



RIBBLE VALLEY
BOROUGH COUNCIL

18 JUL 2012

EXTENSION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120667P

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: PETER
Last name: BULLOCK
Company (optional):
Unit: House number: House suffix:
House name: MEADOW BANK
Address 1: SAWLEY ROAD
Address 2:
Address 3:
Town: GRINDLETON
County: LANCASHIRE
Country: ENGLAND
Postcode: BB7 4QS

2. Agent Name and Address

Title: MISS First name: JESSICA
Last name: TOWNSON
Company (optional): ASH ASSOCIATES
Unit: 21 House number: House suffix:
House name:
Address 1: DEANFIELD COURT
Address 2:
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 1QS

3. Description of Proposed Works

Please describe the proposed works:

SINGLE STOREY EXTENSION TO THE PROPERTY
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):

(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:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (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 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	RANDOM STONE	AS EXISTING	☐	☐
Roof	SLATE	AS EXISTING	☐	☐
Windows	TIMBER	AS EXISTING OR AS COMPOSITE FRAMED AS SAMPLE GIVEN TO MR THORPE.	☐	☐
Doors	TIMBER	"	☐	☐
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:

DESIGN + ACCESS STATEMENT
EXISTING PLANS + ELEVATIONS
PROPOSED " "

LOCATION PLAN

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**

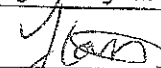
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
Agricultural Land Declaration - You Must Complete Either A or B

(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):

		26.07.2012
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(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: *RE-submission*



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):

26-07-2012

(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):

jessica@ajh-associates.co.uk

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

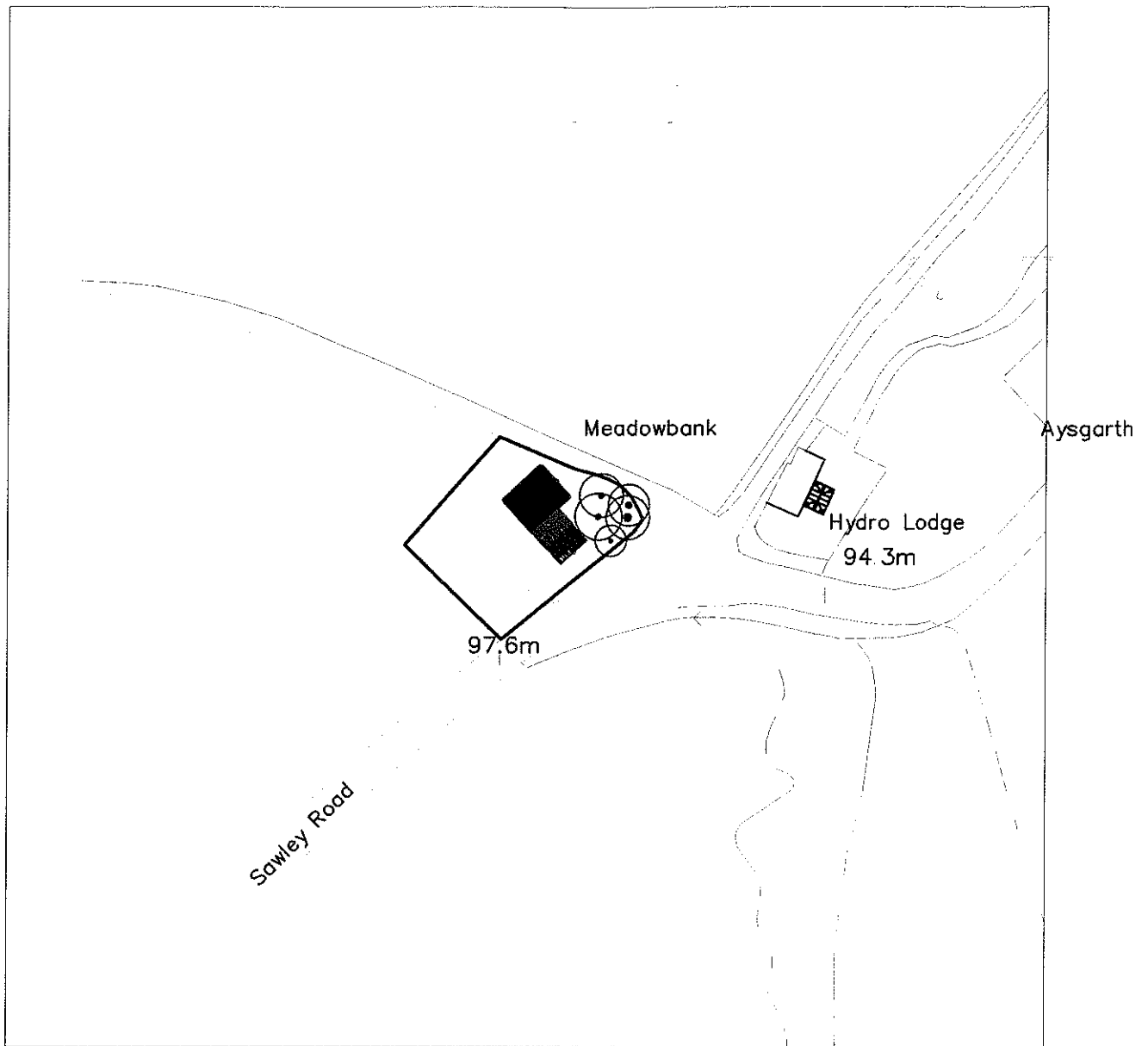
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

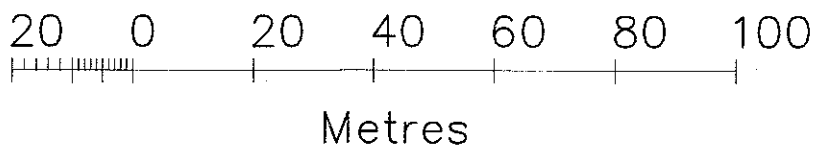
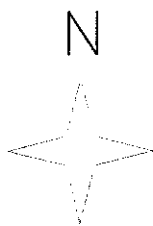
Contact name:

Telephone number:

Email address:



320120667P



Client	MR & MRS BULLOCK
Project	MEADOW BANK GRINDLETON

Description	PROPOSED CONSERVATORY PROPOSED LOCATION PLAN
Scale	1:1250
Date	19/03/2012

By	JT	No.	2864/202
AJH ASSOCIATES Chartered Building Surveyors Tel: 01200 429967 Fax: 01200 429968			

320120667P

Design and Access Statement

For

A Single Storey Extension
RE-SUBMISSION

at

Meadow Bank, Sawley Road, Grindleton, Lancashire

Report Completed By

Jessica Townson
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

1 Introduction

- 1.1 This design and access statement is written in line with *"Design and Access Statement How to write, read and use them"* (CABE, 2007) as required by *"The Circular Guidance on Changes to the Development Control System"*
- 1.2 The aim of this document is to appraise the context of the development in relation to the planning policy guidance, the design of the proposal, and the underlying influences on the submission.
- 1.3 This document should be read in conjunction with the drawings and documentation submitted with the application.

2 Proposal

- 2.1 To construct a single storey extension to the front of the dwelling.
- 2.2 The extension shall stand on an existing patio area, which currently stands on the footprint of a sub-surface garage.
- 2.3 The extension has been designed in to be constructed with materials which are in-keeping with the main house and also with the surrounding area.

3 Use

- 3.1 The extension shall be used as a lounge/dining area for the occupants. This two bed dwelling is lacking in space for the current family in occupation.

4 Design

- 4.1 The extension has been designed in such a way that the materials are in keeping with the surrounding and match that of the existing dwelling.
- 4.2 The size of the extension was determined by the below ground garage's footprint. The extension is to sit on the garage and so shall not disturb any root systems as there shall be no great excavation required.
- 4.3 The extension shall stand on the existing solid, impermeable patio.
- 4.4 The colours and materials selected are natural to the surroundings. The walls are to be random stone to match the existing walls, the roof is to be slate to match the existing property, and the window frames shall either be of composite (internal wood/external aluminium) in an external shade of green to compliment the landscape (as per sample provided) or of timber to match the existing.
- 4.5 Light shall not be lost from the neighbouring property as the proposal is some distance away, with a range of trees and hedges obstructing views. This will prevent any overlooking to and/or from the property. The neighbouring property has a conservatory to its front elevation as can be seen on the location plan.

5 Landscaping

- 5.1 To the front of the extension there shall be a decked area; as with the nature of decking this shall cause minimal disruption to root systems from nearby trees by avoiding the need for significant earthworks to raise the level. This will allow for external hard standing to the front of the property as existing.

6 Access

- 6.1 Principal access to the property shall not alter, there shall be doors to the front of the extension as existing and so shall allow for access to the dwellings, however it is the side entrance that is used as the primary access to the dwelling.
- 6.2 There shall be a double personnel door to the centre of the front elevation of the extension. The double doors and window to the front elevation are positioned and designed in such a way to mirror the existing double doors and single personnel door. Designed as such to reduce visual alterations.

7 Appraising the Context

- 7.1 All of the proposed alterations are designed to replication or improve the appearance of the property and to improve the internal layout to create a more useable family space. None of the alterations proposed shall cast a shadow upon existing features or properties in the area.
- 7.2 The proposal shall not cause any negative alterations to the landscape of Sawley Road.