  |
| Address 3:          |  |               |  |
| Town:               |  |               |  |
| County:             |  |               |  |
| Country:            |  |               |  |
| Postcode:           |  |               |  |

### 3. Description of Proposed Works

Please describe the proposed works:

REQUEST TO ERECT A GATE ACROSS DRIVEWAY IN COMPLIANCE WITH  
PERMITTED DEVELOPMENT RIGHTS

\* PLEASE NOTE - SOLE PURPOSE OF THIS REQUEST IS FOR "CHILD SAFETY" AT THE  
ADDRESS AND TO MIRROR EXISTING GATE AT 2 VICARAGE BARN COTTAGE

### 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:

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**

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

|                                             | Existing<br>(where applicable) | Proposed                                                                                             | Not<br>applicable        | Don't<br>Know            |
|---------------------------------------------|--------------------------------|------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| Walls                                       |                                |                   | <input type="checkbox"/> | <input type="checkbox"/> |
| Roof                                        |                                |                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> |
| Windows                                     |                                |                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> |
| Doors                                       |                                |                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> |
| Boundary treatments<br>(e.g. fences, walls) |                                |                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> |
| Vehicle access and<br>hard-standing         |                                |                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> |
| Lighting                                    |                                |                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> |
| Others<br>(please specify)                  | DRIVEWAY ENTRANCE<br>NO GATE   | ERECT A GATE - TIMBER<br>CONSTRUCTION<br>(see attached/enclosed design<br>example with measurements) | <input type="checkbox"/> | <input type="checkbox"/> |

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:

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## 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):

16/05/2012

### 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)****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 every person who has an interest in the land before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with more than 2 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):

which must not be earlier than the date of the application:

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):

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(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who has an interest in the land 21 days before the date of the application, that the application relates to agricultural land on all or part of the land to which the application relates, as listed below:

| Name of Tenant |  | Date Notice Served |
|----------------|--|--------------------|
|                |  |                    |
|                |  |                    |
|                |  |                    |
|                |  |                    |
|                |  |                    |
|                |  |                    |

Signed - Applicant:

Or signed - Agent:

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:



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):



#### 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:

Signed - Agent:

Date (DD/MM/YYYY):

16/05/2012

(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

☒ Different from the agent's details

If Other has been selected, please provide:

Contact name:

Telephone number:

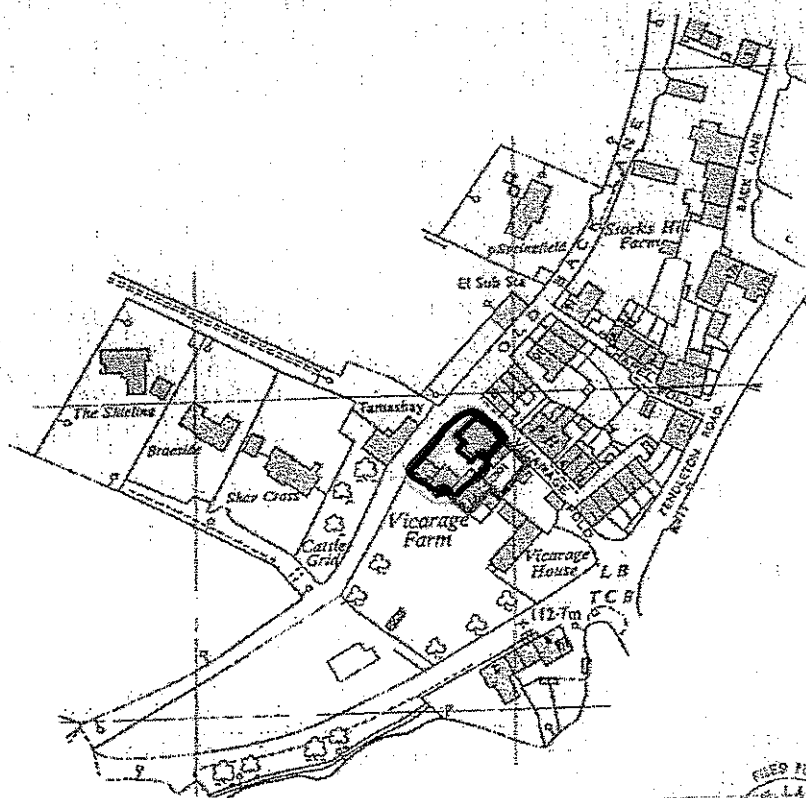
Email address:

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|                                   |                        |                                 |                                     |
|-----------------------------------|------------------------|---------------------------------|-------------------------------------|
| H.M. LAND REGISTRY                |                        | TITLE NUMBER<br><b>LA633815</b> |                                     |
| ORDNANCE SURVEY<br>PLAN REFERENCE | SD7437                 | SECTION A                       | Scale<br>4/1250 Reduced from 1/2500 |
| COUNTY LANCASHIRE                 | DISTRICT RIBBLE VALLEY |                                 | © Crown copyright 1979              |

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

320120474P



This is a copy of the title plan on 28 FEB 2012 at 13:31:13. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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This title is dealt with by Land Registry, Fylde Office

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SUSUP (AG33815)

SA 475  
10/90

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ISSUED BY  
THE LYTHAM DISTRICT LAND REGISTRY

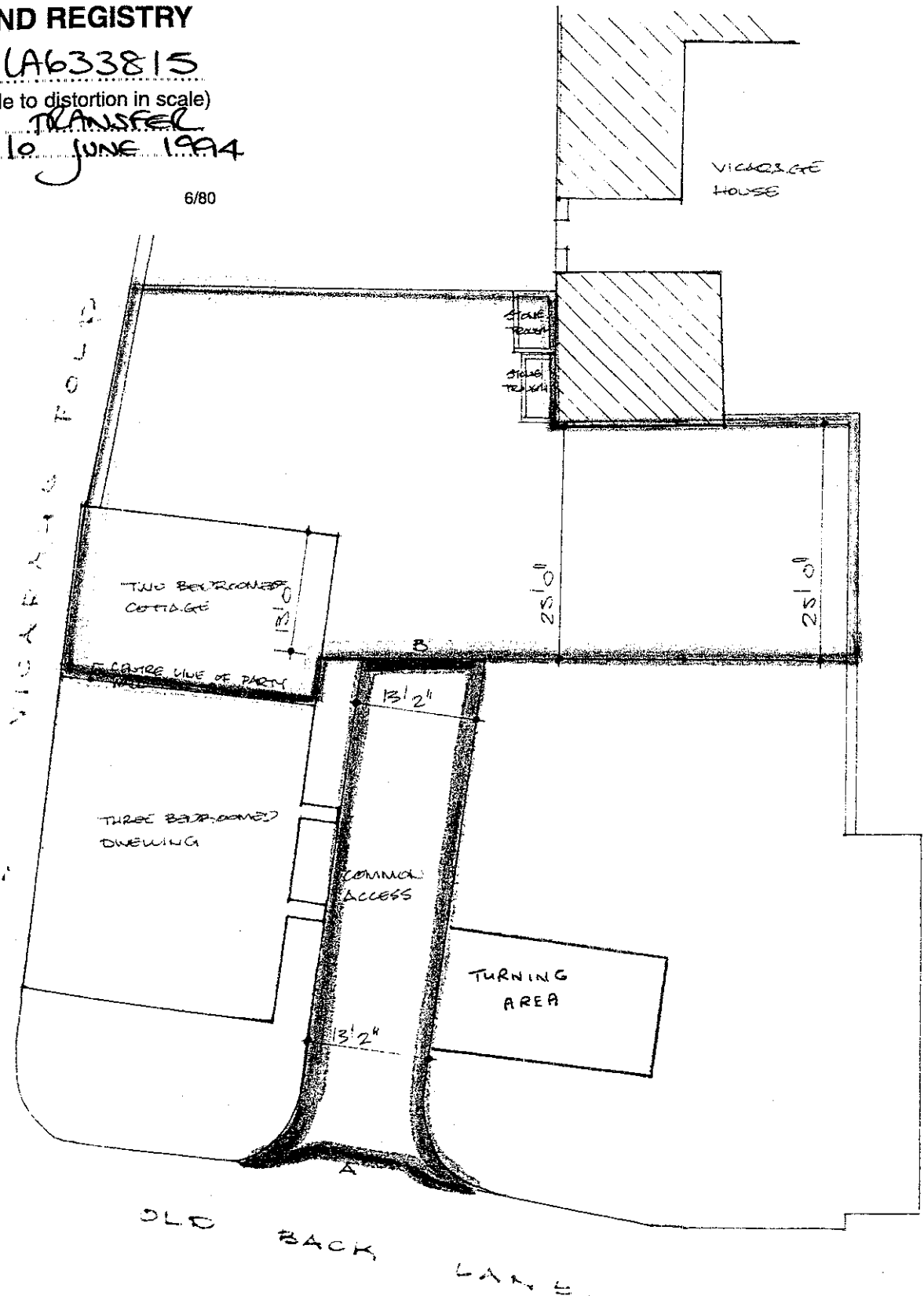
Plan referred to:-  
320120474 P

H137

H M LAND REGISTRY

Title No. LA633815  
COPY (liable to distortion in scale)  
of plan to TRANSFER  
dated 10 JUNE 1994

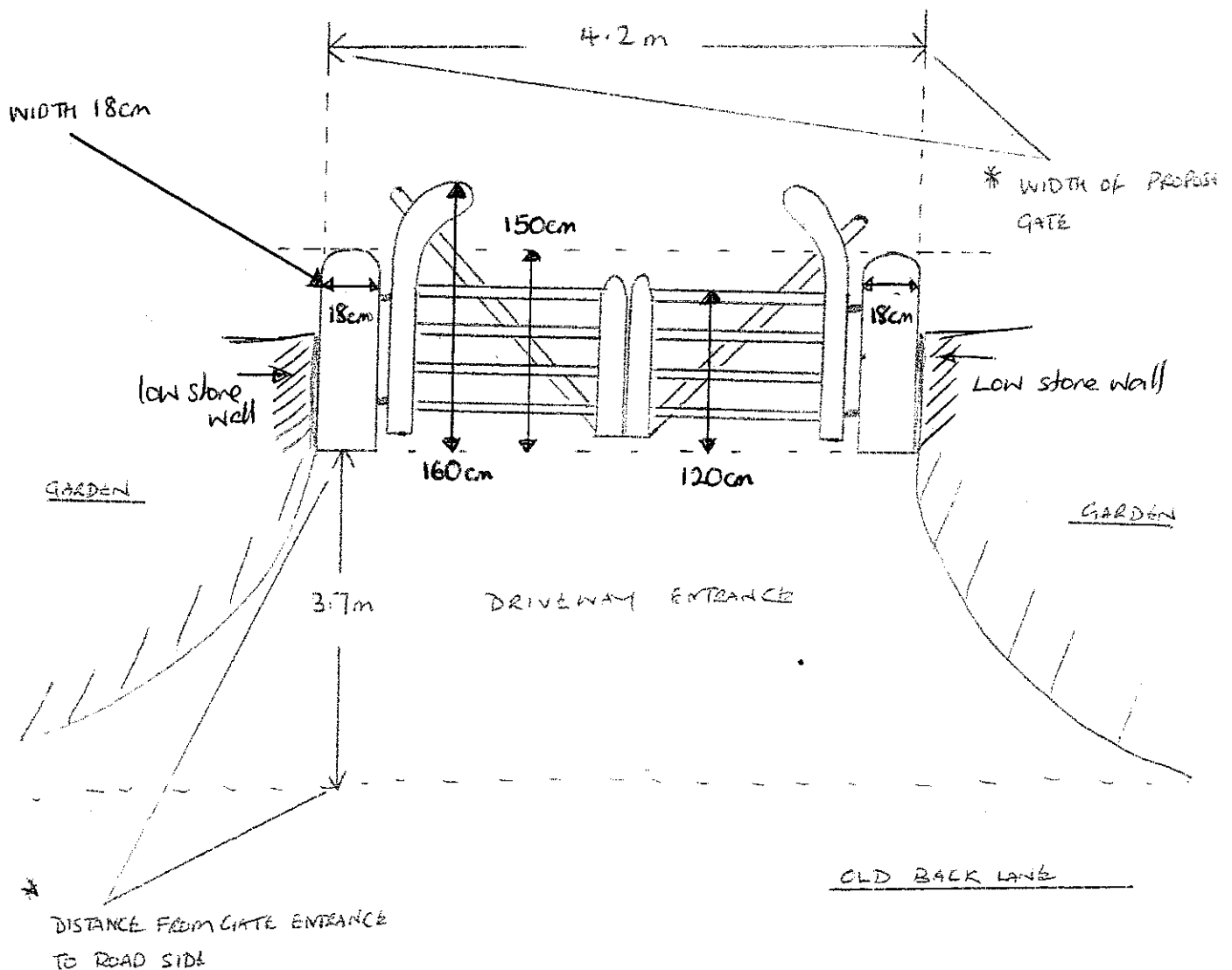
6/80



Anne Parkinson.

DIAGRAM OF PROPOSED GATE DESIGN  
HOCKEY-STYLE AND MIRRORS EXISTING  
GATE TO VICARAGE BARN COTTAGE

320120474P



← BARROW —

— WHALLEY →

**Lesley Lund**

320120474P

**From:** graham royston [grahamroyston@msn.com]  
**Sent:** 22 May 2012 17:24  
**To:** Lesley Lund  
**Subject:** Heritage Statement - Vicarage Farm, Wiswell  
**Importance:** High

Hi Lesley

Please see the following Heritage Statement - It is exactly as the original application and now separate as per your request.

Vicarage Farm was originally a working farm and was part of the then Vicarage House estate. In 1989, the freehold land was title filed at the Registry as, Vicarage Farm, Old back Lane, Wiswell. (BB7 9BS)

In 1994 the barn, in a state of disrepair and no longer a working concern was converted into 2 separate dwellings by Bowland Homes Limited, Vicarage Farm, and Vicarage Barn Cottage.

I bought Vicarage Farm in 1996, the windows and doors are constructed of softwood timber and externally coated in wood stain, this is still the case today.

Vicarage Farm is a grade 2 converted 19th century barn of coursed rubble under slate, with a large projecting cart entrance with a timber lintel supported on big stone brackets.

I would require permission to erect a gateway to the property entrance, the position of the proposed gate is highlighted on the plan details already in your possession.

There is an existing farmyard gate to Vicarage Barn Cottage and I wish to replicate the same design of the gate (hockey-style design), details with dimensions are included with the original paperwork.

The main reason for the gate is to provide a safe environment for my children , one boy (Henry) 2yrs 9mths and a 5 month old baby daughter (Daisy).

Extra caution is currently (and always) necessary when Henry out of the main door, he dashes off down the driveway which leads straight on to Old Back Lane.

The gate design would be in keeping of tradition with that of a farm entrance gate, enhancing the look of the property and add symmetry with the existing gate.

I do hope that this statement is helpful and satisfactory, however if you require any further information or details then please do not hesitate to let me know.

Kind Regards

Graham Royston

22/05/2012