



23 MAY 2012		For office use only	
FOR THE ATTENTION OF		Application No: 820120517P	
		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

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:	FRANCIS
Last name:	COOKSON		
Company (optional):			
Unit:		House number:	29
		House suffix:	
House name:			
Address 1:	CONISTON CLOSE		
Address 2:			
Address 3:			
Town:	LONGBRIDGE		
County:	LANCASHIRE		
Country:	ENGLAND		
Postcode:	PR3 3AU		

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:

DEAR DINING ROOM EXTENSION, SIDE EXTENSION TO FORM GARAGE & UTILITY ROOM, DEMOLITION OF EXISTING GARAGE & CONSERVATORY

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)

320120517P

4. Site Address Details

Please provide the full postal address of the application site.

Unit:

House number:

29

House suffix:

House name:

Address 1:

CONISTON CLOSE

Address 2:

Address 3:

Town:

LONGRIDGE

County:

LANCASHIRE

Postcode (optional):

PR3 3AU

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 (where applicable)	Proposed	Not applicable	Don't Know
Walls	DARK RUSTIC BRICKWORK	TO MATCH	☐	☐
Roof	DARK INTERLOCKING ROOF TILE	TO MATCH	☐	☐
Windows	WHITE PVC	TO MATCH	☐	☐
Doors	WHITE PVC	TO MATCH	☐	☐
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:

11. Ownership Certificates

3201205, 7P

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):

[Redacted Signature]

[Redacted Signature]

22-5-12

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):

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

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:

[Redacted Signature]

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):

[Redacted Signature]

[Redacted Signature]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

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 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):

--

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):

22-5-12

(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):

--

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



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:

£150.00 ☒

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



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



320120517P

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):

22-5-12

(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☒ 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:

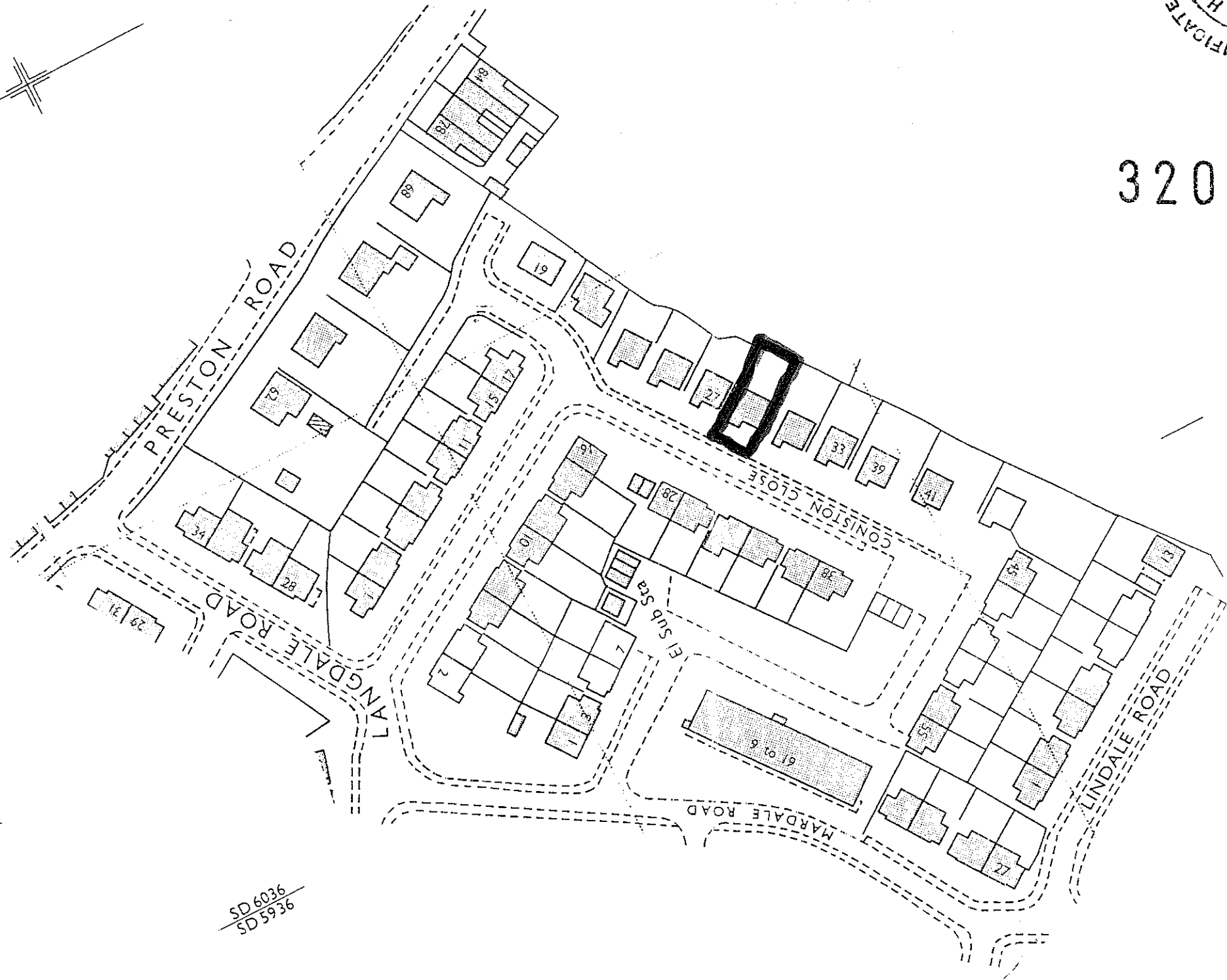
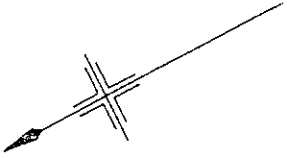
Email address:

Register
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ascertaining
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parties
to
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land

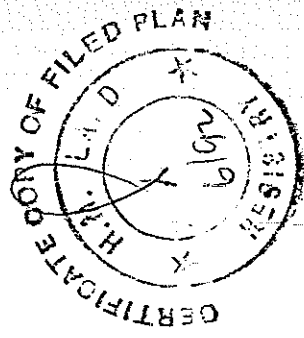
H.M. LAND REGISTRY

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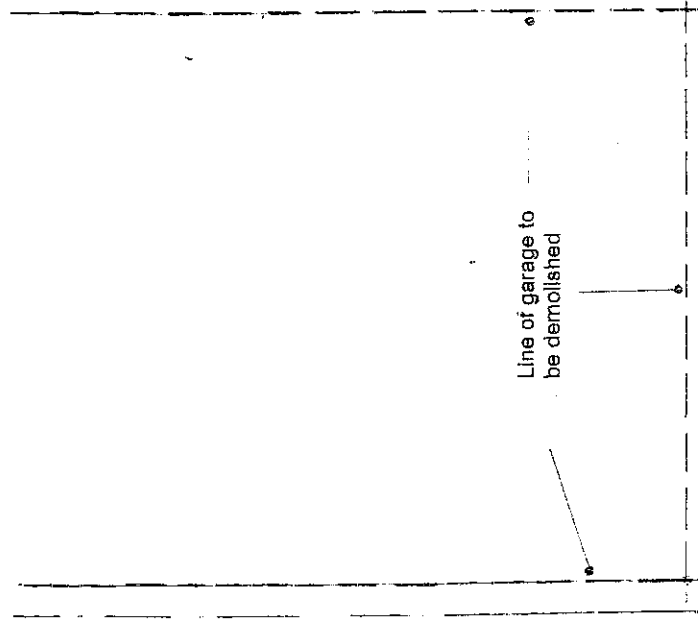
ORDNANCE SURVEY PLAN REFERENCE	SD 6036	SECTION A	Scale 1/1250 Enlarged from 1/2500
COUNTY LANCASHIRE	DISTRICT RIBBLE VALLEY		© Crown copyright 1985



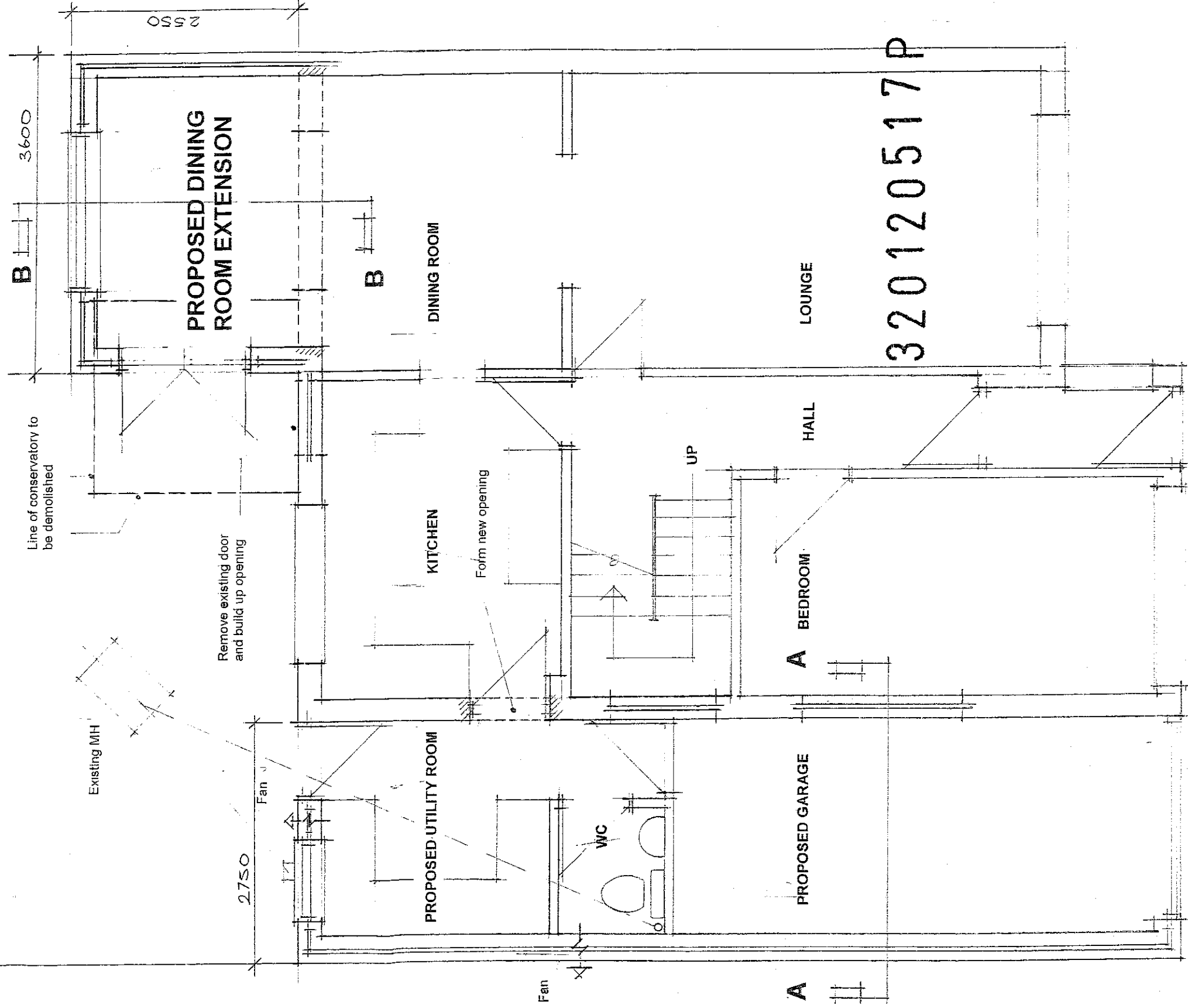
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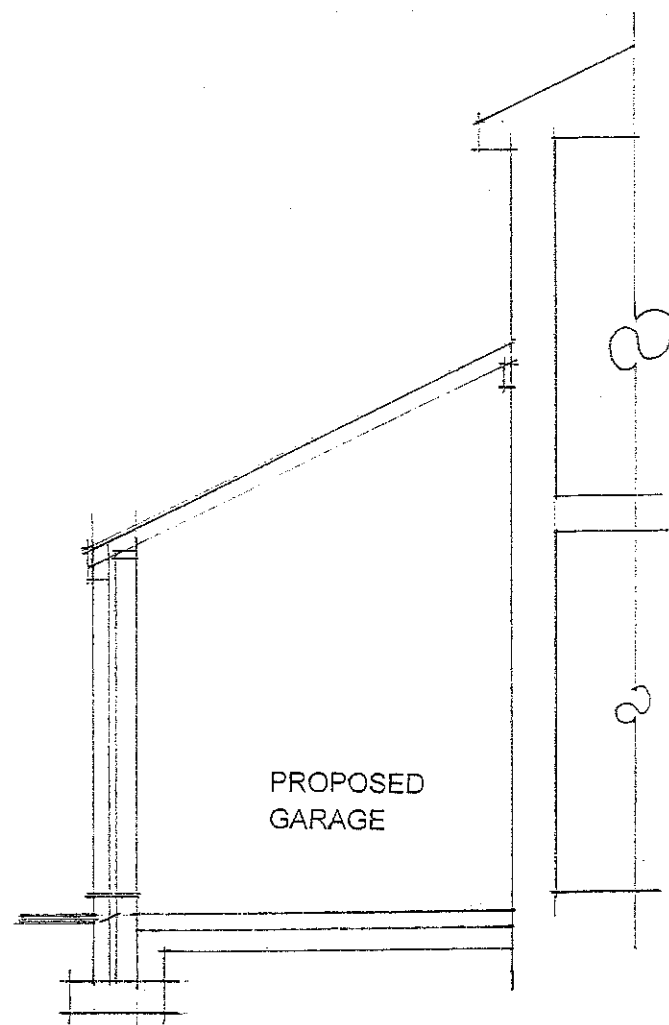
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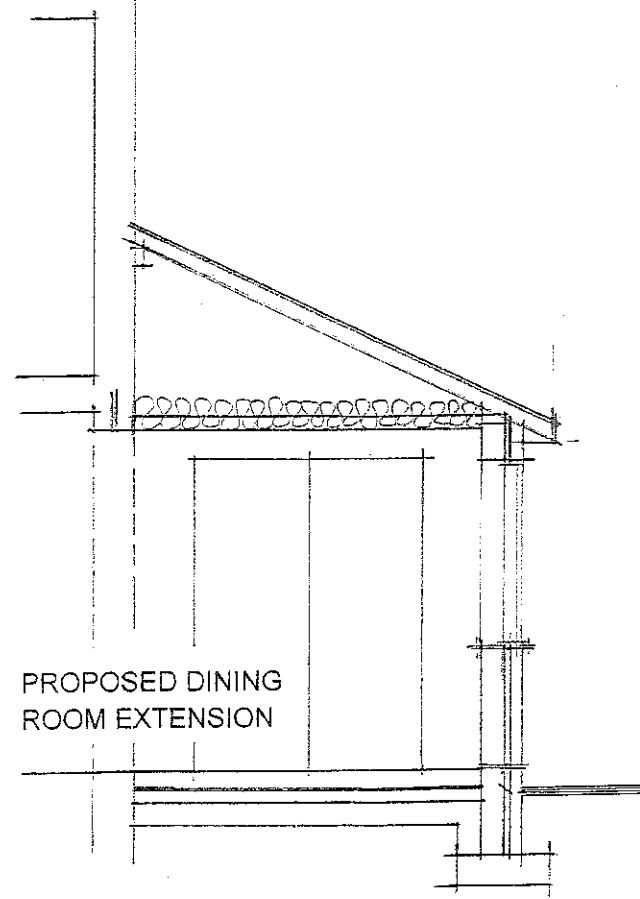
PROPOSED GROUND FLOOR PLAN



320120517P



SECTION A-A



SECTION B-B

GENERAL CONSTRUCTION NOTES.

These notes are to be read in conjunction with the proposed plans, section and elevations as indicated on the accompanying local authority submission drawing(s).

ROOF (pitched).

New pitched roof to be constructed using concrete interlocking tiles all to match existing roof on 38mm x 25mm SW timber battens at recommended gauge and lap. Battens to be treated with preservative. Untearable sarking felt or equal and approved on 100mm x 50mm SW rafters at 400mm centres secured to a 150mm x 50mm SW bearer bolted to the existing wall at max 300mm centres with 125mm x 50mm SW ceiling joists at 400mm centres. Tile vents to be incorporated into the roof at the abutment level at max 2m centres. Roof void to be insulated to achieve a U value of 0.16 W/sqm K using 270mm-fibreglass quilt insulation laid between ceiling members in 2 layers laid in opposite directions to each other 120mm fibreglass between the joists with a further 150mm fibreglass laid across to give a total thickness of 270mm. Lofts access trap to be also insulated with draught sealing to all edges. Any sloping ceilings to have 50mm Cellotex between the rafters with a further 60mm Cellotex fixed across the face to give a total thickness of 110mm. Rafter ends to be connected to 100mm x 50mm wallplate. Ceiling joists to be underdrawn with 12.7mm (Duplex) plasterboard and skim. Roof cross void ventilation to be provided by proprietary vents to the soffit giving a continuous ventilation strip of at least 25mm width. Proprietary rafter trays to be used to prevent quilt insulation obstructing the ventilation airpath. Cross ventilation at ridge level by means of tile vents at max 2 metre centres. Code 4 lead flashings and cavity tray at all roof/wall junctions. Rafters to be strapped to walls at intervals not exceeding 1800mm centres with galv. mild steel straps 30mm x 5mm x 1000mm long minimum cross section. Straps must be fixed beneath the rafters and built into the wall. Garage roof as dining room roof but omit insulation and ceiling joists. New 250mm x 50mm hip rafters.

WALLS (External) 300mm overall wall thickness

All new external walls to be constructed of 102mm facing brickwork and to match existing building where applicable with 50mm clear cavity and inner leaf of 115mm Celcon Solar blockwork with 50mm thick Kooltherm K8 insulation (U - Value = 0.3W/m²K). Proprietary insulation retention clips and compatible ties to be used. Continue wall insulation at least 150mm below top of perimeter insulation. Internal wall finish to be 13mm carlite plaster. All openings and jambs are to be insulated with thermabate or similar. Draught stripping to all opening lights. All lintels are to be insulated and to be mild steel over all structural openings-sizes are to be to manufacturers specification and to have a minimum 150mm end bearings. All internal walls to have pre-cast concrete reinforced lintels over openings. Wall ties to be stainless steel 225mm long and built in at a rate to comply with B.S. 5628, part 3, 1985. Minimum 750mm horizontally. Ties to be provided not more than 300mm apart vertically on either side of openings. Where new work abuts existing walls the cavities are to be continuous. Vertical dpcs are to be provided to all windows and door openings. Horizontal dpc to be a minimum of 150mm above finished ground level. "Supalux" or similar cavity barriers to be provided to the top of all cavity walls. Both leaves from the top of the foundation to 1 course below ground level to be constructed in 100mm concrete commons. Cavities to be filled to this level with weak mix concrete.

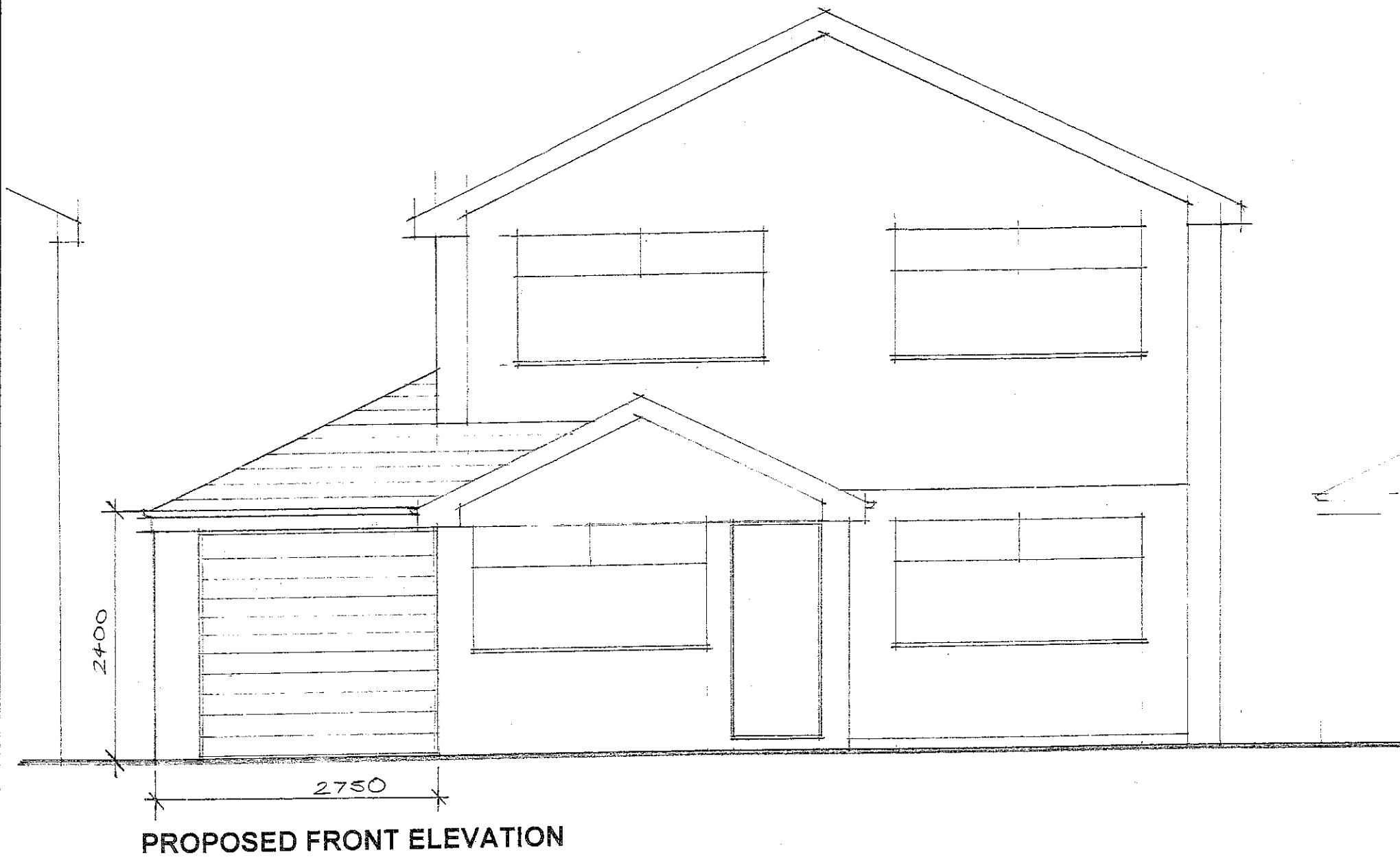
FLOORS

New solid ground floor to consist of 100mm thick concrete on 65mm polyurethane boards on 1200g Visqueen dpm on minimum 150mm thick sand blinded hardcore. Perimeter insulation to the floor slab to be a thickness of 25mm polystyrene with a thermal conductivity of 0.025 (W/mK) to give a thermal resistance of 0.75 m² KW and to avoid cold bridging. Ventilation to the existing sub floor void (if any) to be ducted beneath the new slab. Garage floor as above but no insulation required.

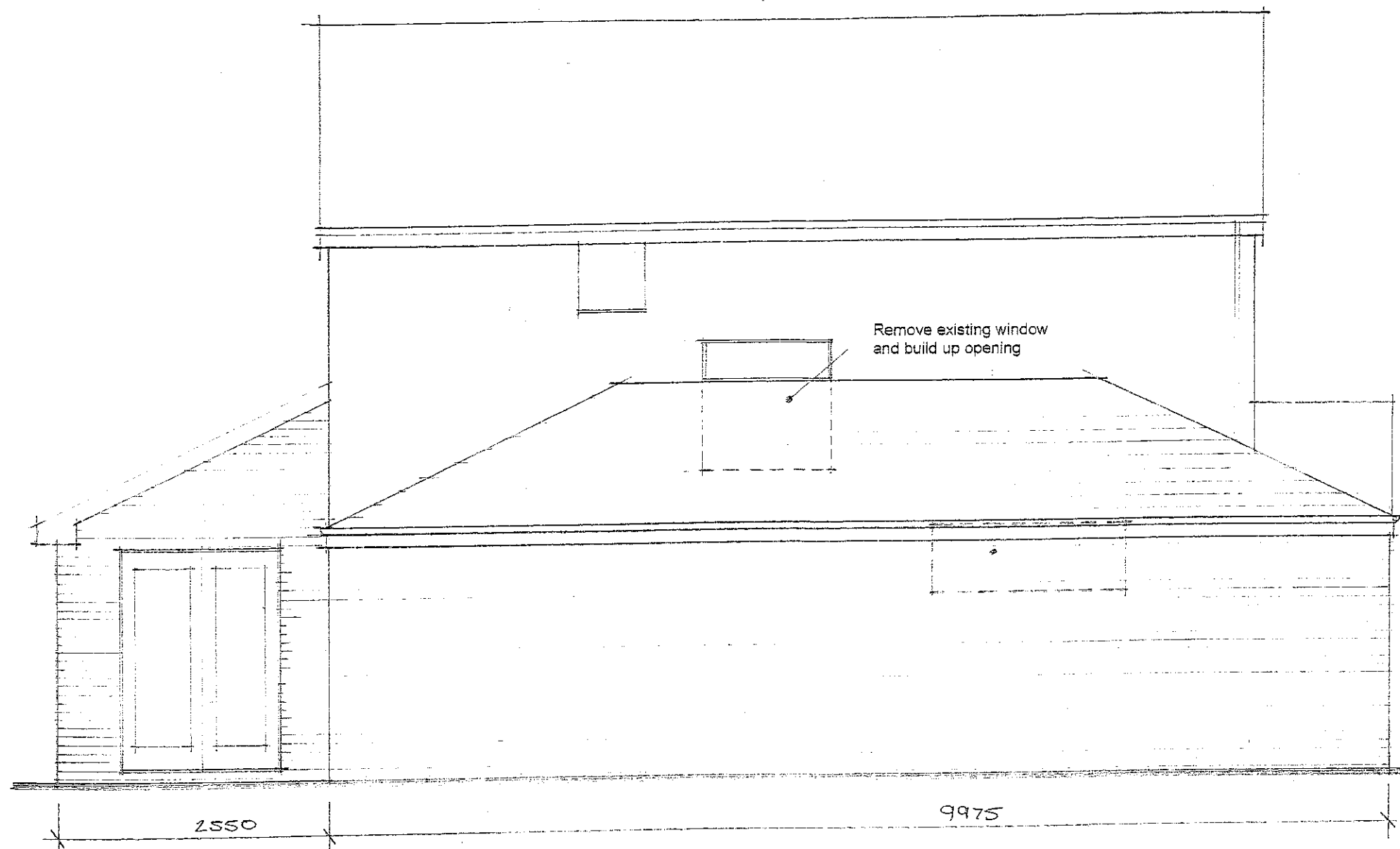
FOUNDATIONS

Foundations to new cavity walls are to be 600mm x 225mm thick concrete strip foundations with a minimum cover of 450mm. For all cross walls foundations are to be 450mm x 225mm thick. The foundation sizes indicated are for normal earth bearing conditions. The builder is to check prior to the commencement of the works and report any differences or concerns to the local authority before placing the concrete. New cavity wall to be 100mm clear at foundation level to accommodate bonded insulation above ground and thus maintain 50mm clear cavity.

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PROPOSED REAR DINING ROOM EXTENSION & SIDE EXTENSION FORMING A GARAGE & UTILITY ROOM AT No.29
CONISTON CLOSE, LONGRIDGE. PR3 3AU FOR MR.F. COOKSON. PROPOSED FRONT ELEVATION. SCALE 1:50 MAY
2012. SHEET 3 OF 6.



PROPOSED SIDE ELEVATION

GENERAL REQUIREMENTS

This drawing is specifically for local authority approvals only i.e. Building Regulations and Planning Permission. Prior to commencement of the construction works both client and builder are to check that all the information shown is correct. All work and materials are to comply fully with the current relevant Building Regulations, Codes of Practice and British Standards. No dimensions are to be scaled from this drawing under any circumstances. All structural timber is to be SC3 grade unless noted otherwise, and to be treated with a suitable preservative. Electrical socket outlets and switch positions to be determined by client and to be carried out to the current regulations. All switches and sockets etc in the new building are to be between 450mm and 1200mm above the finished floor level. Internal fittings to be to client's specification and location. Door to WC to have a 10mm air gap beneath the door. All internal doors to be a minimum of 800mm clear opening width. Thermal co-efficient of roof not to exceed 0.16W/sq.deg.c. Floors not to exceed 0.25 W/sq.deg.c. Walls not to exceed 0.3 W/sq.deg.c. All doors marked * are designated fire doors and are to be fitted with a self-closing device and to be a minimum of half-hour. Any door between the dwelling and a garage to be half-hour self-closing fire door in 12mm rebated frame. A minimum step of 100mm is to be constructed between the garage and the dwelling.

ELECTRICAL INSTALLATIONS

All electrical work required to meet the requirement of ADP must be designed/installed/inspected and tested by a person competent to do so.

HEALTH & SAFETY

The builder and client must discuss prior to the commencement of the works all matters relating to health & safety. This has to include the delivery and storage of all materials and the opening up of drains and excavations. It should also include the erection and dismantling of scaffolding, working at heights, placing of roof, all associated demolition works, the exposure and connection to existing services, noise and dust levels and the safe and continued use of the adjacent dwellings and the house. Furthermore, both client and builder are to determine the position of all below and above ground services before work proceeds. The builder must obtain all the relevant literature relating to the substances and equipment to be used on the project and notify all parties concerned of the contents.

NOTICE TO OWNER

Under the Party Wall etc. Act 1996 any building work which involves working on an existing party structure (wall or floor shared with another property) or constructing on the boundary with a neighbouring property, or constructing adjacent to a boundary particularly where the foundations will cross the boundary or excavating near a neighbouring building you have a duty to inform all adjoining owners (this may include tenants and sub tenants). This must take the form of a notice and you must include details of when the works are to start, what is to be done, and the names and addresses of all the relevant parties. Such a notice must be served at least 2 months before the intended works are commenced.

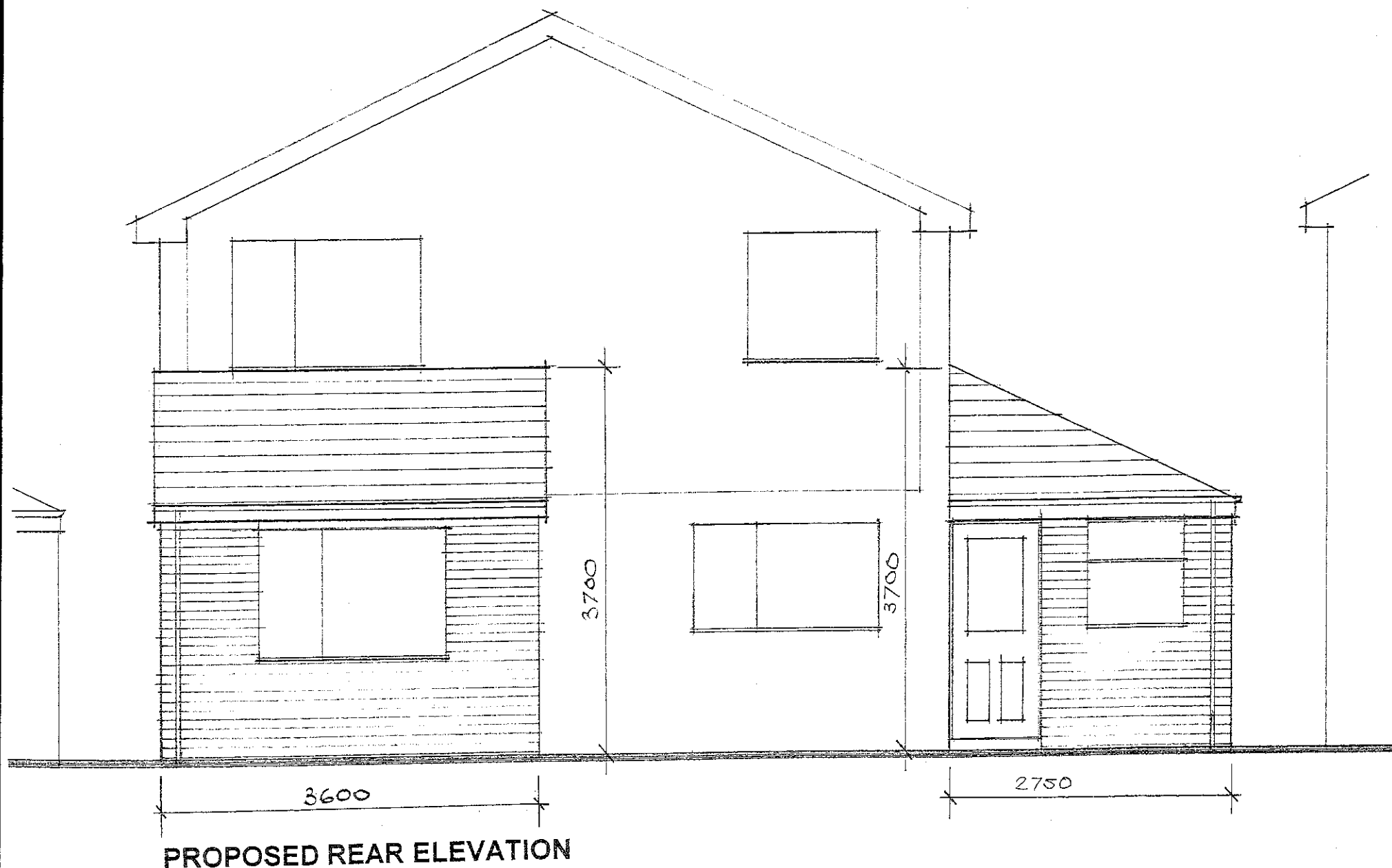
CONSERVATION OF FUEL AND POWER

Construction details to be in accordance with the *Robust Details* Guidance. Pressure testing at the end of the project therefore not required. (Domestic project less than 1000m²). New dwelling extension to have one in three light fittings as low-energy luminaires. Standard 2-D fitting to be installed. Luminous efficiency to be greater than 40 lumens per circuit-watt. Any new boiler installation to have Efficiency rating that meets the minimum SEDBUK (Seasonal Efficiency of Domestic Boilers in the UK) rating of 86% [mains natural gas], 80% [LPG] and 85% [oil]. Commissioning information and Certification to be handed to the client and Building Control Officer upon completion. Glazing to meet U-value of 2W/m²K. Air permeability of the building to be not more than 10m³/hr/m² at 50pa. (Buildings greater than 1000m² floor area). At construction stage the builder is to confirm that the continuity of insulation has been maintained and state that appropriate design details and building techniques have been used to achieve reasonable conformity.

STRUCTURAL NOTES

All new concrete is to be 35 N/mm² mix at 28 days to B.S. 8110. All excavations to be approved by Local Authority Building Control Officer prior to pouring of any concrete. All dimensions to be checked on site prior to construction and fabrication. All timber to be grade SC3 to B.S. 5268. Unless noted otherwise. All new masonry to be in accordance with B.S. 5628.

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DRAINAGE.

All waste pipes discharging into external gullies are to do so below the level of the gully grating. Rainwater goods to B.S.3506 and CP304. 100mm diameter pvc gutter and 68mm diameter rwp. Rainwater pipes should connect to a separate storm water system if one exists. Rainwater connections to the foul drain (if any) must be via trapped gulleys. All drainage to be pvcu pipework or similar approved. Any drains passing through new walls are to be bridged over using concrete lintels with minimum 150mm end bearings. Pipes to be provided with a 50mm clearance all round or a sleeve (cement fibre collar) thereby preventing building loads from being transmitted through the pipe. Opening masked both sides. Pipes to be provided with "Rocker pipes" or the hole around the drain to be filled with compressible material. Drains passing under the building are to be bedded on and surrounded in 150mm of pea gravel (granular material) thereby maintaining some flexibility. Compressible material between the granular pipe surround and RC trench bridging. Any existing drain to be built over should be replaced if it consists of material other than flexible plastic or flexibly jointed pipes. If it is defective in any way it must be replaced. All new manholes to be pre-cast concrete rings with a galvanised steel cover on a minimum base of 150mm thick concrete. All drains are to be laid to fall a minimum of 1:40 and to be 100mm diameter. New fittings are to have pipe waste sizes as follows: w.h.b. - 32mm diameter, w.c. - 100mm diameter, sink - 38mm diameter. All to have a 76mm deep seal depth. Washing machine connection to have a 76mm deep seal trap. 40mm diameter pipe plumbed to take washing machine outlet. All soakaways to be sited a minimum of 5m from the building and to be 1000mm wide x 1000mm wide x 1000mm deep. WC pipework not to allow light through. Drains connecting into existing pipework (except a manhole) to be prefabricated units to avoid the use of "saddles".

STUD PARTITIONS

Any new stud partitions are to be constructed of 100mm x 50mm softwood rails and studs at 400mm centres and finished both sides with 12.5mm thick Gyproc Wallboard 10 and skim. Stud walls to be filled with 100mm-fibreglass insulation quilt.

WINDOWS/GLAZING

Windows with glazing below 800mm above finished floor level to be safety glazed. Glazing to doors below 1500mm and to side screens within 300mm of door to be safety glazed. Safety glass to conform with Class B or Class C of B.S. 6202, 1981. Windows serving inner rooms are to have a clear opening of 850mm x 500mm. These windows are to be escape windows with the opening to be a minimum of 800mm from the finished floor level and a maximum of 1100mm. No locks are to be fitted. All windows to be double glazed using low emissivity glass e.g. Pilkington K Glass or equal and approved to give U value of 2.0 W/m²K. Double-glazing to have 16mm air gap with a "soft" low-E coating or 12mm air gap argon filled to achieve U value of 1.8.

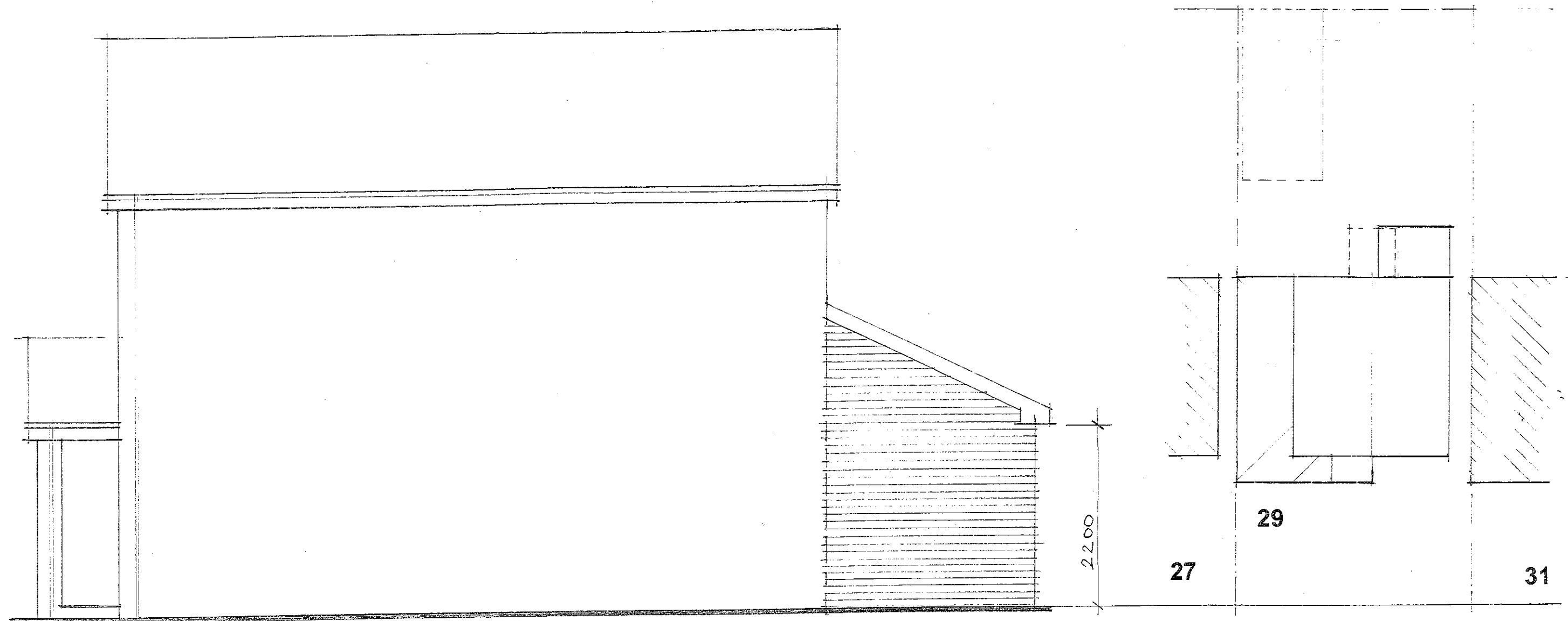
VENTILATION and HEATING

Ventilation to all habitable rooms shall not be less than 1/20th of the room's floor area. All windows are to be double-glazed. All rooms to have trickle ventilators of not less than 8000mm squared mounted within the frames. WC is to have mechanical ventilation to give an extract rate of not less than 15 litres per second. Fan to have 15 minute over run. Mechanical ventilation to kitchen to give extract rate of not less than 60 litres per second, 30 litres per second if located in a cooker hood. Utility room to have extract rate of 30 litres per second. Radiators to be fitted with thermostatic radiator valves. Separate timing controls to be provided for space heating and hot water. The system design must allow the provision of only space heating, only water heating, or both when required. Hot water storage vessels should have a minimum 35mm factory applied coating of PU-foam or the equivalent. Pipes and ducts to be insulated.

SMOKE ALARMS

New smoke alarms to be positioned within 7m of a kitchen and living room doors and 3m of bedroom doors. Smoke alarms to be permanently wired to a separately fused circuit at the distribution board. A minimum of one smoke detector to be installed per storey. Multiple smoke detectors within one dwelling to be interconnected to allow all alarm signals to sound simultaneously. Position of detectors to be a minimum 300mm from any light fitting. Detectors to be installed on a flat horizontal surface, e.g. ceiling.

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PROPOSED SIDE ELEVATION

SITE PLAN

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