



16 MAY 2012	
FOR THE	ATTENTION OF

For office use only 320120499P	
Application No	
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 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		2. Agent Name and Address	
Title:	ms	Title:	MR
First name:	J	First name:	DUNCAN
Last name:	FARTHING	Last name:	ISHERWOOD
Company (optional):		Company (optional):	SUNDERLAND PEACOCK & ASSOCIATES LTD
Unit:		Unit:	
House number:		House number:	
House suffix:		House suffix:	
House name:	THE GRANARY AT BULCOCKS FARM	House name:	HAZELMERE
Address 1:	PENDLETON	Address 1:	PIMLICO ROAD
Address 2:		Address 2:	
Address 3:		Address 3:	
Town:	CLITHEROE	Town:	CLITHEROE
County:	LANCS	County:	LANCASHIRE
Country:		Country:	
Postcode:		Postcode:	BB7 2AG

3. Description of Proposed Works
Please describe the proposed works:
SINGLE STOREY SIDE EXTENSION TO DWELLING.

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: THE GRANARY AT BULCOCKS BARNAddress 1: PENDLETONAddress 2: Address 3: Town: CLITHEROECounty: LANCSPostcode (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 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:

10. 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		TIMBER BOARDING TO FRONT AND SIDE STONE TO REAR	☐	☐	
Roof		SLATE	☐	☐	
Windows		TIMBER	☐	☐	
Doors			☐	☐	
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:

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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):

 06/12/11
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/ th 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 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):

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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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):

	PP	06/12/11
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B) 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):

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



The correct fee:



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



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



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



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

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):

	PP	06/12/11 (date cannot be
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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:
01200	423178	

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?

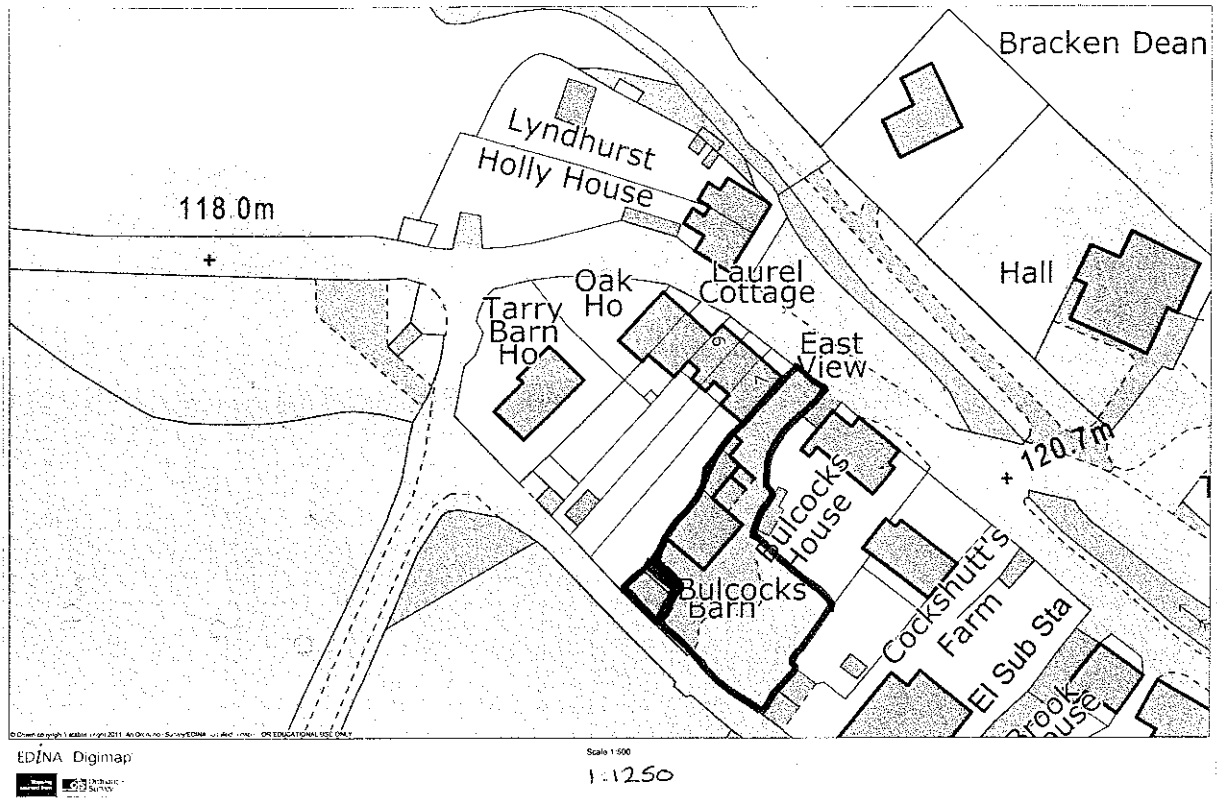
☒ Yes☐ NoIf the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



320120499P

320120499P

HERITAGE STATEMENT

**PROPOSED EXTENSION TO THE GRANARY
BULCOCKS BARN
PENDLETON**

MRS J FARTHING

MAY 2012

320120499P

Existing Site and Known History

The Granary forms one of the outbuildings which was attached to Bulcocks Farm. Permission was granted for the conversion of the Barn and then subsequently for the Granary as a granny annex.

The buildings all fall within the Pendleton Conservation Area and even though Bulcocks Farm and Barn are buildings of townscape merit, the Granary is not.

The stone Granary stands isolated from the remainder of the outbuildings at present with a boundary to the back lane and a boundary to the adjacent property. A gap of 5.5m separates the Barn and Granary. Prior to the Barn being developed a 2 storey barn stood in the gap which is shown on the attached photographs. This was taken down during development of the Barn, allowing the use of the internal windows to look out into the courtyard.

Justification for the Proposed Works

A little more space is needed in the Granary and so a small timber framed extension in the style of a farm cabin store is proposed.

The extension measures 6 x 2.75m leaving a gap of 2.3m to Bulcocks Barn. The lean-to is in the style of a vernacular agricultural building as constructed by many farmers over the years and stands where formally a simple agricultural building stood. (It is possible that the farm building could have been re-clad in timber over the years if it had still stood).

The small extension would provide a little more space in this granny flat to Bulcocks Barn.

Any views past the front of Bulcocks Barn remain and as noted, there is no effect on the buildings of townscape merit.

The extension is deliberately subservient to both the Barn and the Granary.

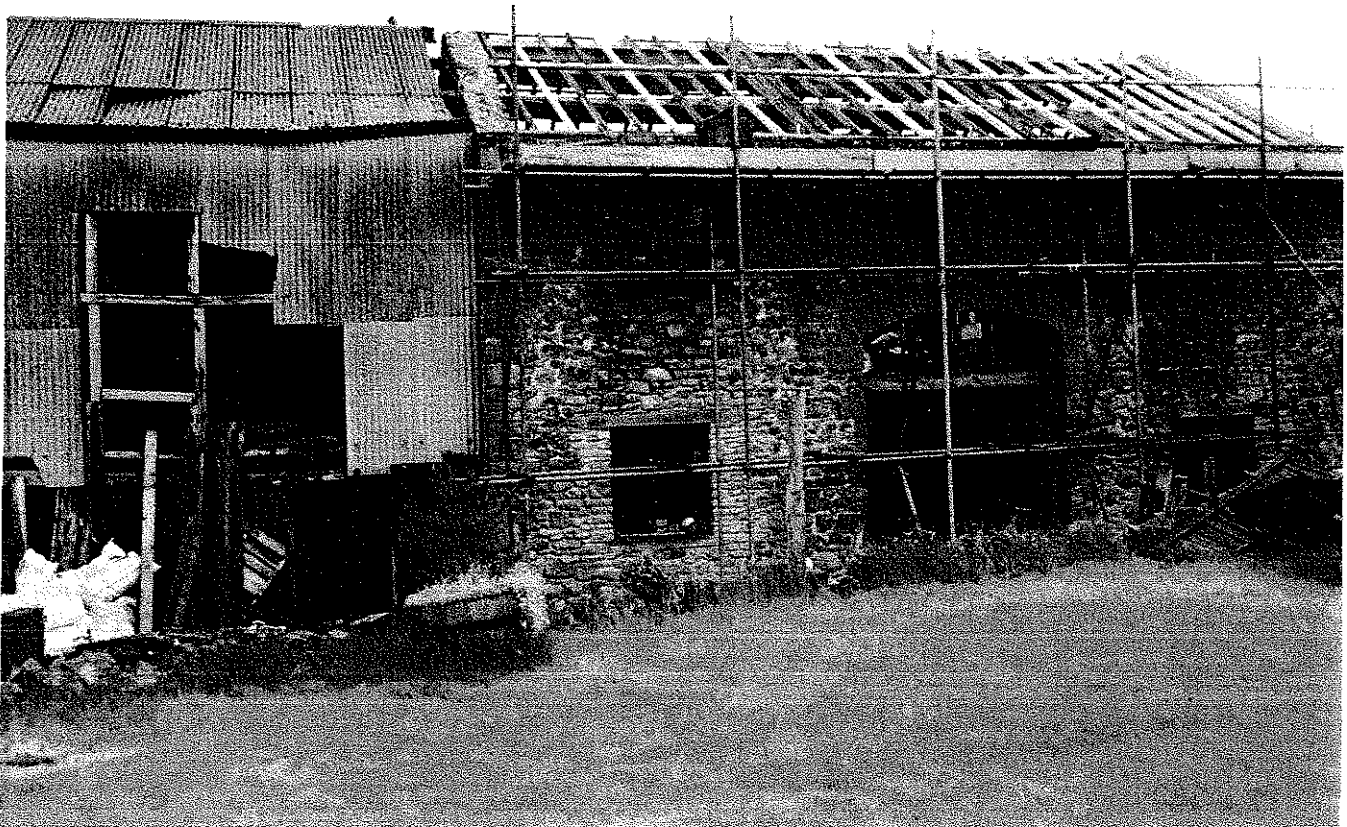
There will be no loss of parking or amenity space.

The timber boarding will be finished to allow it to go to its natural grey colour following weathering.

320120499P GRANARY.



BARN REMOVED.

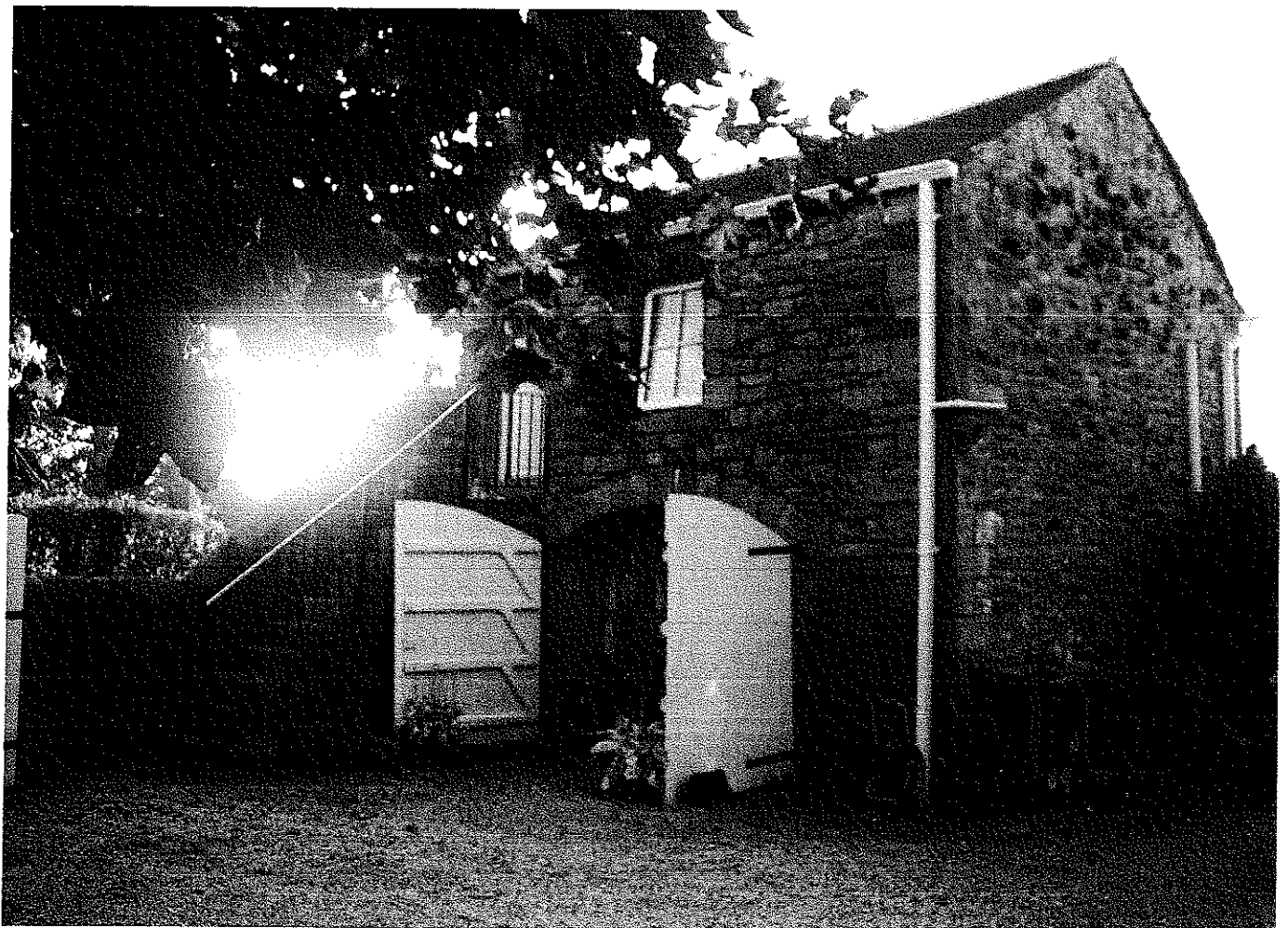
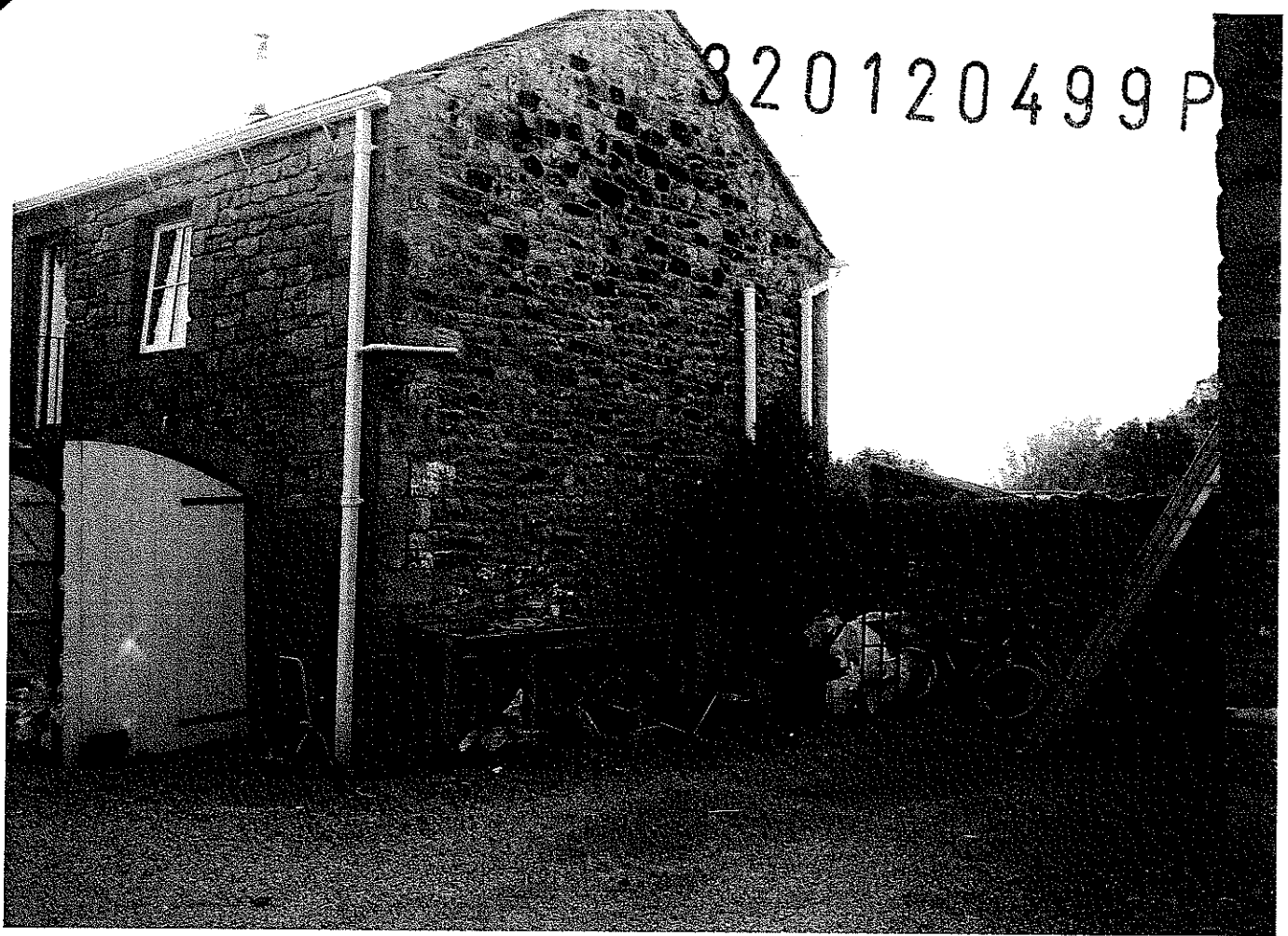


BULCOCKS BARN. PRE RECONSTRUCTION.

320120499/P



BULCOCKS BARN



BULLCOCKS GRANARY.

320120499P



BULCOCKS BARN

Pendleton Conservation Area

— Conservation area boundary

 Buildings of
Townscape Merit

 Important trees

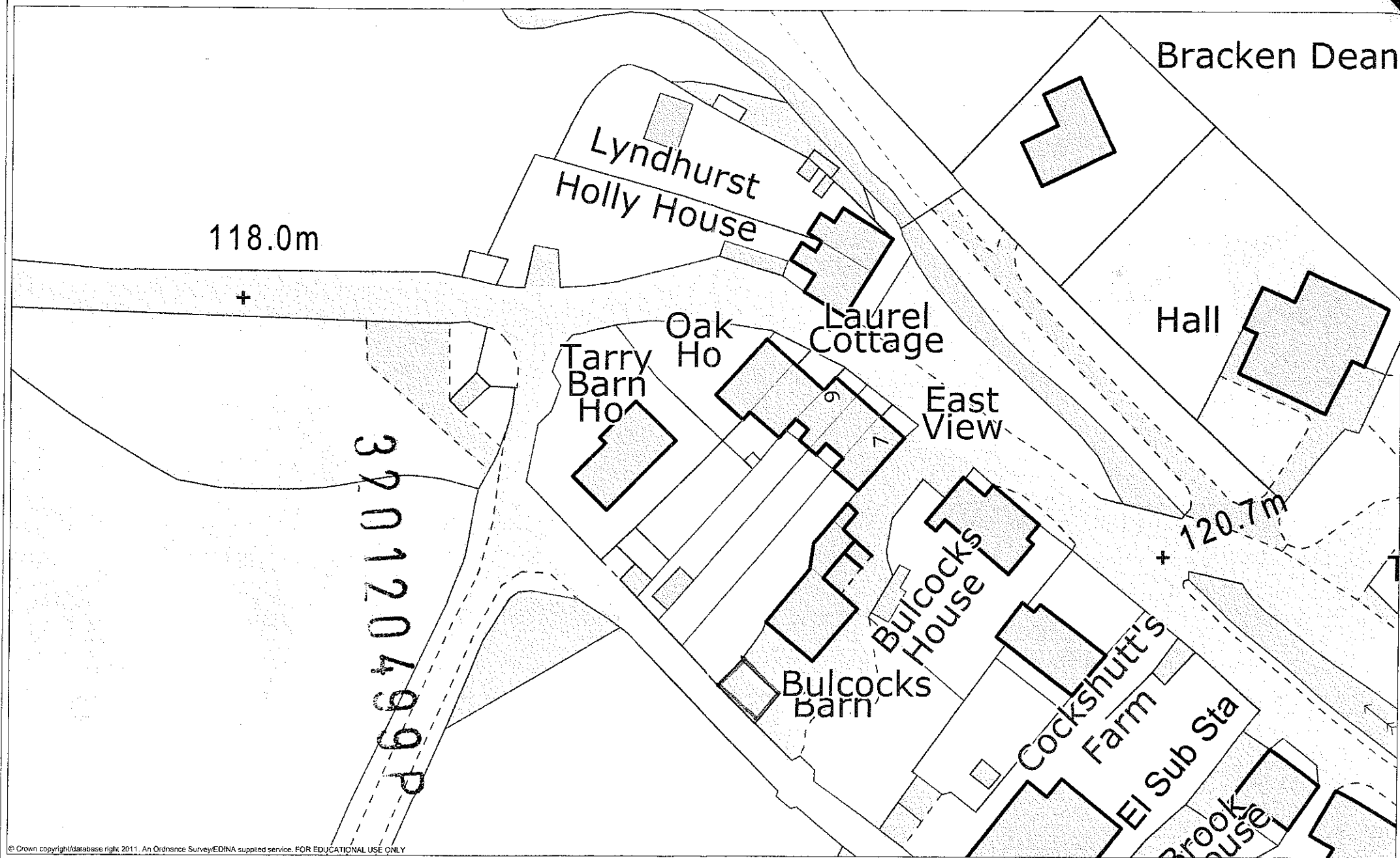
↘ Important views

- ☆ Focal buildings

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320120499P

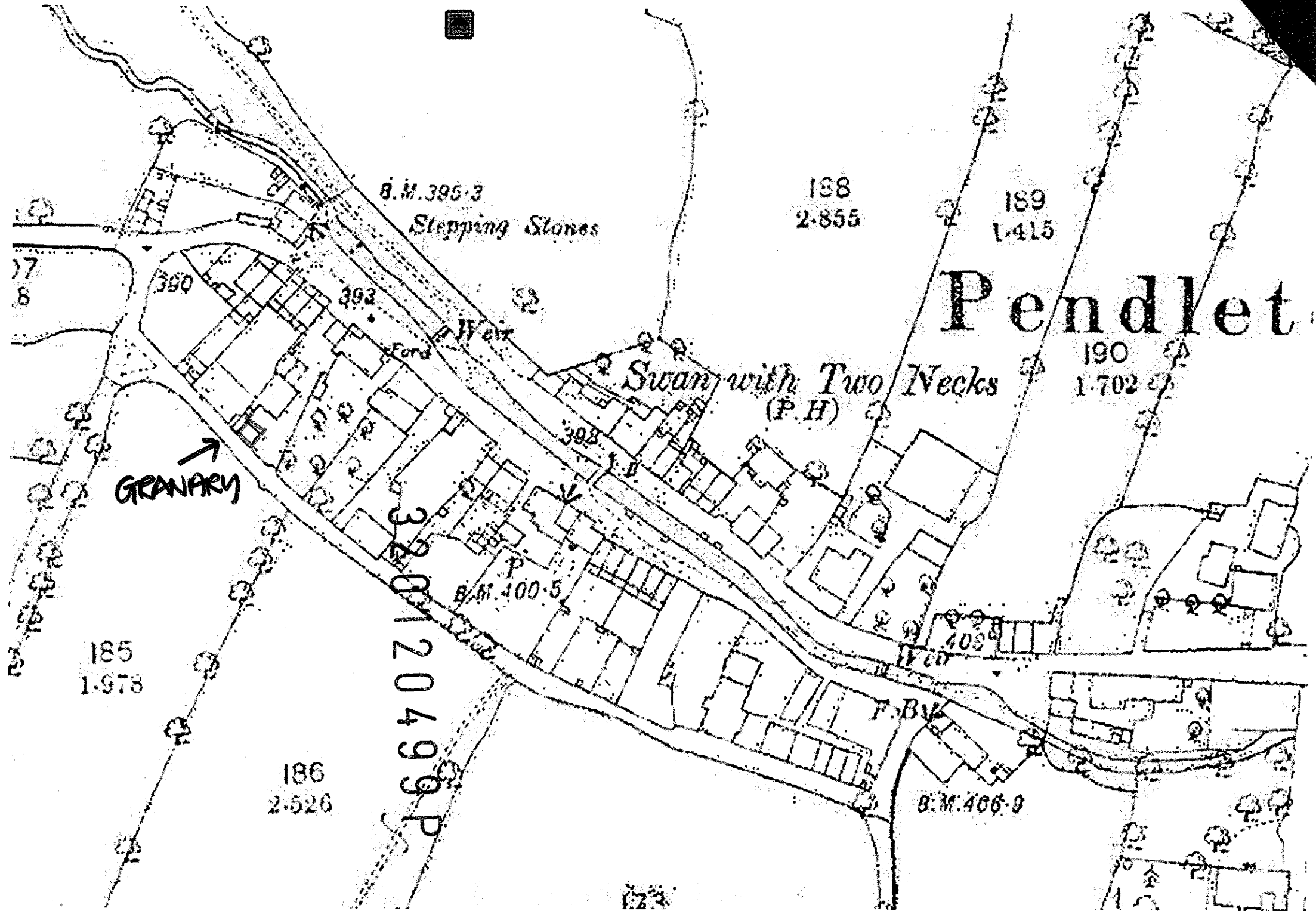


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PART PLAN OF PENDLETON SHOWING SITE OF GRANARY.



B.M. 395.3
Stepping Stones

188
2.855

189
1.415

Pendlet

190
1.702

Swan with Two Necks
(P.H.)

GRANARY

185
1.978

186
2.526

320120499P

B.M. 406.9

B.M. 400.5

B.M. 895.5

Pendleton

Pendl
Upper
Fold

Cockshotts

B.M. 407.0

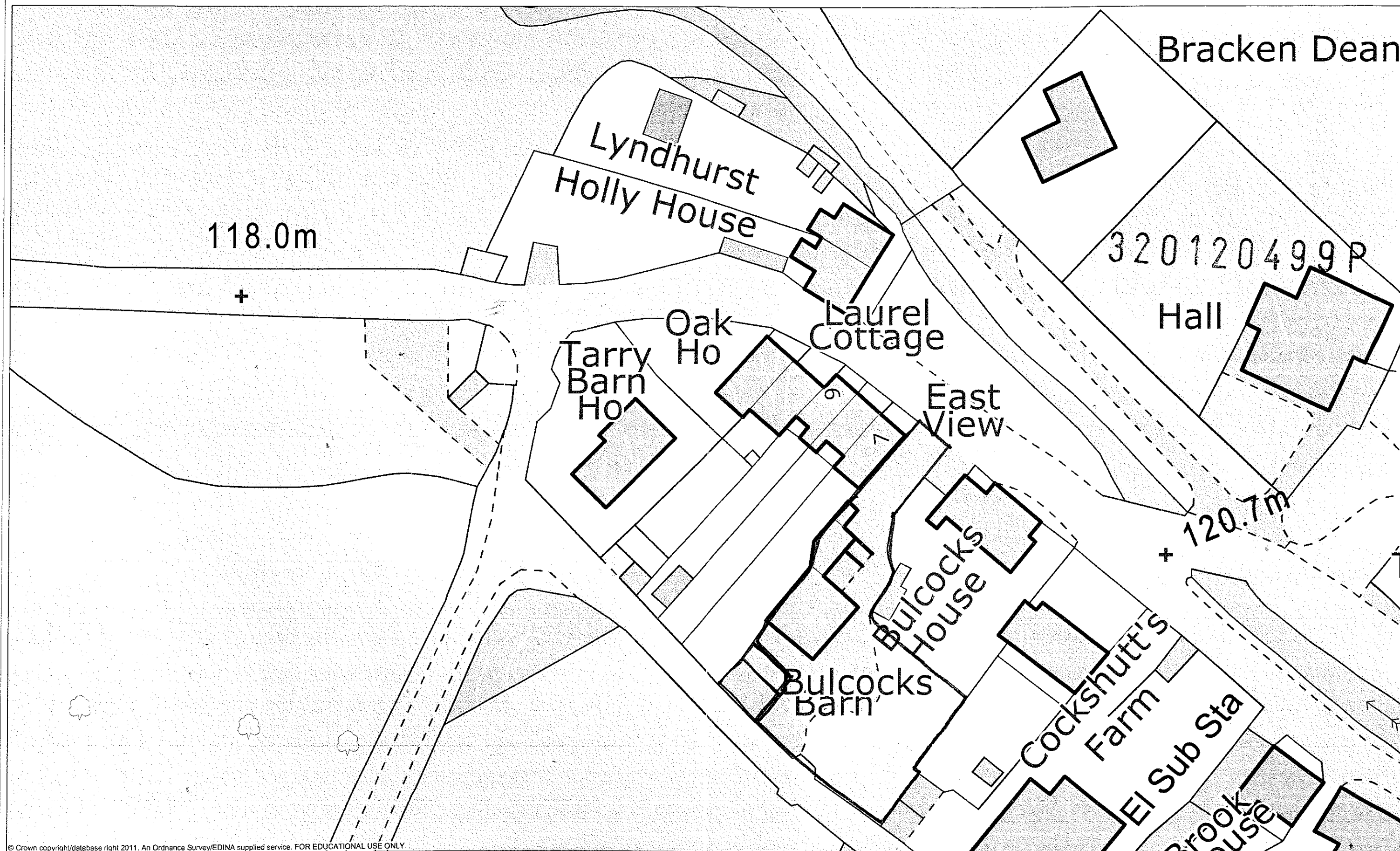
GRANARY.

20120498P

Stopping stones



320420499

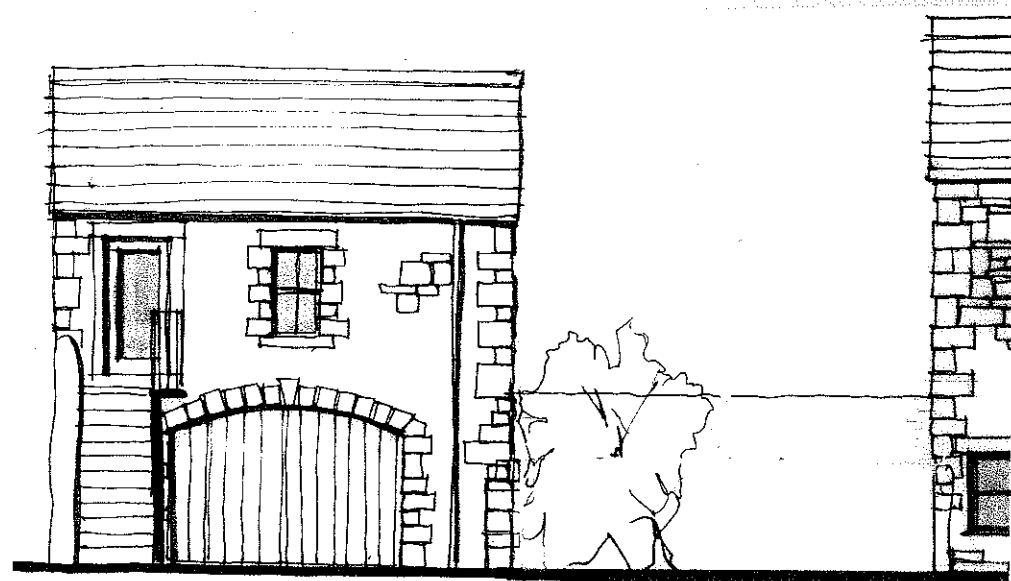


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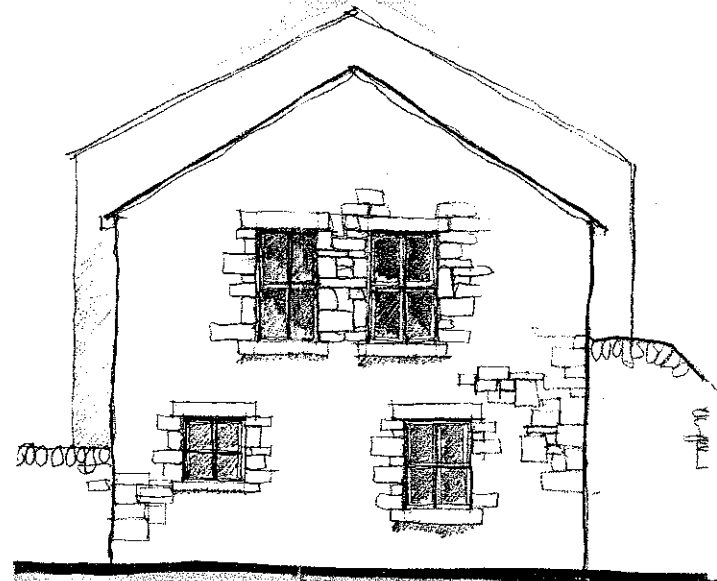
EDINA Digimap®

Scale 1:500

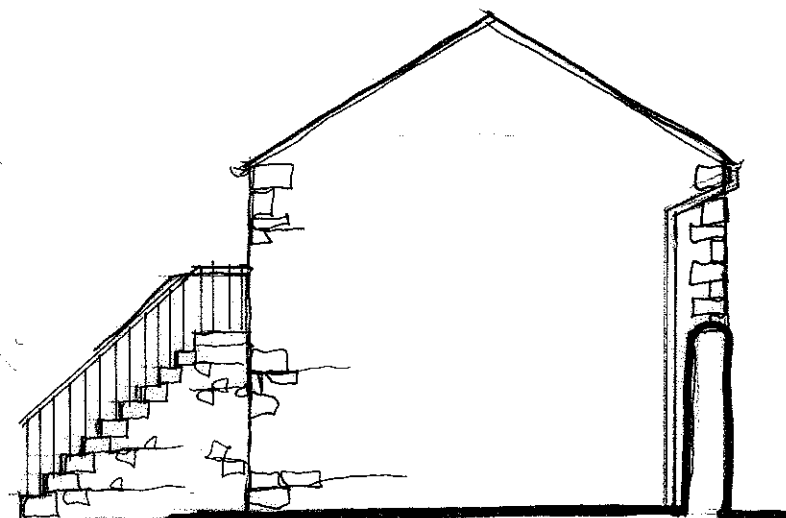
Mapping
sourced from
Ordnance
Survey



6m

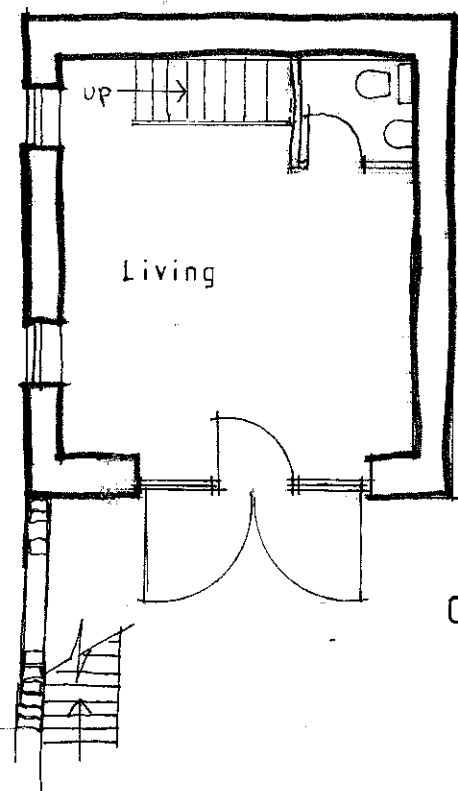


6.4m

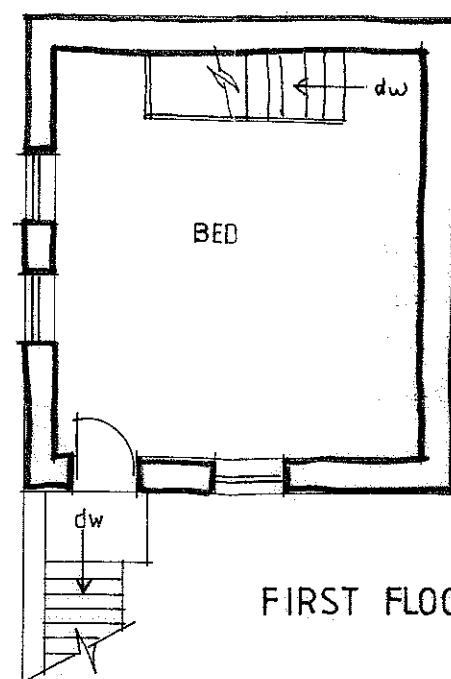
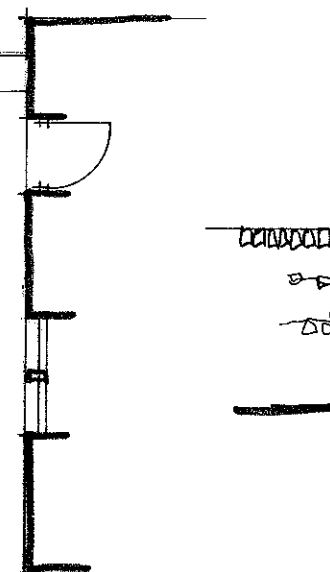


6.6m

320120499P



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Client

J. FARTHING

Job Title

PROPOSED EXTENSION TO
THE GRANARY
BULCOCK BARN
PENDLETON

Drawing Title

EXISTING PLANS & ELEVATIONS

Scale

1:100

Date

NOV11

Drawn

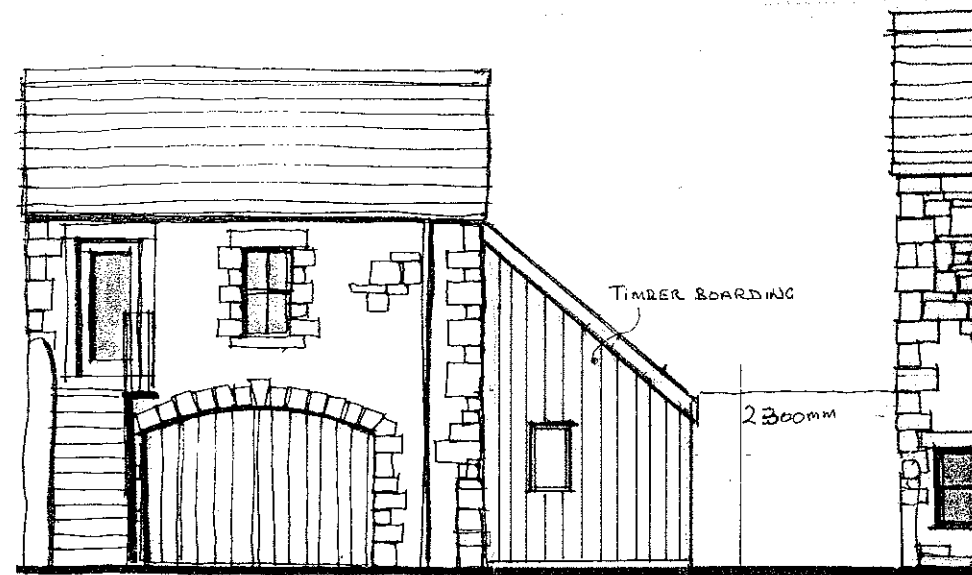
LKR

spa
ARCHITECTS

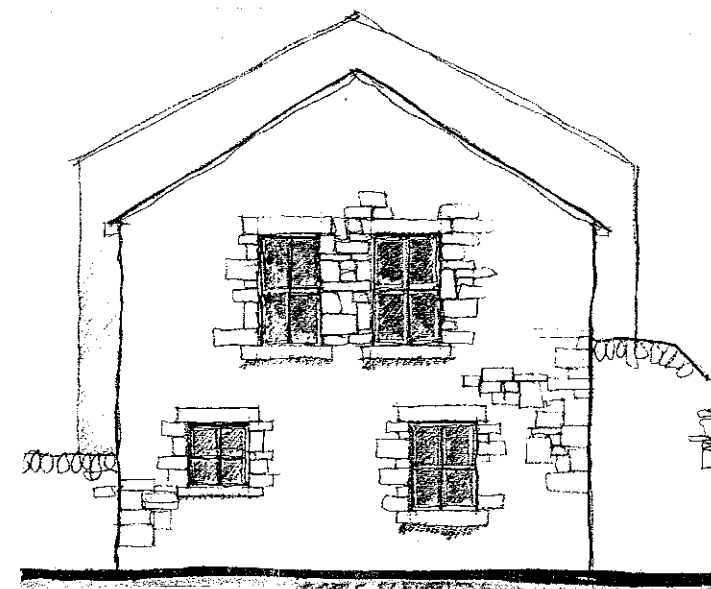
SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELNERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com



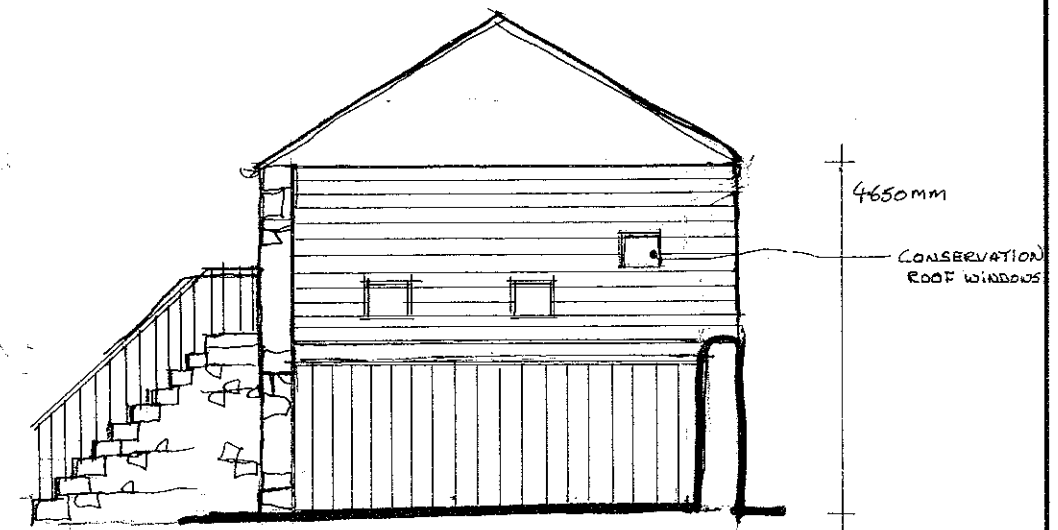
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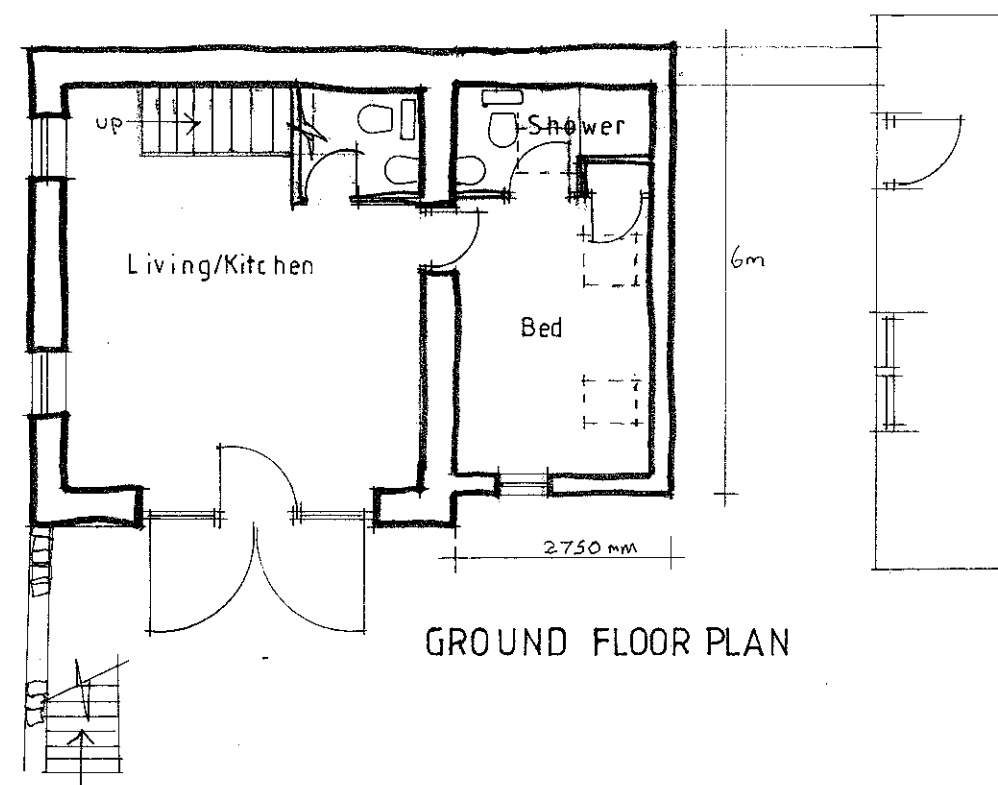
SOUTH EAST ELEVATION



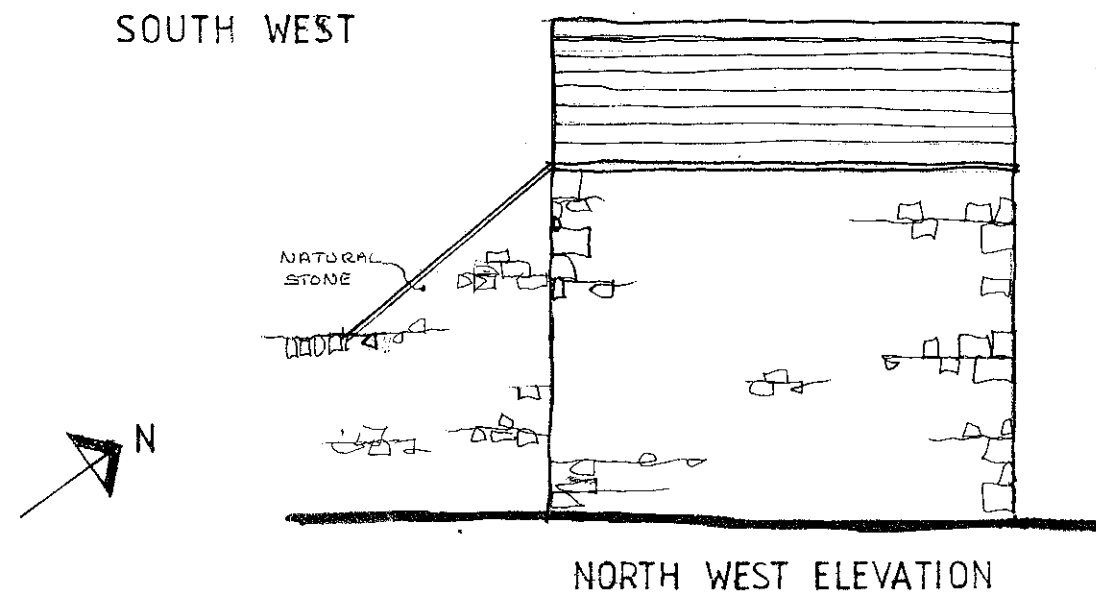
SOUTH WEST



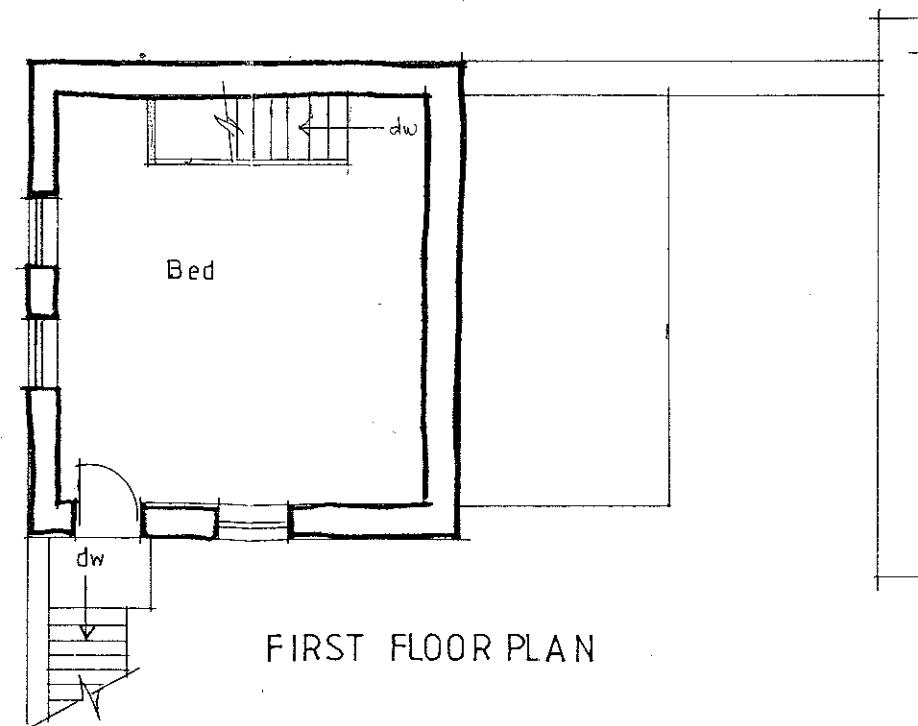
NORTH EAST



GROUND FLOOR PLAN



NORTH WEST ELEVATION



FIRST FLOOR PLAN

320120499P

Client		
J. FARTHING		
Job Title		
PROPOSED EXTENSION TO THE GRANARY BULCOCK BARN PENDLETON		
Drawing Title		
PROPOSED PLANS & ELEVATIONS		
Scale	Date	Drawn
1:100	NOV 11	LKR
		
SUNDERLAND PEACOCK & ASSOCIATES LTD. HAZELMERE, PIMLICO ROAD, CLITHEROE LANCASHIRE, B67 2AG T 01200 423178 F 01200 427328 E info@sunderlandpeacock.com www.sunderlandpeacock.com		
4209 - 2		