



05 JUL 2012

IN THE
SECTION OF

Resubmission

For office use only

Application No: 320120619P

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: **MRS** First name: **ZIVANA**
Last name: **HOPSON**
Company (optional):
Unit: House number: House suffix:
House name: **RIBBLES DALE HOUSE**
Address 1: **MAIN STREET**
Address 2:
Address 3:
Town: **CLITHEROE**
County: **LANCASHIRE**
Country:
Postcode: **BB7 4HE**

2. Agent Name and Address

Title: **MR** First name: **ANTONY**
Last name: **FELLOWS**
Company (optional): **A FELLOWS**
Unit: House number: **6** House suffix:
House name:
Address 1: **MAIN STREET**
Address 2:
Address 3:
Town: **CLITHEROE**
County: **LANCASHIRE**
Country:
Postcode: **BB7 4HD**

3. Description of Proposed Works

Please describe the proposed works:

DEMOLISH EXISTING DELABORATED GARAGE
AND RE BUILD TO LARGER DIMENSIONS
RE SUBMISSION

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):

2. 7. 12

(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:

RIOBLESDALE HOUSE

Address 1:

MAIN STREET

Address 2:

Address 3:

Town:

GISBURN

County:

LANCASHIRE

Postcode (optional):

BB7 4HA

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:

GARETH FORT

Reference:

RV/2012/ENQ/000103

Date (DD MM YYYY):

1. 6. 12

(must be pre-application submission)

Details of the pre-application advice received:

TO MAKE THE GARAGE
TO LOOK LIKE ORIGINAL
AS NEAR AS POSSIBLE

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	(BRICK WHITE PAINT)	2 COAT RENDER Limestone DASH CONCRETE BLOCK RENDER & PAINT WHITE	☐	☐
Roof	BLUE SLATE ONE SIDE GREY SLATE ONE SIDE	ARTIFICIAL GREY SLATE	☐	☐
Windows	—	—	☐	☐
Doors	TIMBER VERTICAL BATTON DOORS	TIMBER VERTICAL BATTON DOORS	☐	☐
Boundary treatments (e.g. fences, walls)	—	—	☐	☐
Vehicle access and hard-standing	YES	YES	☐	☐
Lighting	NO	NO	☐	☐
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. 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):

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 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:

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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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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

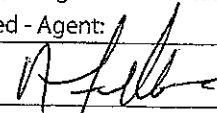
(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--



4 7 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):

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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:

Or signed - Agent:

Date (DD/MM/YYYY):

A Fellowes

5 7.12

(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:

01200

445685

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

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

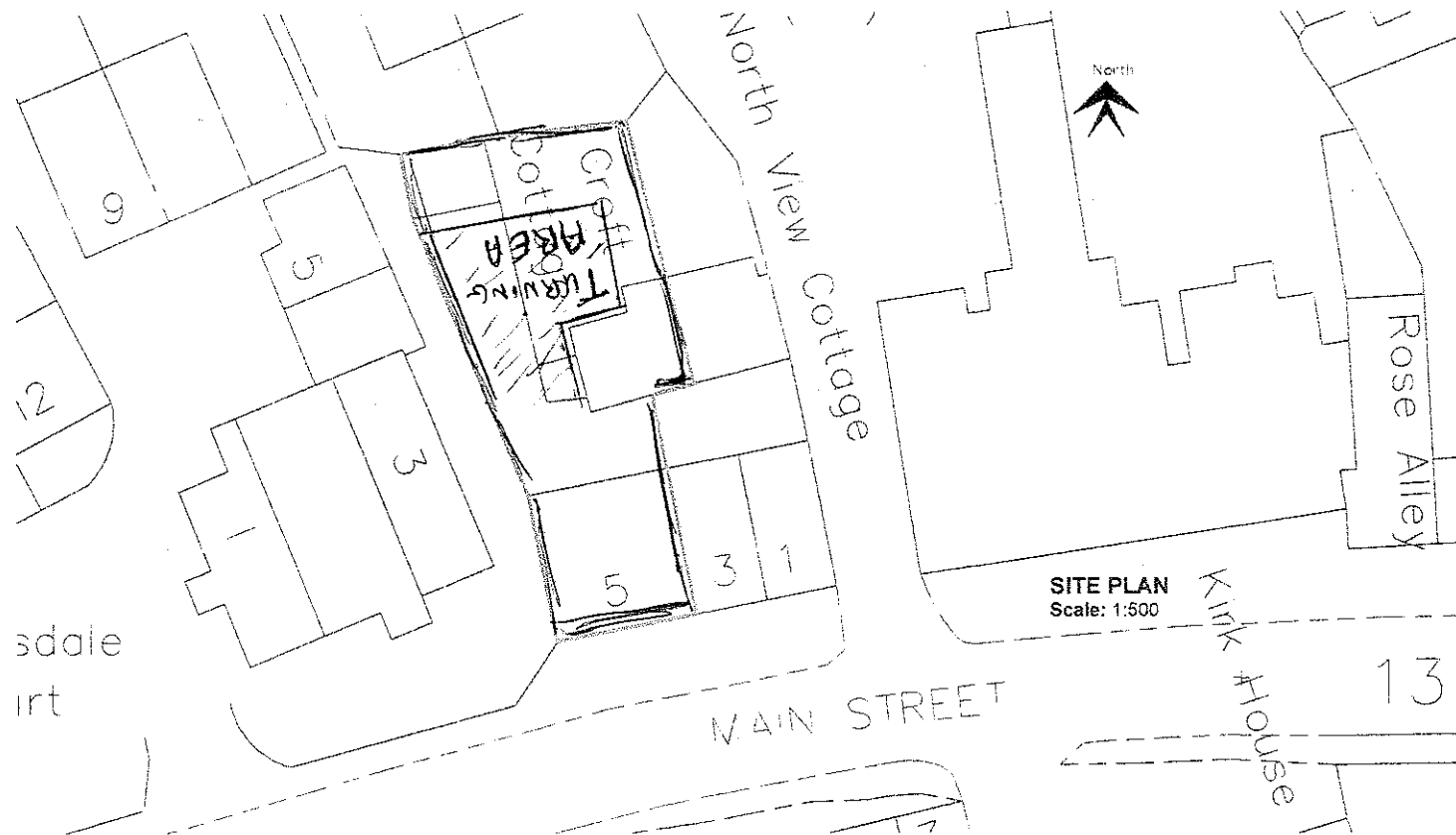
Contact name:

A FELLOWES

Telephone number:

01200 445685 / 07505134596

Email address:



SITE PLAN
Scale: 1:500



LOCATION PLAN

Notes:

All work is to be carried out to the latest current I standards Codes of Practice and recognised work practices

All work and materials should comply with Health regulations

All work and materials to be approved by the District Authority Planning & Building Control Officer.

All dimensions are in millimetres unless where shown otherwise.

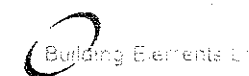
The contractor should check and certify all dimensions work proceeds and notify the architect of any discrepancy.

Do not scale off the drawings, if in doubt ask.

The designer is in no way liable for work undertaken without full Planning Consent and/or Building Regulation.

Title: Mr Fellows
Ribblesdale House,
Glasgow

LOCATION PLAN & SITE PLAN



David Poole BSc (Hons) BSc
Duckpond Farm Cottage,
Moorgate Rd,
Barnoldswick,
Lancs, BB18 5SG

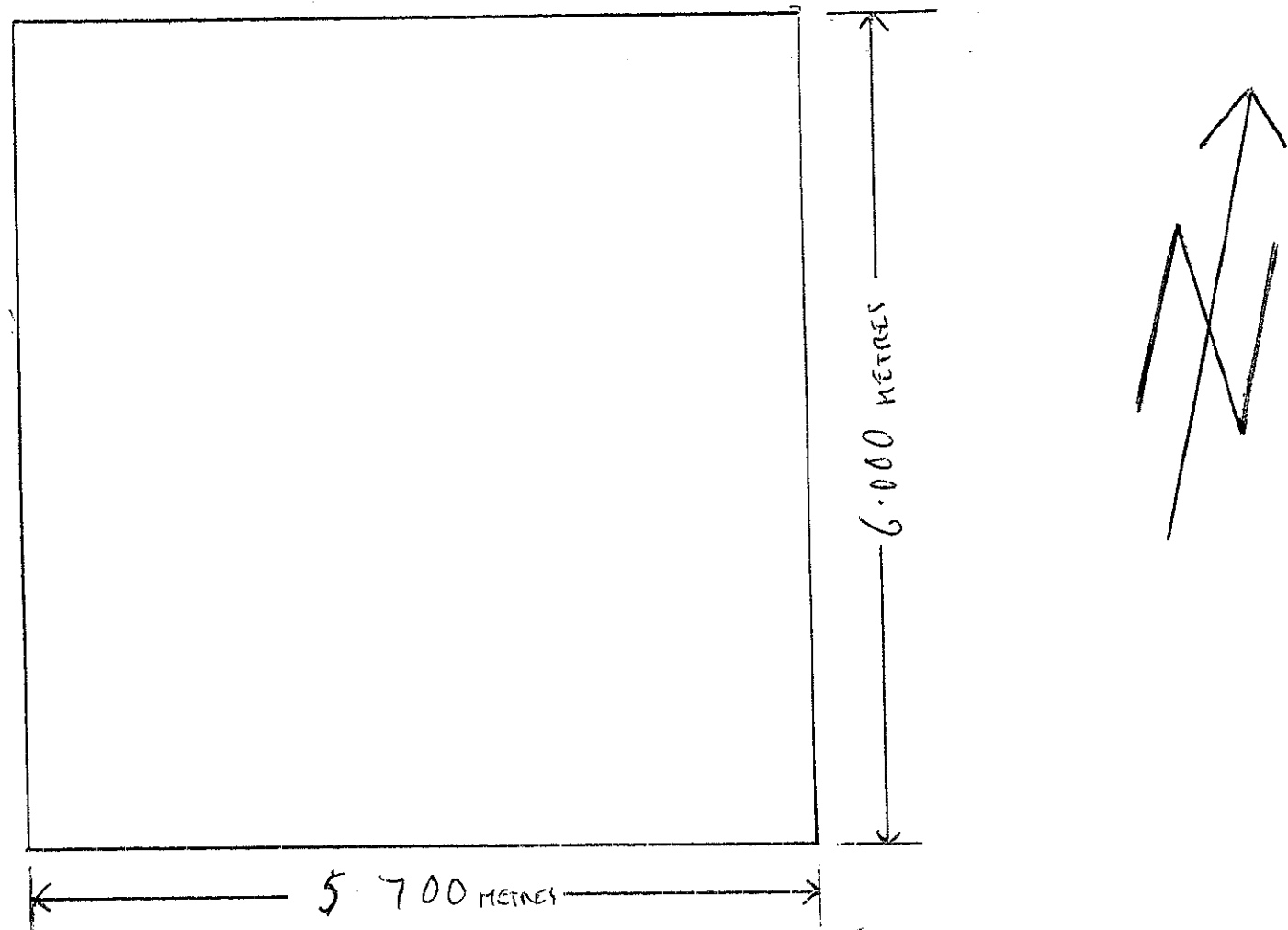
M 0797 658 7694

Project No: Feb01 Dwg. 02

Draw

Client: Mr Fellows

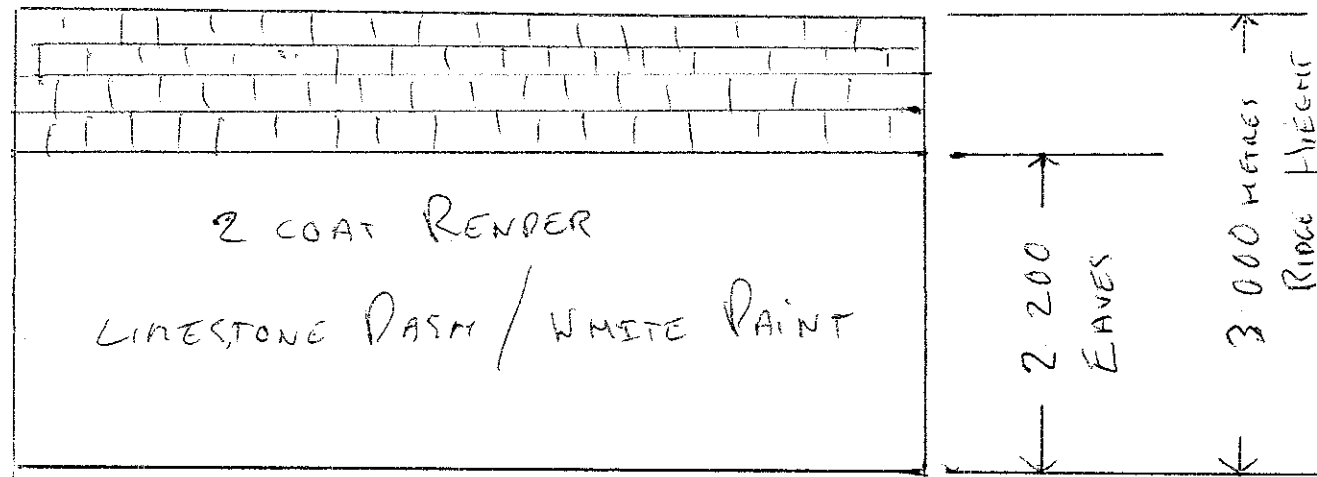
RIBBLESDALE HOUSE GARAGE FLOOR PLAN SCALE 1:50



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EAST ELEVATION

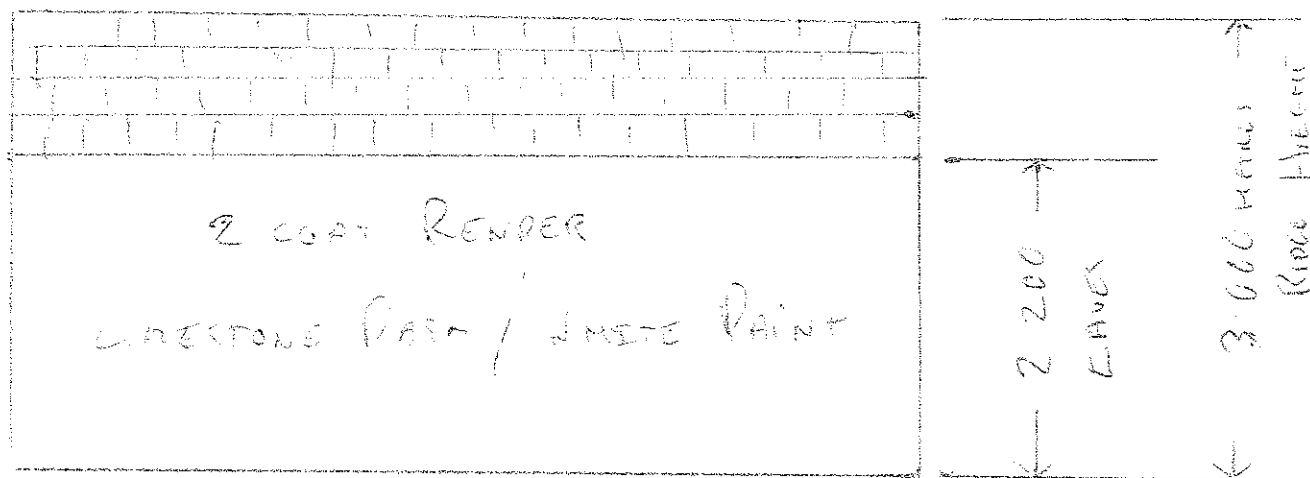
SCALE 1:50



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WEST ELEVATION

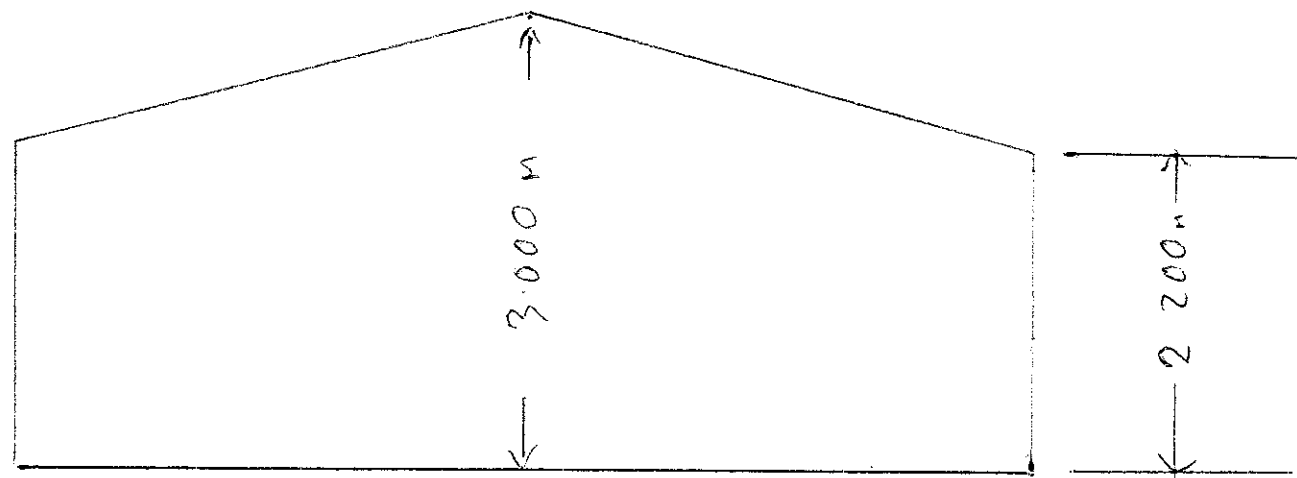
SCALE 1-50



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NORTH ELEVATION

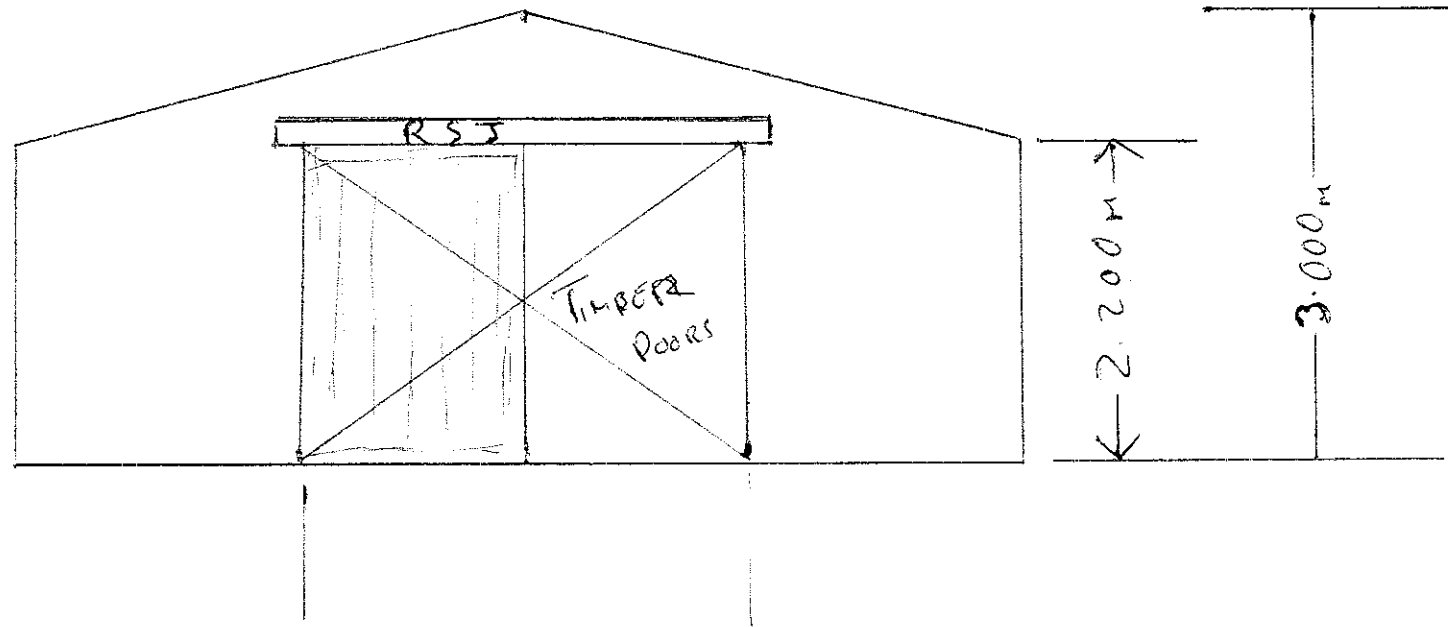
SCALE 150



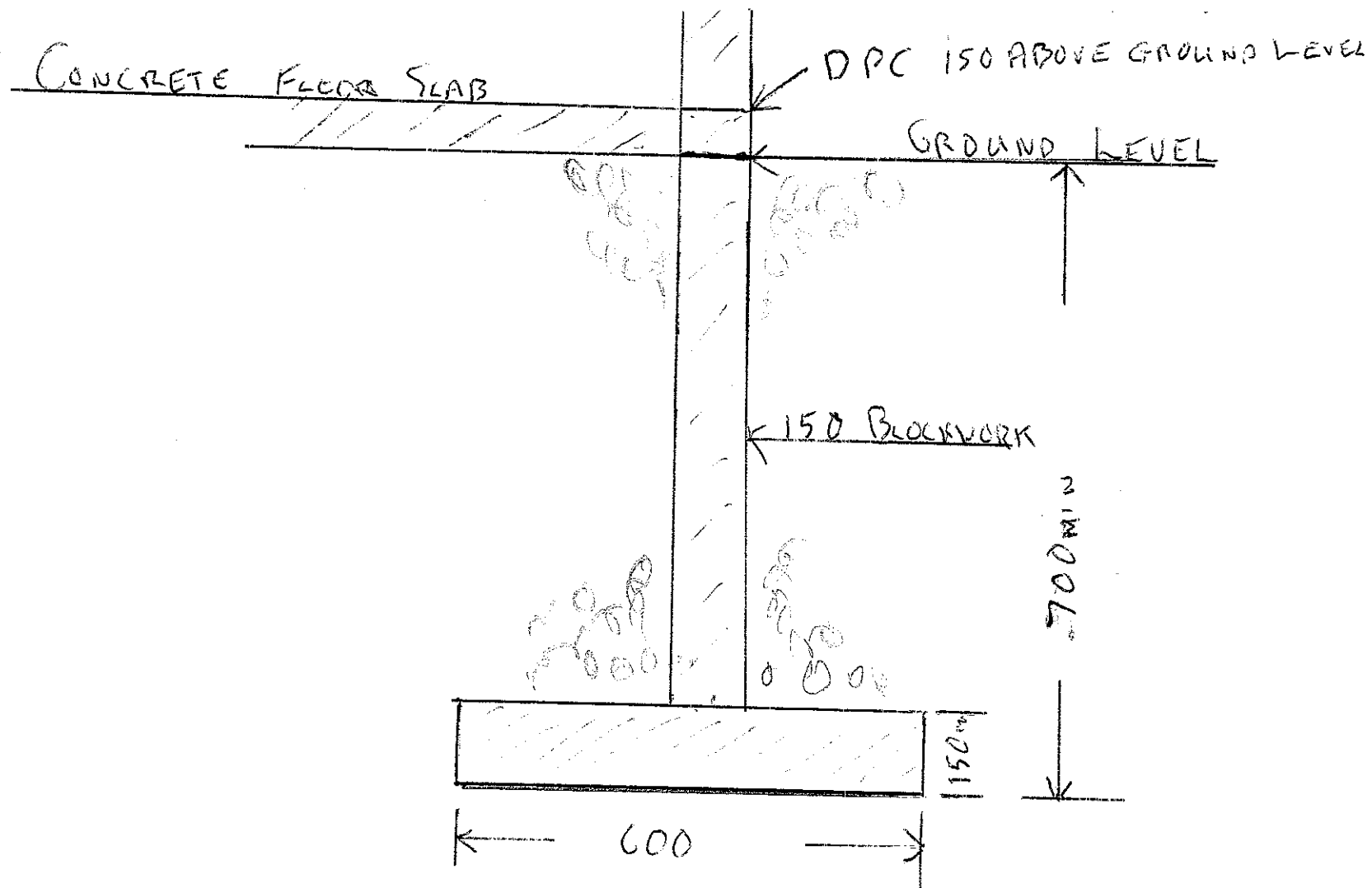
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SOUTH ELEVATION

SCALE 1:50



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FOUNDATION DETAIL

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Building Elements Ltd

Duck Pond Farm Cottage, Moorgate Rd, Barnoldswick, Lancashire, BB18 5SQ

Tel: 07976 587694

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

SITE: RIBBLESDALE HOUSE, MAIN ROAD, GISBURN

PROPOSAL: REPLACEMENT GARAGE TO THE REAR OF RIBBLESDALE HOUSE, GISBURN

1 ASSESSMENT

- 1.1 Ribblesdale House is located on the North side of Main Road, Gisburn, with the front elevation facing South. The property is not Listed but is situated within Gisburn conservation area.
- 1.2 The property is a traditional construction with a render and limestone pebbledash finish and the roof is a traditional blue slate covering. The existing garage is to the rear (North) of the property, and is constructed from brick walls which are painted white and a stone slate pitched roof.
- 1.3 Policies in the development plan are informed by government advice detailed in Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). Planning policy statements (PPS) set out the Government's national policies on different aspects of spatial planning in England. The relevant Government Policy is: Planning Policy Statement 5: Planning for the Historic Environment.



Building Elements Ltd

Duck Pond Farm Cottage, Moorgate Rd, Barnoldswick, Lancashire, BB18 5SQ

Tel: 07976 587694

- 1.4 The development plan includes those policies that have been saved from the Ribble Valley Districtwide Local Plan adopted in June 1998. Of particular relevance in this instance is ENV16 which requires that proposals are "strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials." Policies ENV17 & 18 also relate to Conservation Areas.

2 INVOLVEMENT

- 2.1 This application for Conservation Area Consent due to the size of development has not had any previous correspondence with a local planning officer.
- 2.2 Also included within this document to the rear is a Heritage Statement including a site and building assessment.

3 EVALUATION

- 3.1 The work that is the subject of this application for Conservation Area Consent must be assessed in the context of the historic and architectural merit of the building and its effects upon its surroundings. The existing building is of very little historic and architectural significance to the area. The building is very hard to see from any point unless stood within the boundary of the application site.

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Duck Pond Farm Cottage, Moorgate Rd, Barnoldswick, Lancashire, BB18 5SQ

Tel: 07976 587694

3.2 The existing building is approximately 4m x 5m with a ridge height of 3m and an eaves height of 2.4. With regard to the structure itself it is in a poor and dilapidated state and is verging on becoming dangerous to its user. The timber doors and fascia boards are all in a poor state and the paintwork on the walls is also looking poor. The timbers within the roof structure are clearly giving way and are showing visual signs of severe bowing.

3.3 The proposal for a new ~~SINGLE~~ garage is to help the existing house meet the needs of a modern home. This would provide adequate parking for two vehicles reducing the visual impact of externally parked vehicles. There would also be space within for bicycles and other residential items to be stored to reduce external clutter and improve the external aesthetics of the Conservation area.

4 DESIGN

4.1 The new building will be ~~5.7m~~^{5.700} wide and 6m deep, as shown on the submitted drawings.

The front (South facing) elevation will have ~~one~~ garage door

The new building will have an eaves height of 2.4m and a ridge height of 3 METRES

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Tel: 07976 587694

4.2 The walls will be block with a double coating of render and a limestone pebbledash

OR WHITE PAINT finish to match the existing main house. The roof will be GREY slate which will also match the existing main house. All facia and gable verges will be finished with high quality softwood, painted in a heritage colour. The garage doors will be vertically boarded timber, side hung, which will also be finished in heritage colour paint.

5 ACCESS

5.1 The works have no changes to, or, impact on access to and from the site.

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Building Elements Ltd

Duck Pond Farm Cottage, Moorgate Rd, Barnoldswick, Lancashire, BB18 5SQ

Tel: 07976 587694

HERITAGE STATEMENT

- 6.1 Policy ENV17 requires that sufficient information is submitted with an application with a Conservation Area. In all cases this involves a Design and Access Statement and a Heritage Statement.
- 6.2 The Borough Council has prepared appraisals of the character of the remaining conservation areas in an order of priority, there is a list of 13 conservation areas within Ribble Valley and Gisburn is number 13 which is the lowest priority of all the Conservation Areas within the Borough at the time the document was written.
- 6.3 In terms of assessing importance of the structure in question, both the existing structure and proposed structure are very modest in size and have very little impact on the surrounding area. The proposed replacement garage will be slightly larger in plan *SAME HEIGHT* height but will not be of a size that could be of detriment to the area. The building is to the rear of the property and can barely be seen from the car park to the rear of the White Bull. The only position which it can be seen entirely is when stood with the applicant's boundary.



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Tel: 07976 587694

6.4 The structural details of the existing building are detailed in paragraph 3.2 of the Design and Access Statement.

6.5 As such, bearing in mind the new building will be not be seen from the nearby highway and that it will be replacing an existing building on site, approval of such a development would be of no significant detriment to the visual amenity of the Conservation Area.

Supporting Documents including Location and Site Plan and Ribble Valley Plan showing Conservation Area