



RIBBLE VALLEY
BOROUGH COUNCIL

18 JUL 2012

THE
COUNCIL

For office use only

Application No.

320120649P

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 ~~and conservation area consent~~
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas 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:	Miss	First name:		Surname:	Sharples		
Company name:							
Street address:	4 Fleming Square			Country Code	National Number	Extension Number	
				Telephone number:			
	Longridge			Mobile number:			
Town/City:	Preston			Fax number:			
County:				Email address:			
Country:							
Postcode:	PR3 3RT						
Are you an agent acting on behalf of the applicant?							
☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:		First Name:	Linda	Surname:	Hardicker		
Company name:	Clearview Home Improvements						
Street address:	5 peregrine place			Country Code	National Number	Extension Number	
	Moss Side			Telephone number:	01772 452225		
	Leyland			Mobile number:			
Town/City:	Preston			Fax number:			
County:	Lancashire			Email address:			
Country:	United Kingdom						
Postcode:	pr25 3ey			linda.hardicker@theconservatoryoutlet.co.uk			

3. Description of Proposed Works

Please describe the proposed works:

Proposed conservatory to rear of mid terraced dwelling.

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:	4	Suffix:	
House name:			
Street address:	Fleming Square		
	Longridge		
Town/City:	Preston		
County:			
Postcode:	PR3 3RT		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	360630		
Northing:	437169		

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ 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

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. 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:

Natural Random Stone

Description of *proposed* materials and finishes:

Stone to match existing

Roof - description:

Description of *existing* materials and finishes:

slate roof

Description of *proposed* materials and finishes:

Clearview 'tinted' solar/activ glass roof

Windows - description:

Description of *existing* materials and finishes:

Rosewood pvc

Description of *proposed* materials and finishes:

Rosewood pvc

10. (Materials continued)

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Doors - description:Description of *existing* materials and finishes:

Rosewood pvc

Description of *proposed* materials and finishes:

Rosewood pvc

Boundary treatments - description:Description of *existing* materials and finishes:

Existing fence / stone wall

Description of *proposed* materials and finishes:

as existing

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

street parking to front of dwelling

Description of *proposed* materials and finishes:

as existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No**11. Explanation for Proposed Demolition Work**

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

No demolition required.

Installation of conservatory only.

12. 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**13. Certificates (Certificate A)****Certificate Of Ownership - Certificate A****Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990**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: Mrs First name: Linda Surname: Hardicker

Person role: Agent Declaration date: 18/07/2012 ☒ Declaration made**13. 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: Mrs First Name: Linda Surname: Hardicker

Person role: Agent Declaration date: 18/07/2012 ☒ Declaration Made**14. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date 18/07/2012

Louise Blatchford

From: Linda Hardicker [linda.hardicker@theconservatoryoutlet.co.uk]
Sent: 24 July 2012 14:42
To: Louise Blatchford
Subject: RE: Planning application - 4 Fleming Square, Longridge
Follow Up Flag: Follow up
Flag Status: Red

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Hi Louise,

In reply to your email of today, I can confirm that no demolition is required and therefore
 As per your advice can confirm that we are applying for a Householder application only.

Thank You
 Linda

From: Louise Blatchford [mailto:Louise.Blatchford@ribblevalley.gov.uk]
Sent: 24 July 2012 14:25
To: linda.hardicker@theconservatoryoutlet.co.uk
Cc: Lesley Lund
Subject: Planning application - 4 Fleming Square, Longridge

Dear Linda

RE: Proposed conservatory to rear of mid-terraced dwelling
 AT: 4 Fleming Square, Longridge

Thank you for your application which we received on 18th July 2012. The application has been vetted and is valid, however, the application form that has been completed doesn't need to include conservation area consent. Conservation area consent is only required when certain demolition works are also proposed and you have stated on the form that no demolition is required. The form only needs to be for a householder application. Please can you confirm by e-mail reply that you are applying for a householder application only.

Kind regards
 Louise

Louise Blatchford
 Technical Admin Assistant
 Planning Department
 Ribble Valley Borough Council

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

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26/07/2012

HERITAGE DESIGN AND ACCESS STATEMENT.

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4 Fleming Square, Longridge, Lancs. PR3 3RT.

Heritage.

The site consists of a Mid-Terraced 19th Century Stone Built Dwelling with 3 Floors including a rear dormer added approximately 15 years ago. There is a garden to the rear accessed via a private alleyway between no. 4 and no.3. To the front there is a paved walk way leading to the street. The site area as existing is approximately 83 sq metres. The proposal is approximately 13 sq metres floor area.

From it's structure it appears that the adjacent property was added at a later date as the 'quoin corners' suggest. The external face of the dwelling is natural stone (random), wide openings having stone lintels/cills and jambs. The rear garden is bounded by a low fence to no. 5 and a small low level stone wall to the alleyway side and rear. The garden extends approx 10m from the rear wall of the dwelling, where the land then drops away down to the garden of a modern dwelling. There are a few shrubs in the garden which will remain unaffected.

To the rear of the neighbouring properties there have been conservatories added of varying designs/projections/heights.

DESIGN

The proposal is to construct a conservatory 4400 width x 3000 projection from the rear wall. Planning permission is being sought solely due to the conservation requirements (Building of Townscape Merit) imposed by the local authority. Normal P.D. rights would have deemed the construction exempt.

The conservatory is to be built in natural stone walling to compliment the dwelling with Rosewood PVC Frames / Roof to match. The roof glazing is to be 'Clearview Tinted Glazing' with windows having toughened safety glass as required. Rainwater outlet will be linked to existing drainage. The roof design incorporates a 'box gutter' adjacent to the house wall similar to the adjacent conservatory at no. 5. The intention of the proposal is to afford the client views of the garden area and to enhance the living space of the lower level of the property.

ACCESS

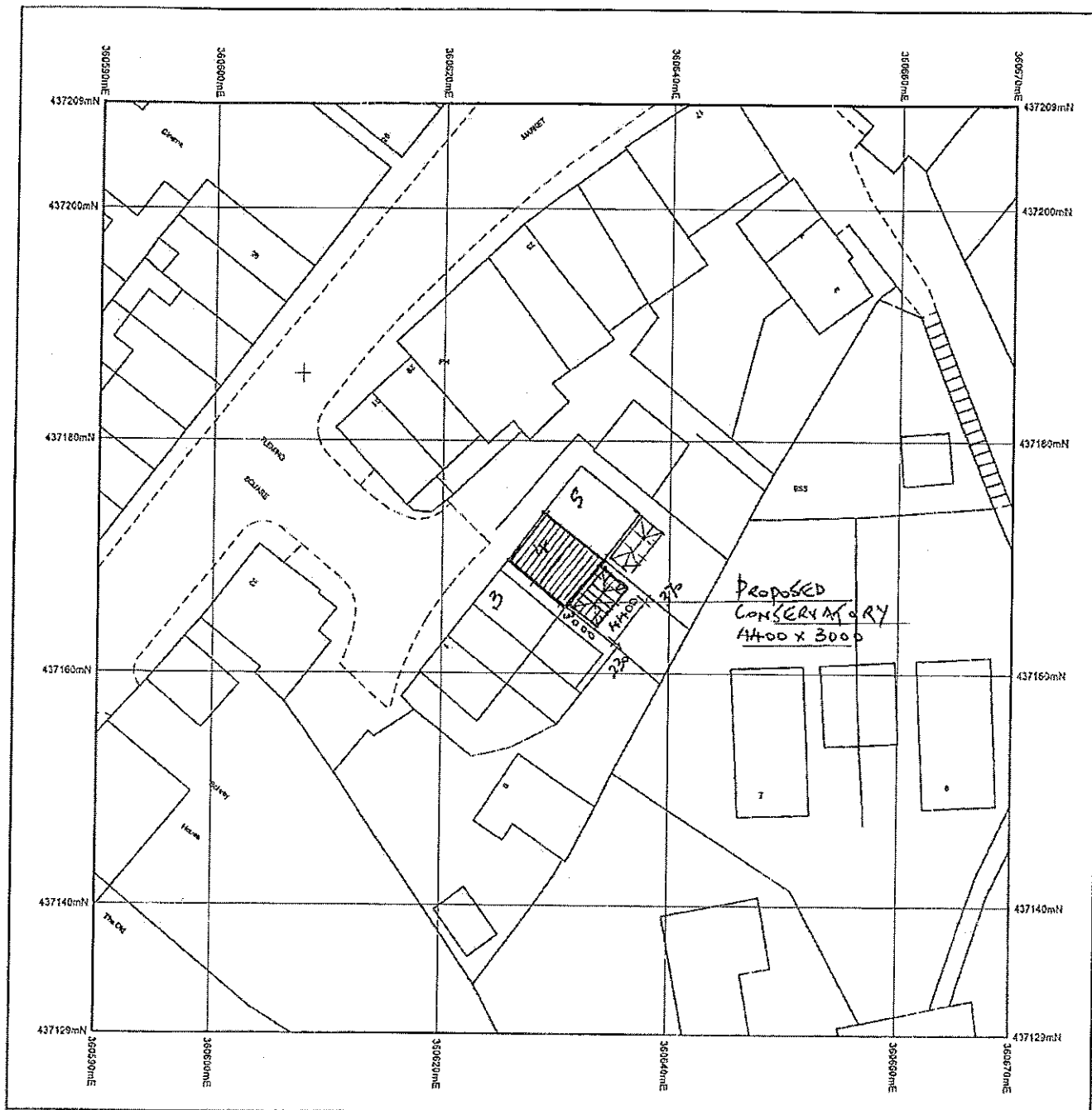
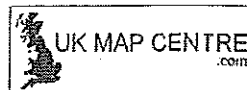
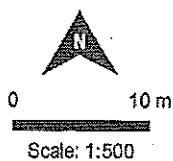
The proposal will not affect the private/access alleyway between no. 4 and no. 3 as it is set back 230mm from the quoin corner. The stone steps adjacent to the side of the structure will be unaffected, as will the low stone wall which will continue from the corner of the proposal. No 'opening' lights have been incorporated into the side elevations of the proposed conservatory.



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Mapping and Data Centre

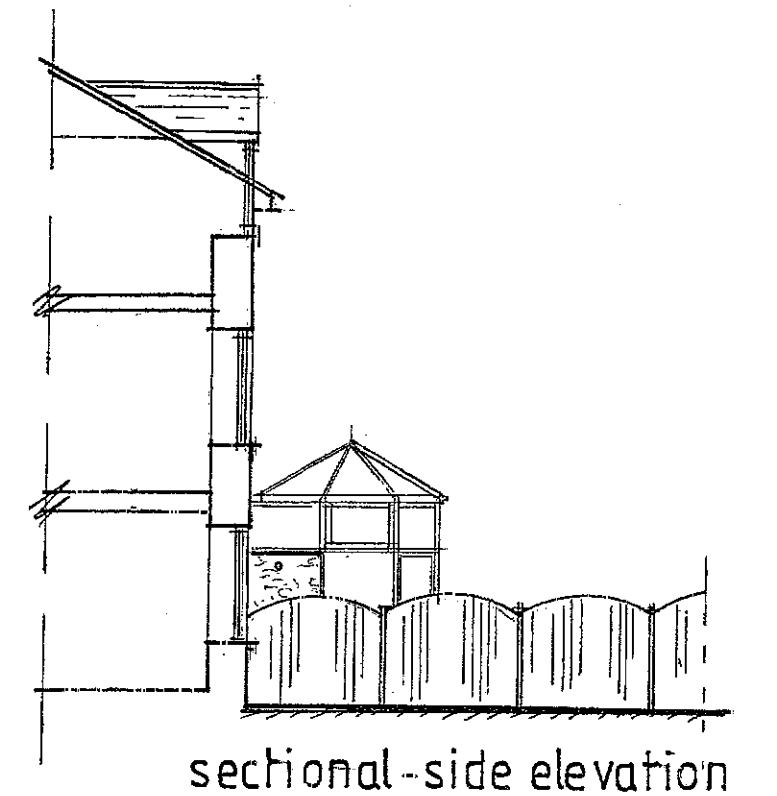
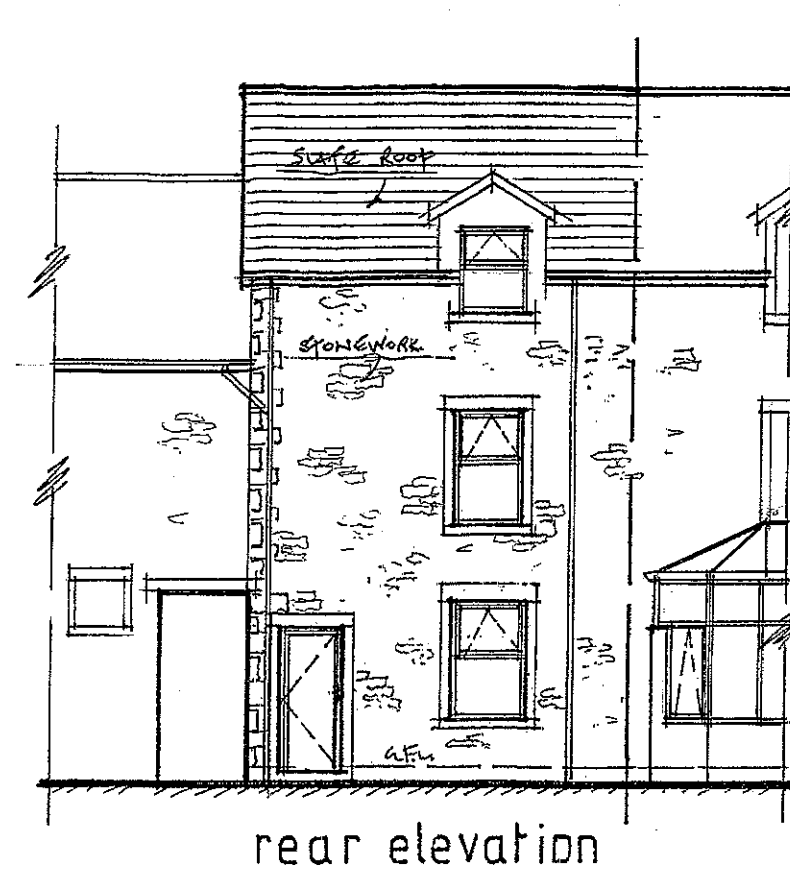
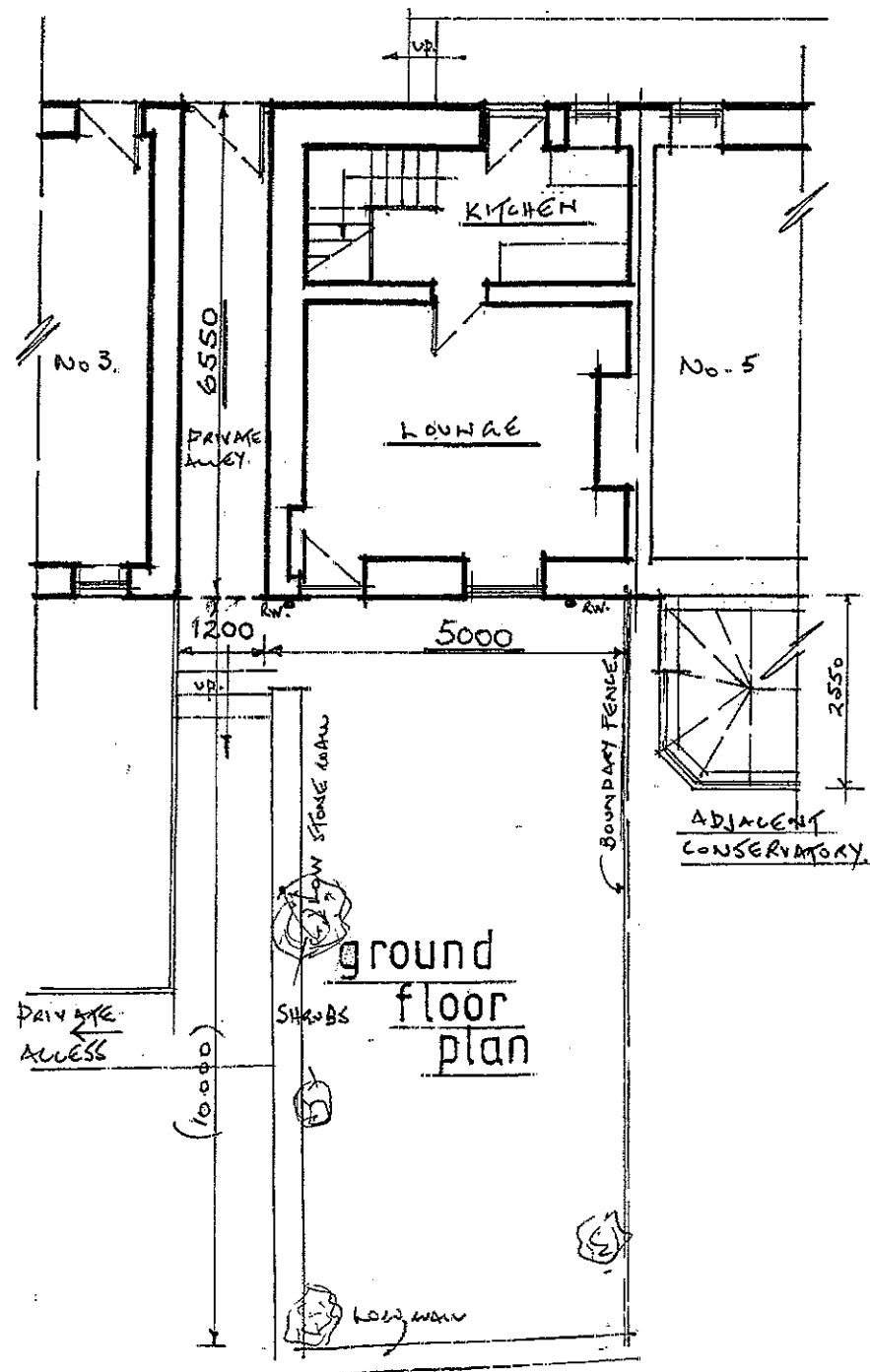


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Supplied by: www.ukmapcentre.com
 Serial Number: 13572
 Centre Coordinates: 360630,437169
 Production Date: 16 Jul 2012 12:61

170880612 Sharples 4 FLEMING SQUARE, LONGRIDGE, PRESTON, PR3 3RT

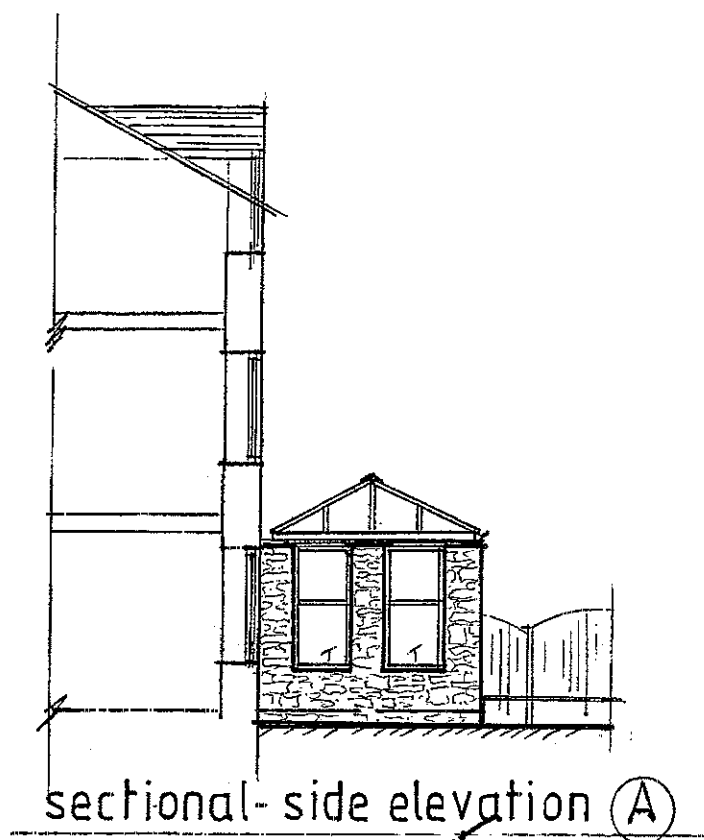
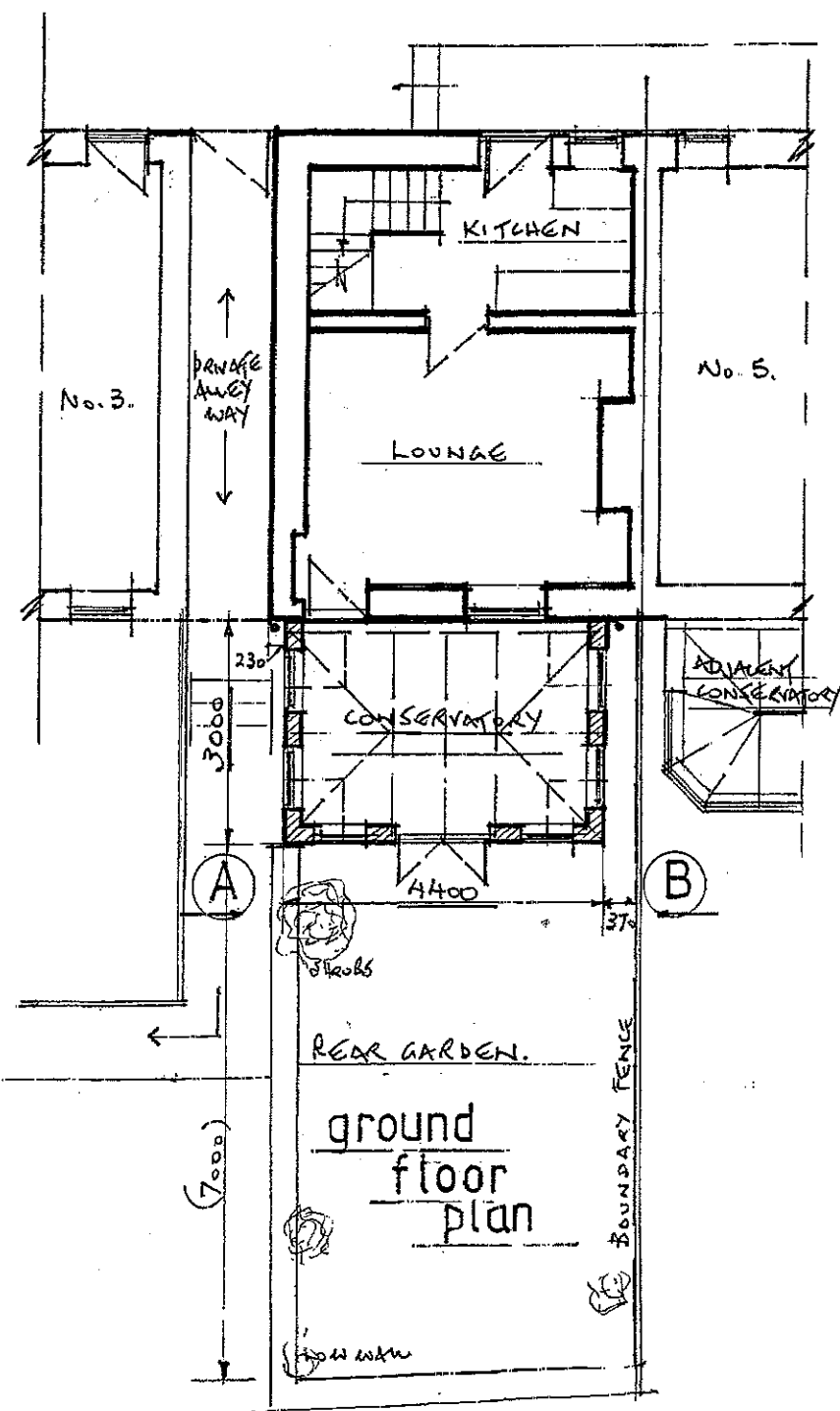
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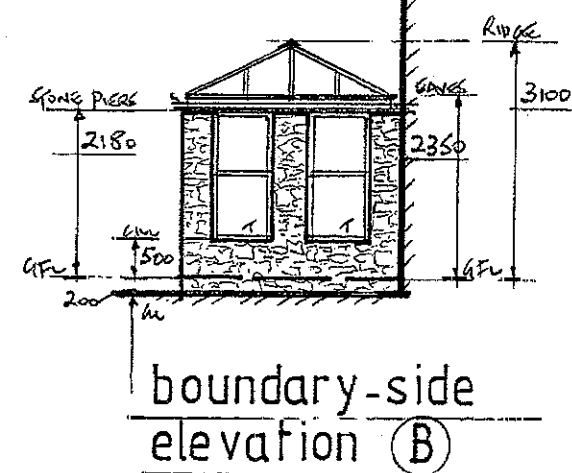
~ AS EXISTING ~ No.4. FLEMING SQUARE, LONGRIDGE, PRESTON, PR3 3RT.

Drg.no.170880612/1. Scale ~1:100.

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SPECIFICATION:-
 ROSEWOOD EXTERNAL (WHITE INT) PVC FRAMEWORK
 CLEAR GLAZING (IT DENOTES TIGHTENED SAFETY GLASS
 CLEARVIEW TINTED SOLAR/ACIN GLASS ROOF
 NATURAL STONE MASONRY TO MATCH DWELING
 RAINWATER TO EXISTING DRAINAGE SYSTEM
 FLOOR LEVEL TO EXACT LEVEL OF DWELING.



PROPOSED CONSERVATORY TO: No.4. FLEMING SQUARE, LONGRIDGE, PRESTON;
 for: MISS. A. SHARPLES.

Drg. no. 170880612/2 Scale: 1-100.