



RIBBLE VALLEY
BOROUGH COUNCIL

30 MAY 2012	
FOR THE	ATTENTION OF

For office use only

Application No: 320120510P

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:	Dr	First name:	Sajjad	Surname:	Mirza
Company name:					
Street address:	54 Knowsley Road West				
Town/City:	Clayton le Dale				
	Blackburn				
County:					
Country:					
Postcode:	BB1 9PW				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Khalid	Surname:	Khan
Company name:	Khalid Khan & Associates				
Street address:	Majid House				
	109 Whalley Range				
Town/City:	Blackburn				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	BB1 6EE				
Telephone number:	Country Code	National Number	Extension Number		
		01254 54464			
Mobile number:		07798 686430			
Fax number:					
Email address:	khalid@kassoc.co.uk				

3. Description of Proposed Works

Please describe the proposed works:

Erection of Bay Window to Front with Conversion of Garage to Dining Room.

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:	54	Suffix:	
House name:			
Street address:	Knowsley Road West		
	Clayton le Dale		
Town/City:	Blackburn		
County:			
Postcode:	BB1 9PW		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	368165		
Northing:	432629		

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:

Facing Brickwork, with Stone Jambs.

Description of *proposed* materials and finishes:

Facing Brickwork, with Stone Jambs to match existing.

Roof - description:

Description of *existing* materials and finishes:

Slate Finish.

Description of *proposed* materials and finishes:

Slate finish to match existing.

11. (Materials continued)**Windows - description:**Description of *existing* materials and finishes:

Woodgrain Upvc Frame.

Description of *proposed* materials and finishes:

Woodgrain Upvc frame to match existing.

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:

035/05/12/54@A1.

320120510P

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: Dr First name: Sajjad Surname: Mirza

Person role: Applicant

Declaration date: 30/05/2012

☒ 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: Dr First Name: Sajjad Surname: Mirza

Person role: Applicant

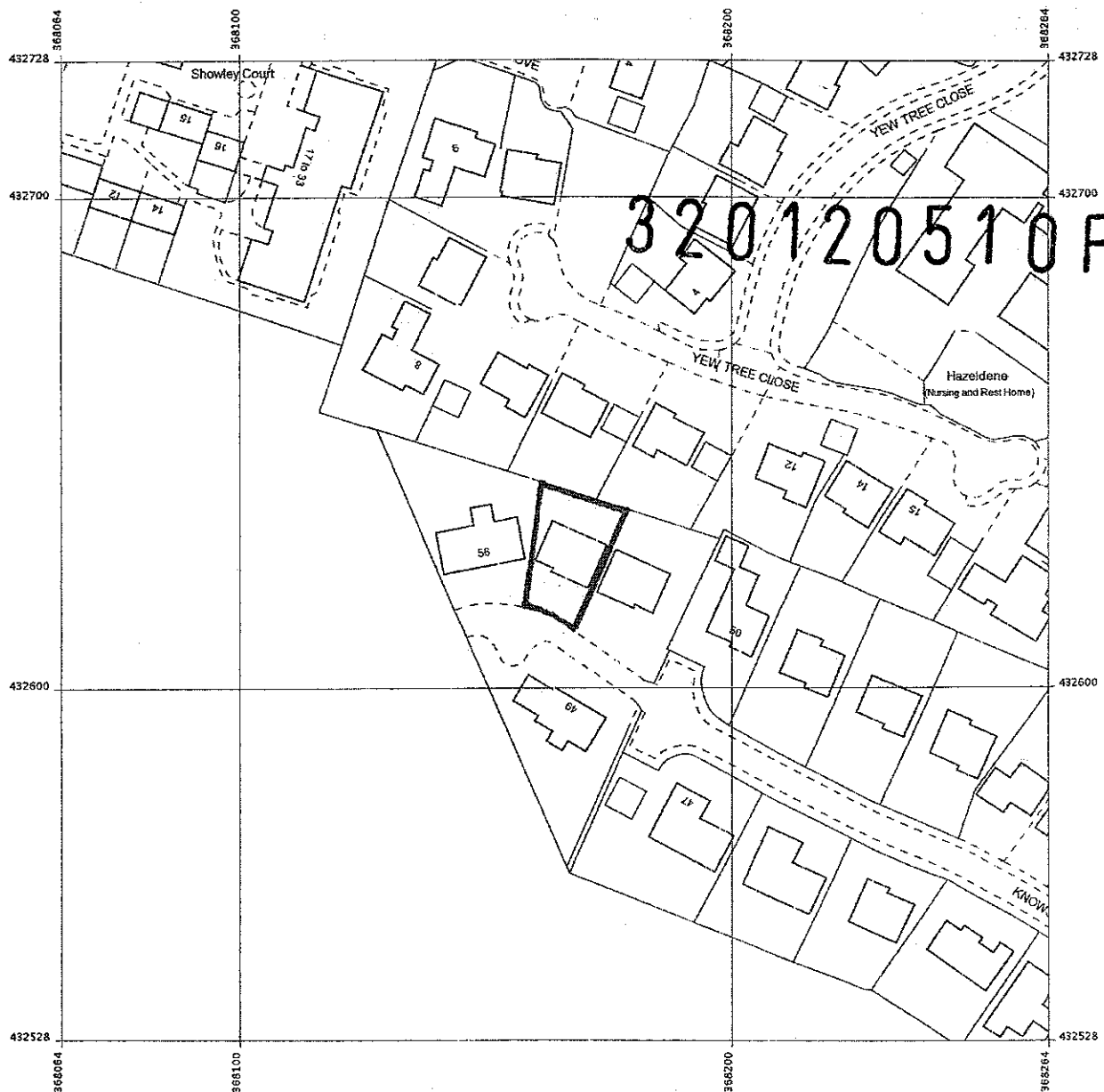
Declaration date: 30/05/2012

☒ 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



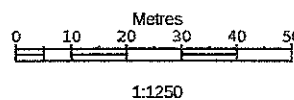
Date 30/05/2012



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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.

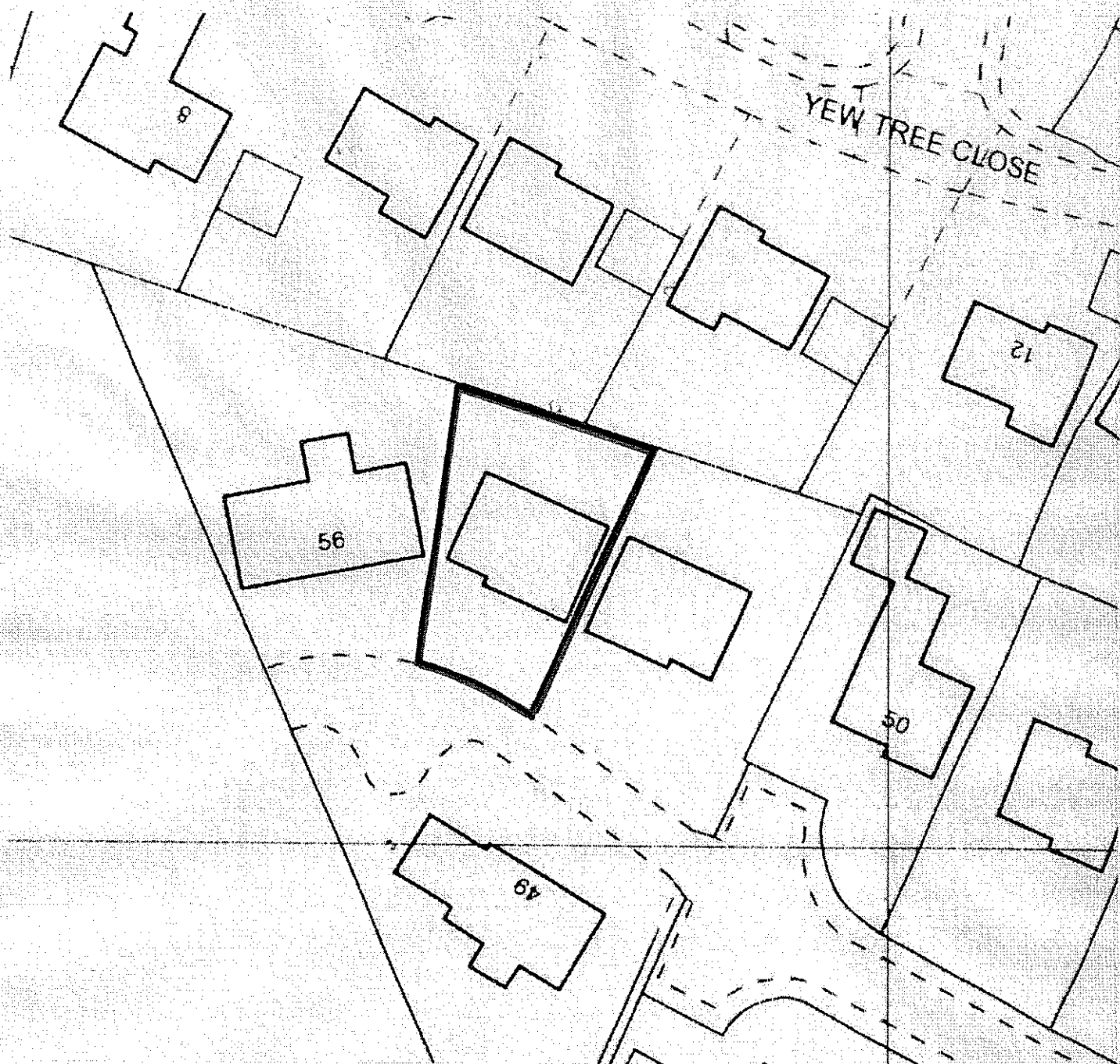


54 KNOWSLEY ROAD WEST
BLACKBURN
BB1 9PW

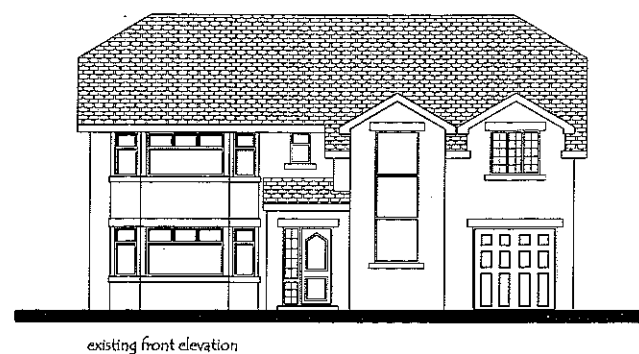
Supplied by: **Stanfords**
Reference: OI427181
Centre coordinates: 368164 432628

BLOCK PLAN

320120510P



54 KNOWSLEY ROAD WEST
CLAYTON-LE-DALE
SCALE 1:500 NORTH ^

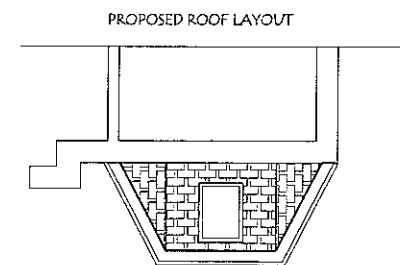


existing front elevation

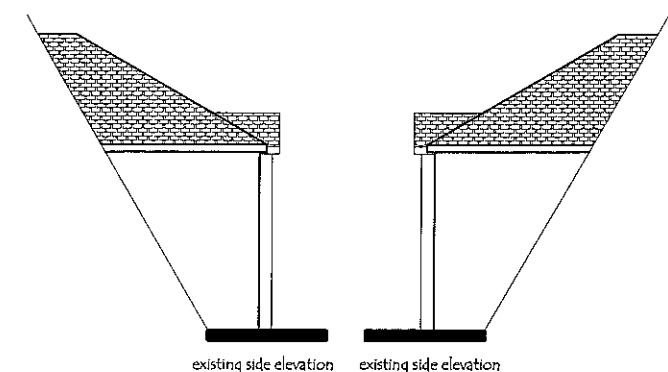


PROPOSED FRONT ELEVATION

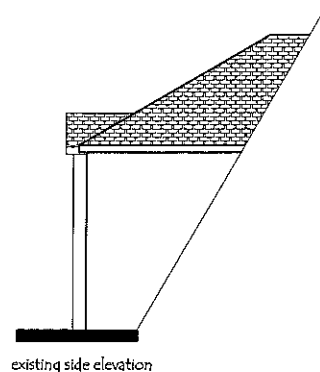
NOTE:
ROOF, STONE JAMBS AND
BRICKWORK & UPVC WINDOW
FRAME TO MATCH EXISTING



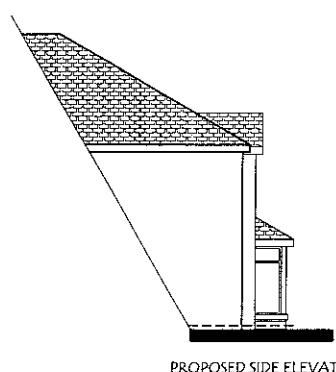
PROPOSED ROOF LAYOUT



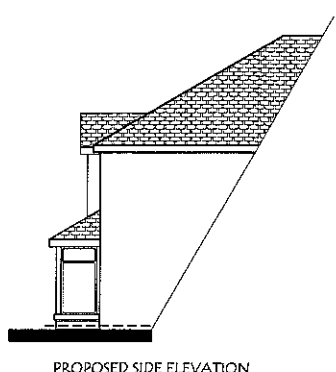
existing side elevation



existing side elevation



PROPOSED SIDE ELEVATION

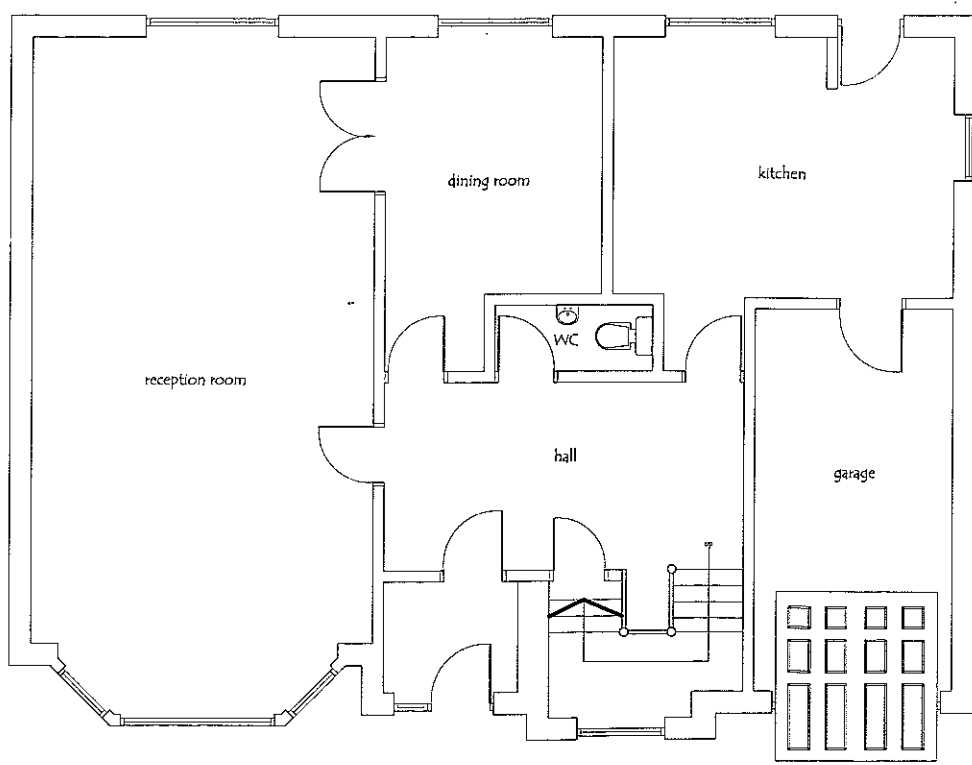


PROPOSED SIDE ELEVATION

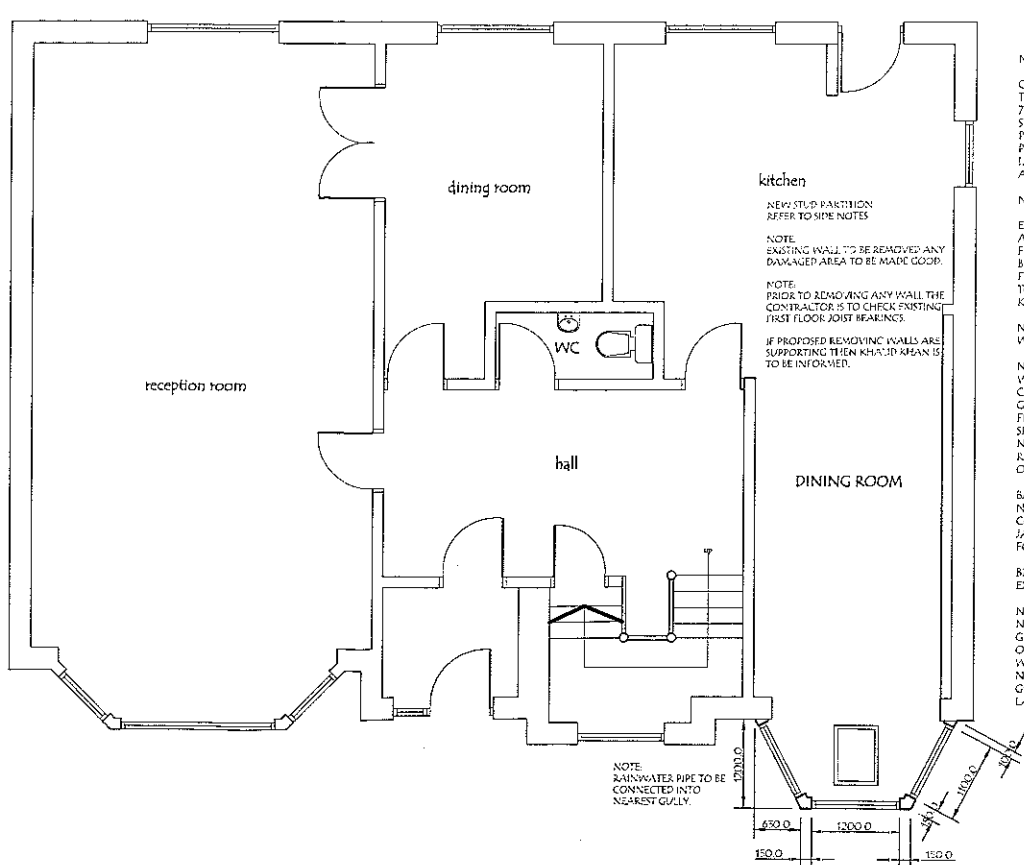
NOTE:
ANY WORKS NOT SPECIFIED ON THIS
DRAWING IS TO BE CARRIED OUT TO
THE SATISFACTION OF THE BUILDING
INSPECTOR.

DENSE CONCRETE BLOCK AND WEAK MIX CONCRETE CAVITY FILL BELOW
GROUND LEVEL MIN 225 mm FROM TOP OF CAVITY FILL TO LOVELY TYPICAL
WALLS.
WALL TO BE BUILT OFF 600x450mm CONCRETE STRIP FOUNDATIONS MIN
700mm COVER TO FOUNDATIONS. FOUNDATIONS MUST BE TAKEN BELOW
ANY ADJACENT DRAIN INVERT LEVEL. ANY DRAINS PASSING BENEATH
BUILDING TO BE CASED IN 150mm CONCRETE, DRAINS PASSING THROUGH
WALL TO HAVE 150x100mm REINFORCED CONCRETE LINTOL OVER AS
REQUIRED MIN 150mm END BEARING.

existing ground floor layout



PROPOSED GROUND FLOOR LAYOUT



NOTE:
CONSTRUCT NEW STUD PARTITION
TO CONCEAL ALL PIPEWORK USING
75x50mm SW STUD PARTITION WITH
STUBS AT CENTRES TO AVOID
PIPEWORK.
PARTITION TO BE APPLIED WITH A
LAYER OF 12.5mm PLASTERBOARD
AND SKIM FINISH.

NEW FLOOR CONSTRUCTION
EXISTING GARAGE FLOOR TO RECEIVE
A LAYER OF 80mm THICK TF KINGSPAN
FLOOR INSULATION WITH A LAYER OF
BUILDING PAPER TO BS821:1972:1994
FINISHED WITH LAYER OF CONCRETE
TO BE BROUGHT IN LINE WITH EXISTING
KITCHEN FLOOR LEVEL.

NEW FLOOR CONSTRUCTION AT BAY
WINDOW REFER TO SITE NOTES.

NOTE:
VELUX ROOF LIGHT
COMPRISING OF A CENTRAL FIXOT
GGL 550x778mm
FINISHED TO MANUFACTURERS
SPECIFICATION.
NOTE:
RAFTERS TO BE DOUBLED TO SIZE
OF NEW ROOF LIGHT.

BAY WINDOW
NOTE ALL STONE JAMBS AND STONE
CILL TO MATCH EXISTING.
JAMBS ERECTED OFF A SUITABLE
FOUNDATION.

BRICKWORK TO BASE TO MATCH
EXISTING.

NOTE:
NEW UPVC FRAME TO MATCH EXISTING
GLAZING TO HAVE A U VALUE OF 1.6W/m²K
OR MINIMUM RATING UNDER THE
WINDOWS ENERGY RATING SCHEME.
NOTE:
GLAZING TO BE TOUGHENED OR
LAMINATED TO BS6206.

NOTE:
RAINFALL PIPE TO BE
CONNECTED INTO
NEAREST GULLY.

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 BS5671 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 NOTIFIABLE 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 TO MATCH EXISTING.
100mm CAVITY WITH 100mm CONCRETE BLOCKWORK INNER LEAF.
MINIMUM 60mm KINGSPAN INSULATION ON INNER SIDE OF CAVITY. FIXED
USING INSULATION RETAINING CLIPS THERMAL ECONOMICS 2LZ CAVITY
CLOSING DPC'S OR SIMILAR TO ALL OPENINGS.
PROVIDE WEEPHOLES AT THE BASE OF ALL CAVITY TRAYS AND BELOW WALL
DPC. INSTALL 15x65x50mm TYPE 'W' WEEPHOLES OR SIMILAR IN WEEPHOLES
WEEPHOLES AT 900mm 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 BS745:1970 AND LAID MIN OF 150mm EXTERNAL GROUND LEVEL DPC
LAPPED AT LEAST 150mm.

FLOOR CONSTRUCTION
50mm SCAFFED 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.

RAINFALL GOODS
GUTTERS AND RAMP'S TO MATCH EXISTING OR NEW 100mm SQUARE SECTION
AND SQUARE RAMP'S 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 A.D 13 WINDOWS TO HABITABLE ROOM TO
HAVE SLOT VENTS OF 4000sqmm. PATIO DOOR TO BE EITHER TOUGHENED
OR LAMINATED TO BS6206. OPENERS MIN 1/20th OF THE FLOOR AREA.

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 TO 54 KNOWSLEY ROAD WEST,
CLAYTON-LE-DALE FOR DR SAJJAD MIRZA.

Client:
DR SAJJAD MIRZA.

Proposed:
ERECTION OF BAY WINDOW TO FRONT WITH
CONVERSION OF GARAGE TO DINING ROOM.

Location:
54 KNOWSLEY ROAD WEST
CLAYTON-LE-DALE BLACKBURN
BB1 9PW.

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

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Surveyors & Architectural Consultants
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BLACKBURN, LANCASHIRE BB1 6EE
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w: khalidkhanassociates.co.uk

Drawn by:
035/05/12/54/@A1.