



31 JUL 2012

FOR THE
ATTENTION OF

For office use only

Application No 320120701P

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: MARK
Last name: FULLER
Company (optional):
Unit: House number: House suffix:
House name: 144 COTTAGE
Address 1:
Address 2:
Address 3: NEWTON-IN-BOWLAND
Town: CLITHEROE
County: LANCASHIRE
Country: ENGLAND
Postcode: BB7 3DZ

2. Agent Name and Address

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

3. Description of Proposed Works

Please describe the proposed works:

SECOND STOREY EXTENSION TO DWELLING.

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: 114 COTTAGE

Address 1: NEWTON-IN-BOWLAND

Address 2:

Address 3:

Town:

County: CLITHEROE

Postcode (optional): BB7 302

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	"	☐	☐
Windows	TIMBER	"	☐	☐
Doors			☒	☐
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:

PROPOSED + EXISTING DRAWINGS
DESIGN + ACCESS STATEMENT

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):

30 07 2012

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:

--

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):

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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

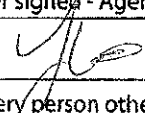
(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--


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30 07 2012

(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: £50



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):

30.07.12

(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):

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)

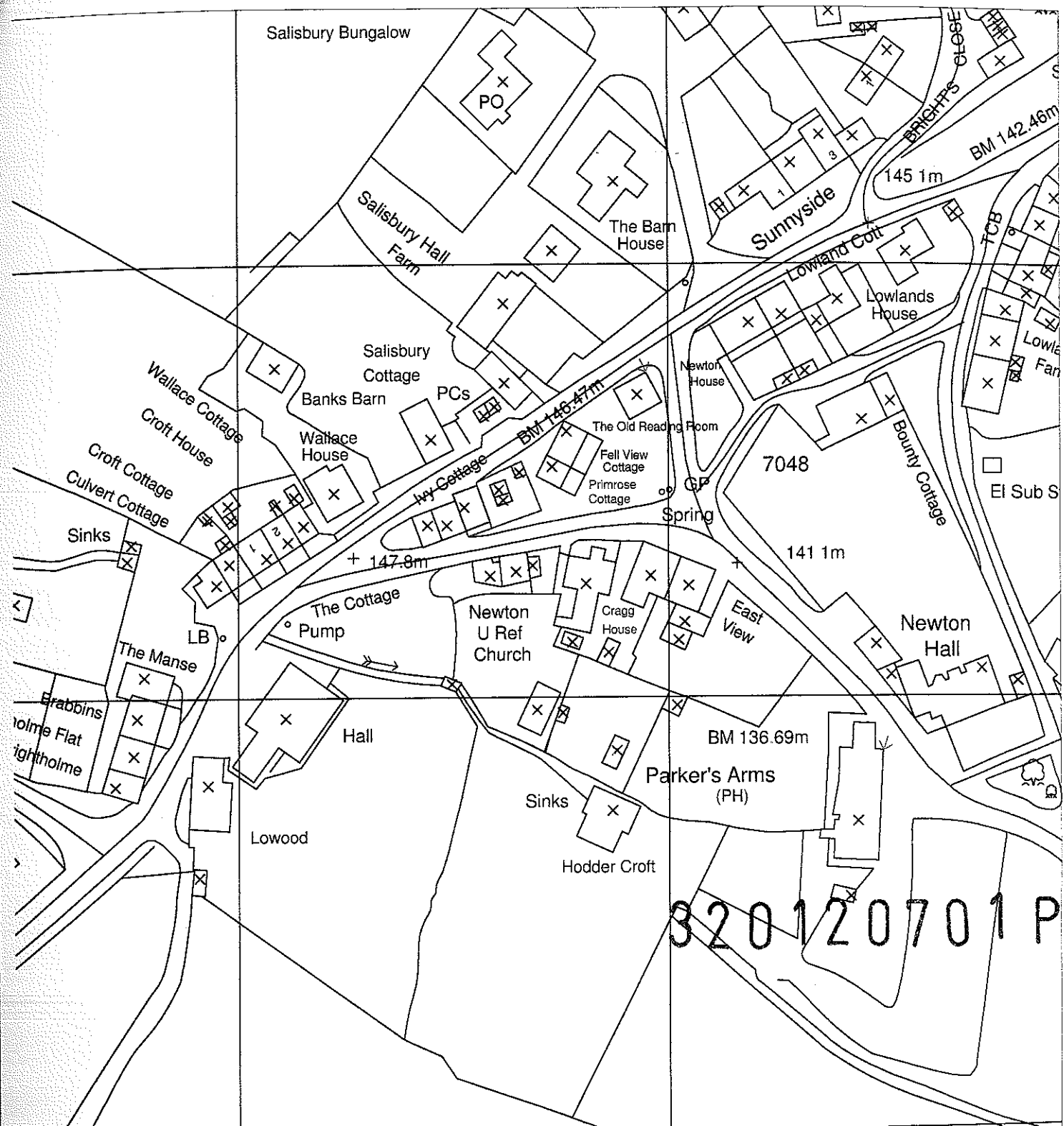
☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

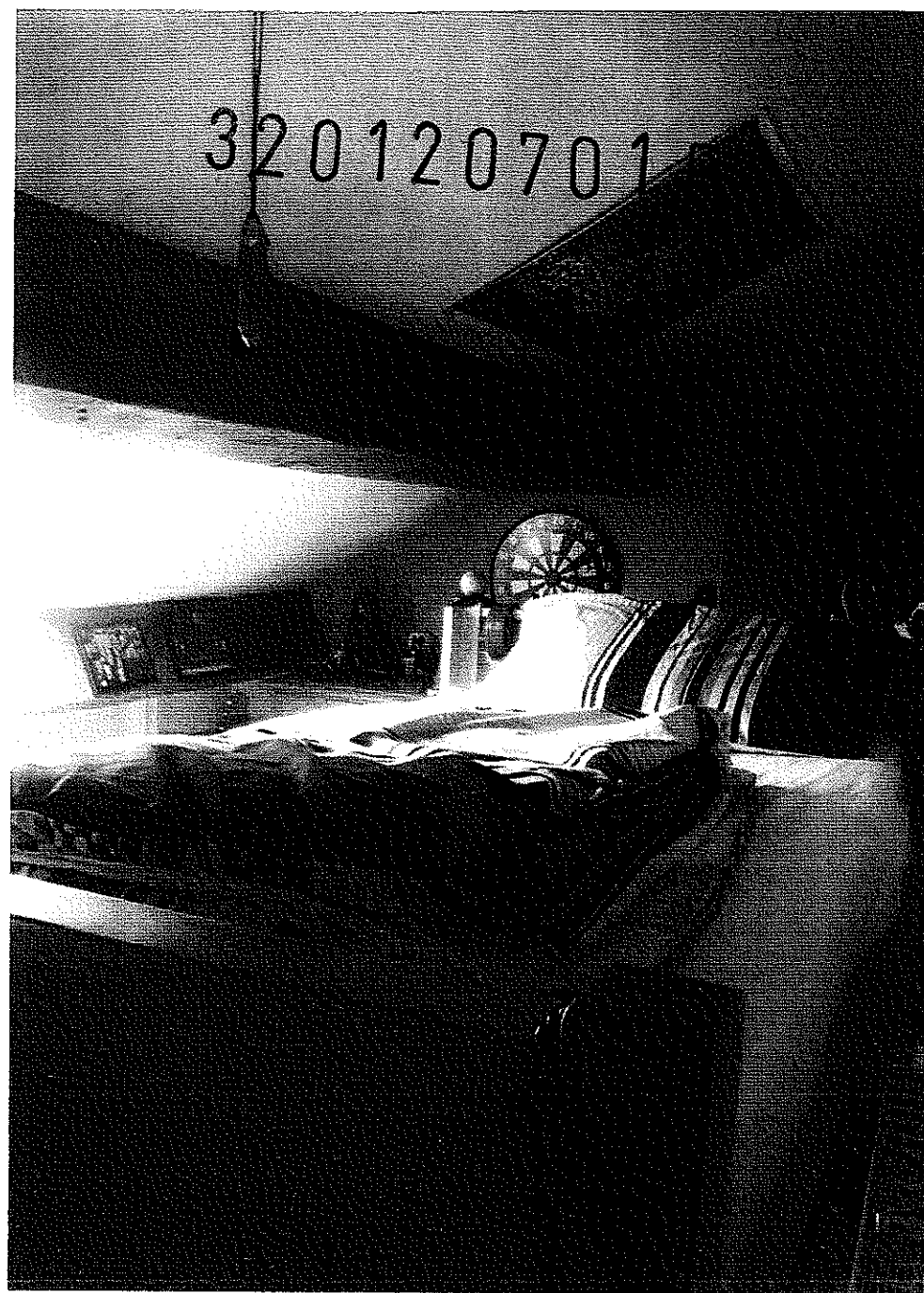
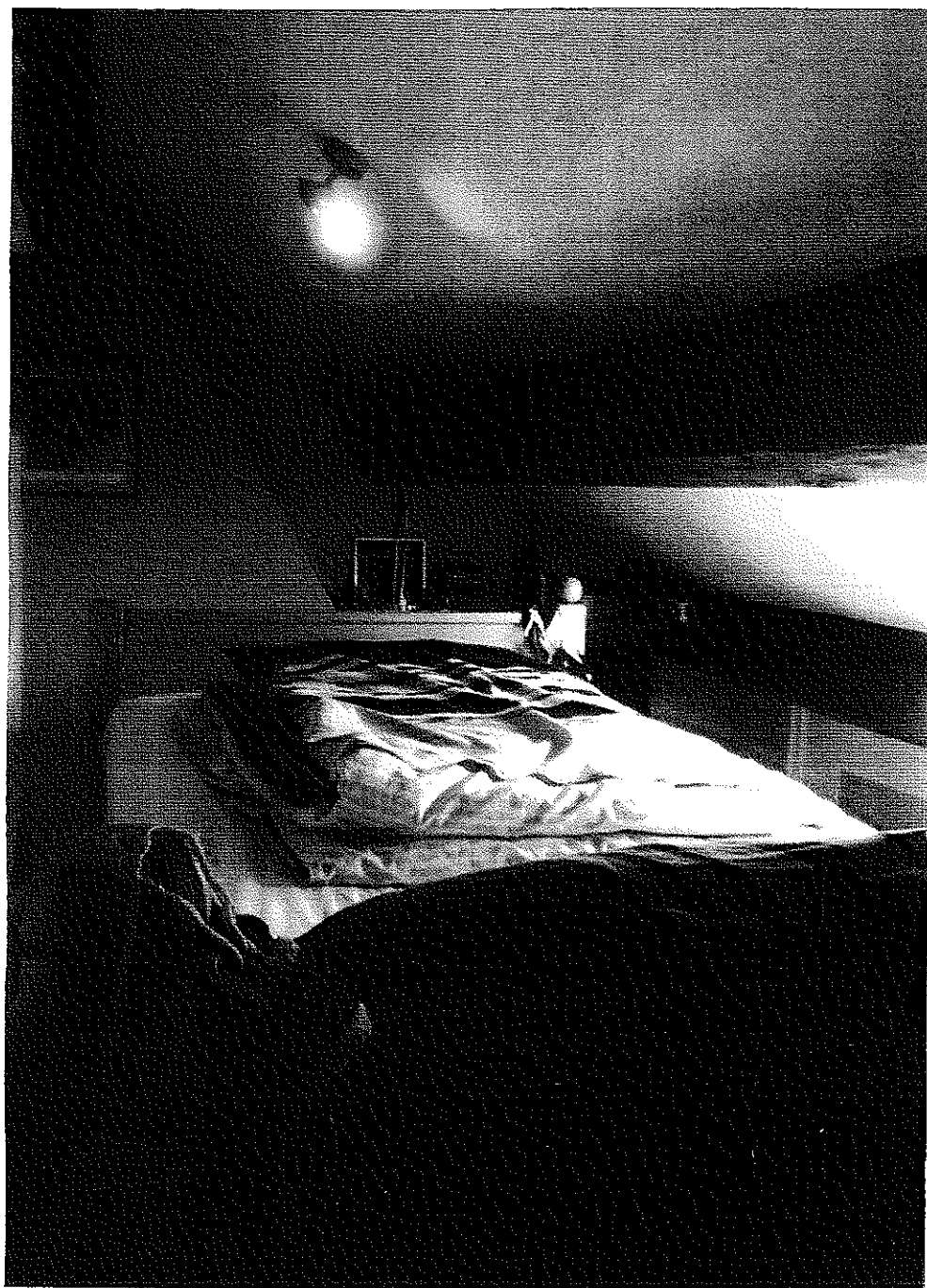
Email address:



Client	MR & MRS FULLA LOVE
Project	IVY COTTAGE NEWTON IN BOWLAND

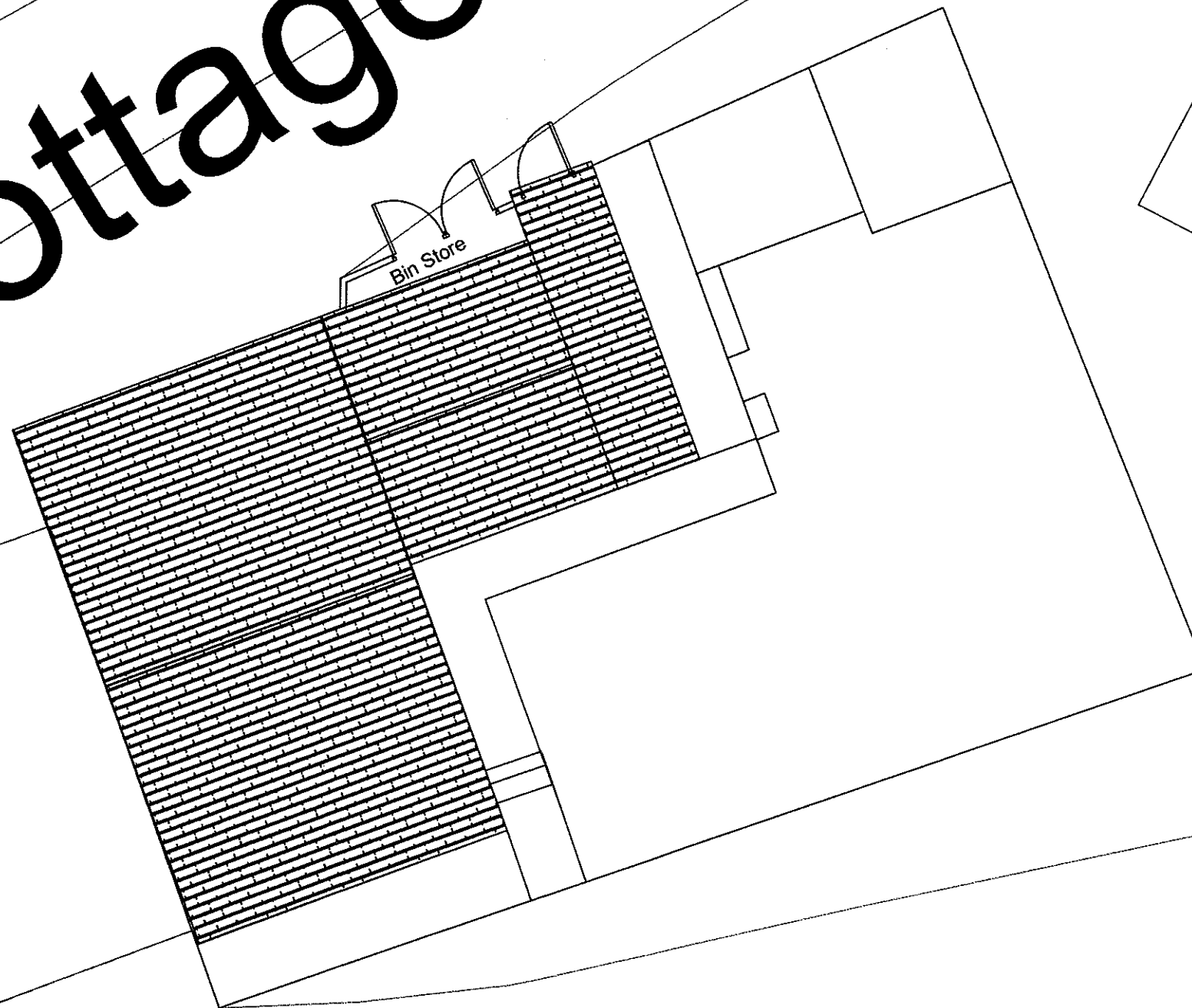
Description	LOCATION PLAN	
Scale	1:1250	Date
		06/08/2012

By	JT	No.	2877/301
AJH ASSOCIATES Chartered Building Surveyors Tel: 01200 429987 Fax: 01200 429988			





Ivy Cottage



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Description	Rev	Date	By
AJH ASSOCIATES Chartered Building Surveyors			
21 Deanfield Court Pimlico-Hink Road Clitheroe Lancs BB7 1QS			
Tel: 01200 420067 Fax: 01200 420068 e-mail: info@ajh-associates.co.uk www.ajh-associates.co.uk			
Client	MR & MRS FULLALOVE		Scale 1:100
Project	IVY COTTAGE NEWTON IN BOWLAND CLITHEROE		Date 23/07/2012
Description	SITE PLAN		By JT
		Checked TH	No. 2888/201
DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE			
THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSE, WITHOUT GAINING PRIOR WRITTEN PERMISSION FROM AJH ASSOCIATES			

Design and Access Statement

For

AN EXTENSION OFF AN EXISTING PROPERTY

at

Ivy Cottage, Newton-in-Bowland, Clitheroe, Lancashire

320120701P

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 submitted with the application

2 Proposal

- 2.1 The property is currently used for residential purposes. The proposal is to allow creating a 3-bedroom family home, with adequate sleeping accommodation for a 4 person family.

3 Use

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- 3.1 The new extension is to allow for a master bedroom to the existing 2 bed property.

4 Design

- 4.1 The proposal is to add a second storey to a single storey section of the dwelling.
- 4.2 The addition of one room to the first floor of the house shall allow for an additional bed room to the property.
- 4.3 The enlarging of a very small dwelling house is essential to creating a habitable family house for the current occupants.
- 4.4 The extension shall use the same materials as the existing house to allow for the extension to be in keeping with the dwellings and its surroundings.

- 4.5 Images attached reveal the internal space of the property and shows the bedroom of two teenage boys – this space is clearly not sustainable as the boys are developing.

5 Landscaping

- 5.1 There shall be no alterations to external landscaping.

6 Access

- 6.1 Access to the site is to be through the original entrance from the main road.

7 Appraising the Context

- 7.1 The proposal has been designed in such away that it maintains the natural beauty of the area, and assists in maintaining the historical character of the building.
- 7.2 The proposal is to be a great benefit to the local area, by upgrading an existing very small dwelling house into an average sized family house.
- 7.3 The extension has been designed in such away that the historical streets of Newton and the Forest of Bowland shall be uncompromised by the development.
- 7.4 There are no aspects of overlooking or shadowing of neighbouring properties.

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Historical Merit Statement

For

Ivy Cottage

at

Newton-In-Bowland, Clitheroe, Lancashire

Report Completed By

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

1 Introduction

- 1.1 This Heritage Statement has been written with the aim in to evaluate the development in relation to its location within the heritage and conservation area of Newton, the design of the proposal, and the underlying influences on the submission.
- 1.2 This document should be viewed in conjunction with the drawings submitted with the application.

2 Listed Building

- 2.1 Ivy Cottage, Newton is not registered as a listed building but is a building of townscape merit and falls in the conservation area of Newton.

3 Proposal

- 3.1 To make alterations to the side external elevation of the property, proposal is to extend the first floor over the current ground floor utility area.
- 3.2 The front and side elevation shall display windows which shall not overlook any neighbouring properties.

4 Use

- 4.1 The creation of an additional window is imperative in this property.
- 4.2 Currently this two bed property accommodates a four person family, with the boy's bedroom being extremely cramped (see images submitted).
- 4.3 There are currently windows on this elevation.

5 Design

- 5.1 The alterations to the property are designed to be in keeping with the surrounding area, and to blend in with the property and with the rest of the properties in the location.
- 5.2 All alterations to the external of the property shall be made in the same materials as existing. The alterations are designed to improve the property both internally and externally whilst maintaining its features and street scene of Newton.

6 Landscaping

- 6.1 There shall be no alterations to the landscaping.

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7 Access

- 7.1 Access to the new property shall not greatly alter but the proposed roofline shall allow for shelter from the rear garden gate to the main entrance (side door).

8 Appraising the Context

- 8.1 All of the proposed alterations are designed to improve the internal space of the property and allow this four person family personal, private space. None of the alterations proposed shall cast a shadow upon existing features or properties in the area.
- 8.2 The proposal shall not cause any great alterations to the street scene of Newton and shall maintain all existing features.
- 8.3 On completion the property shall allow a clearer, more coherent layout for the occupants.

The proposal shall in no way interfere with the street scene at large and shall improve the internal space of the property.

9 Description of the Site

- 9.1 The property is situated on Main Street, Newton.
- 9.2 The rear of the property stands adjacent to the Public Toilets.
- 9.3 Neighbouring properties include a dwelling on each side.
- 9.4 Alterations to the property shall have little bearing upon the street scene of Newton.
- 9.5 The property to the west of Ivy Cottage does not have any openings on the east elevation therefore shall not be overlooked at all.
- 9.6 The property to the rear has a single high level window which shall not be greatly affected by the extension.

10 What historical data tells us about the site

- 10.1 Historical maps and aerial photographs of the site have been consulted and are contained within the appendix of this document. Unfortunately it has not been possible to find any historical photographs of the site, and therefore some assumptions have been made with the information I have to hand. Many of the images are also unfortunately unclear.

- 10.2 As can be seen from the maps there is little consistency of the map type.
- 10.3 It has not been possible to find extensive amounts of detailed maps of the area of Newton. Below is a summary of what the maps found show
- 10.4 1940 – This map is extremely unclear but the building can just be made out and appears as can be seen in later maps – without the single storey utility to the east elevation as is existing today.
- 10.5 1950's OS Map – This image is somewhat blurry, but does appear to be similar to the earlier image. It is difficult to comment much further due to the lack of detail displayed.
- 10.6 Late 1950's OS Map – This OS Map shows the area in a very similar form as previous. The projecting building which stands today is still not in place at this time.
- 10.7 Aerial Photograph 1960's - again unclear, but this photograph shows the single storey extension to the east elevation. This is how the property stands today.
- 10.8 Aerial Photograph circa 2012 – The aerial photograph shows the dwelling how it stands today, with the single storey extension to the east elevation.

There is very little altered of the main building from its initial records to today, the date addition of the side extension is relatively unknown, with an estimation around the 1950's and 1960's. This extension displays similar character to the main building.

11 Historical Appraisal of the Scheme

- 11.1 The heart of Newton displays buildings of all designs and areas. However, the listed buildings in the town are maintained in their original condition where possible.
- 11.2 In terms of the proposal and its impact on the town's setting, we have been very careful as to not to touch the existing boundary when planning

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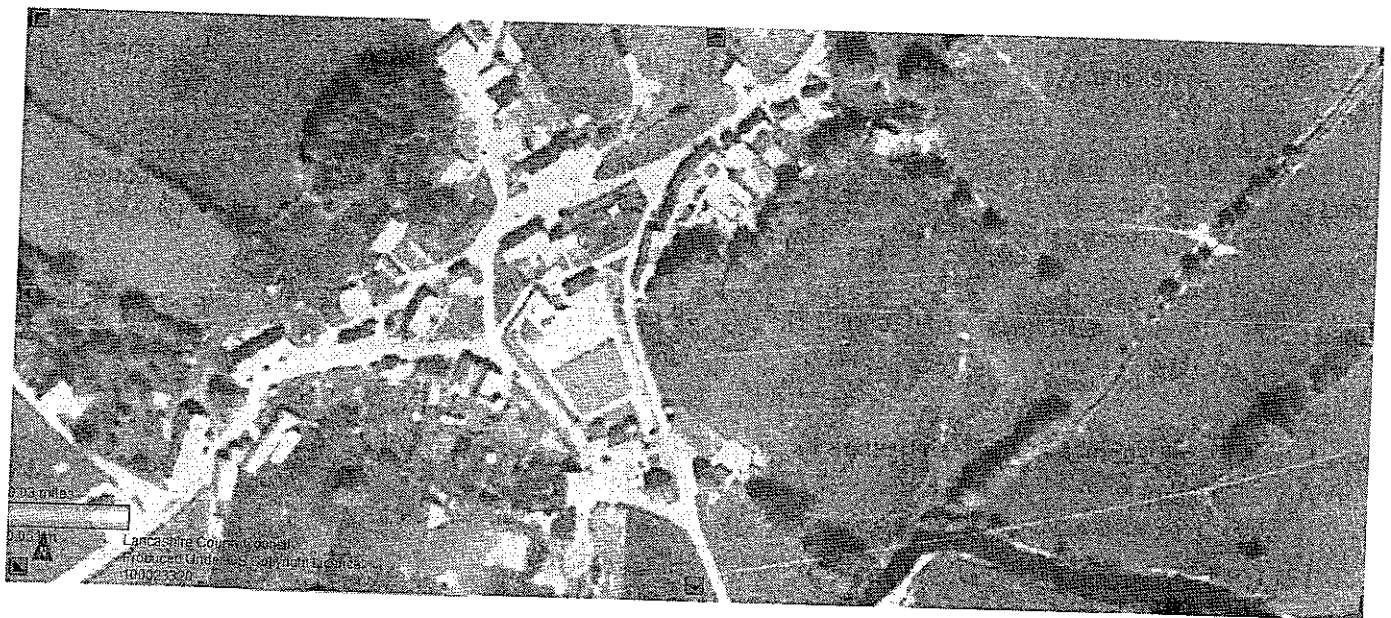
the site. The materials and massing chosen are sympathetic to the buildings and its surroundings.

- 11.3 We have been careful with the design of the alterations to ensure that its appearance within the town setting is non-intrusive. The proposed alterations are extremely sympathetic to its surroundings and its design shall bear little alterations to the town.

12 Appendix List

- 1) Map circa 1940's
- 2) OS Map 1950's
- 3) OS Map Late 1950's
- 4) Aerial Photograph 1960's
- 5) Aerial Photograph circa 2012

Aerial Photograph 1940's

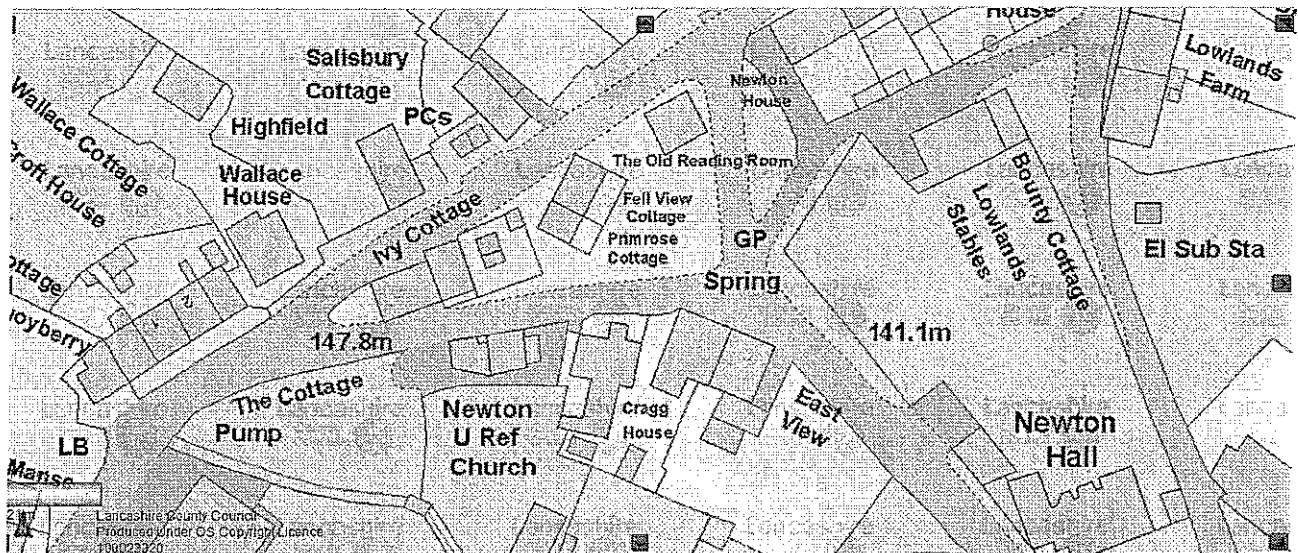


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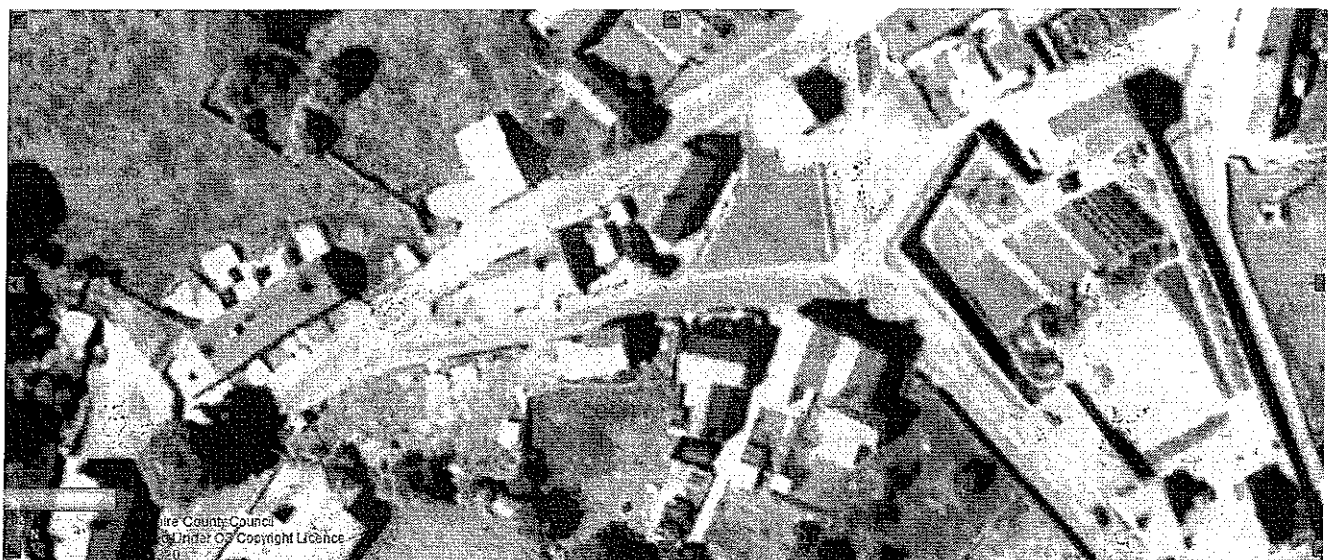
OS Map 1950's



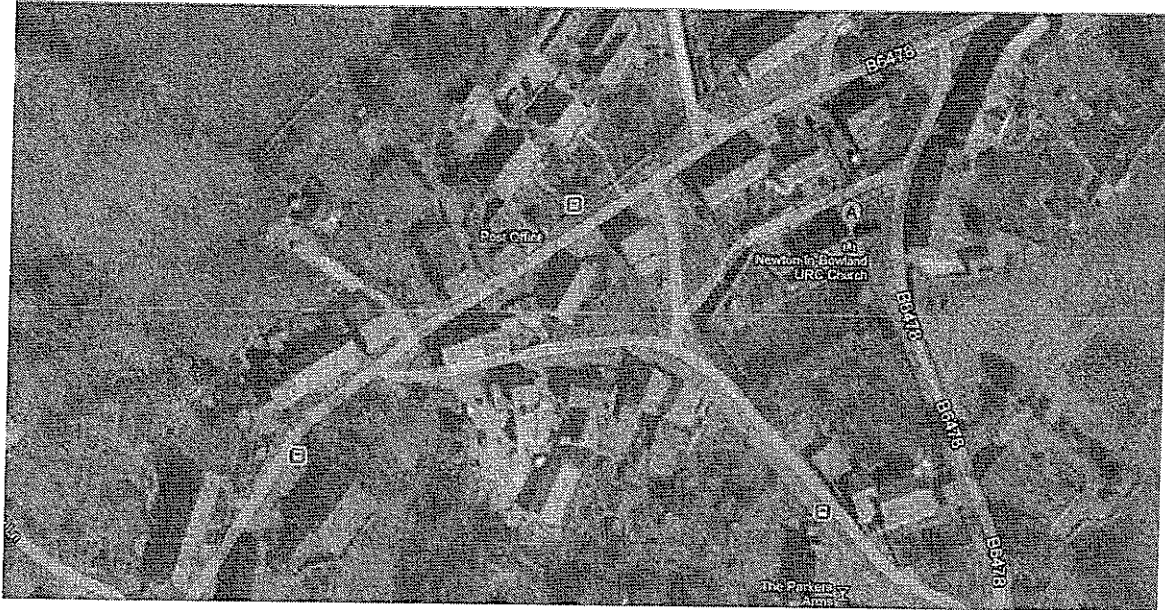
OS Map Late 1950's



Aerial Photograph 1960's



Aerial Photograph 2012



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