

10 AUG 2012

THE
COUNCIL OF

For office use only

Application No
320120732P

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

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:	Mr	First name:	D	Surname:	Bovingdon
Company name:					
Street address:	c/o Agent				
Town/City:					
County:					
Country:					
Postcode:					
Telephone number:					
Mobile number:					
Fax number:					
Email address:					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning Ltd				
Street address:	2 Reedley Business Centre				
	Redman Road				
	Reedley				
Town/City:	Burnley				
County:	Lancashire				
Country:					
Postcode:	BB10 2TY				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					planning@avalontp.co.uk

3. Description of Proposed Works

Please describe the proposed works:

Retrospective application for the creation of new window openings

Has the work already been started without planning permission? ☒ Yes ☐ No

If Yes, please state when the works were started:

02/04/2012

Has the work already been completed without planning permission? ☒ Yes ☐ No

If Yes, please state the date when the works were completed:

01/08/2012

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	Lower Monubent Farm Barn		
Street address:	Hellfield Road		
	Bolton-by-Bowland		
Town/City:	Clitheroe		
County:	Lancs		
Postcode:	BB7 4LY		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	379354		
Northing:	451780		

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, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

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

☐ 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. 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

11. 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 Stone

Description of *proposed* materials and finishes:

Natural Stone

Roof - description:

Description of *existing* materials and finishes:

Natural Slate

Description of *proposed* materials and finishes:

Natural Slate

11. (Materials continued)

320120732P

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

Timber double glazed units

Description of *proposed* materials and finishes:

Timber double glazed units

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

Timber

Description of *proposed* materials and finishes:

Timber

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

Stone walling, hedgerow and rail fencing

Description of *proposed* materials and finishes:

Stone walling, hedgerow and rail fencing

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

Gravel

Description of *proposed* materials and finishes:

Gravel

Lighting - add descriptionDescription of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

4105 - 1-2 Existing Ground Floor Plan

4105 - 1-2 Proposed Elevations and Ground Floor Plan

12. Certificates (Certificate A)

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.

Title: Mr First name: A Surname: Kinder

Person role: Agent

Declaration date: 03/08/2012

☒ Declaration made

12. 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: Mr First Name: A Surname: Kinder

Person role: Agent

Declaration date: 03/08/2012

☒ Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them

☒ Date 10/08/2012

15th August 2012

Our Ref: BOV/01/AK/LF

Ribble Valley Borough Council
The Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA

320120732P

Dear Sir/Madam

RETROSPECTIVE APPLICATION FOR THE CREATION OF NEW WINDOW OPENINGS AT LOWER MONUBENT FARM BARN, HELLIFIELD ROAD, BOLTON-BY-BOWLAND

We act for a Mr Bovingdon the new owner of the above mentioned property. When Mr Bovingdon purchased the premises last year as a repossession then the property was in poor state of repair further compounded by a period of being left vacant. The decision was taken to undertake a comprehensive rework of the internals of the property in order to upgrade the internal features and provide for a more appropriate internal arrangement which was more better suited to modern day family needs.

For the most part the alterations have been effected with minimal external alternations to the façade of the building, making it difficult to discern any significant changes to its overall appearance with certain of the changes improving the look of the building. Considering the elevations in turn then starting with the south elevation the only changes there have been in respect of the loss of an existing ground floor window closest to the front elevation (east elevation) and the re opening of a previously sealed window at first floor level which was uncovered during the internal stripping out process. This aperture would have been likely to represent an original forking hole.

On the eastern elevation then an existing doorway on the left hand side has been partially blocked in favour of the retention and slight repositioning of the upper half to form a conventional window. Equally the doorway to the right hand side of the original barn door has been permanently sealed in favour of slightly enlarging the adjacent window aperture on the right hand side. The original garage granted consent back in 1996 had been converted to ancillary living accommodation prior to my client's purchase of the building with the removal of the garage door and the insertion of a further door and window frame resulting in a total of 5 doors along the front elevation. This element of the frontage has been removed and rebuilt in stone with a smaller window to allow light into what has become the boot room. At first floor level the second bedroom has extremely limited natural light and therefore a further 2 more modest window apertures have been added to allow for reasonable levels of daylight to enter the room

On the north elevation the only changes are in respect of the insertion of a domestic doorway which has been resited from the right-hand corner of the original garage door aperture.

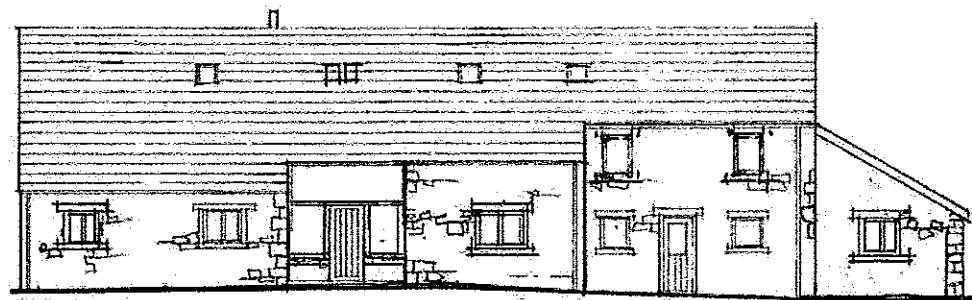
On the west elevation then the only change is the insertion of first floor level window to the right hand side closest to the south elevation to serve the shower room to bed three

Overall the adaptations made to this property have been undertaken with the greatest degree of sympathy whilst observing the original character of the former barn and this proposal simply seeks to regularise recent works completed during the programme of renovations.

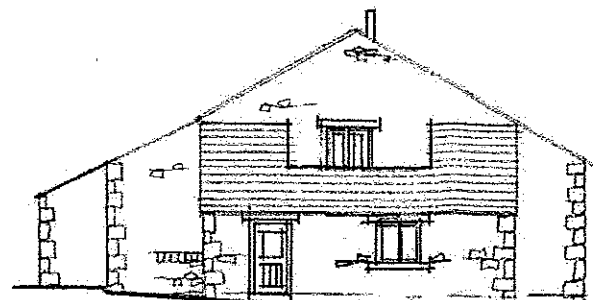
I look forward to hearing from you in due course once the officer has had the opportunity to visit the site and consider the proposal in more detail.

Yours Sincerely

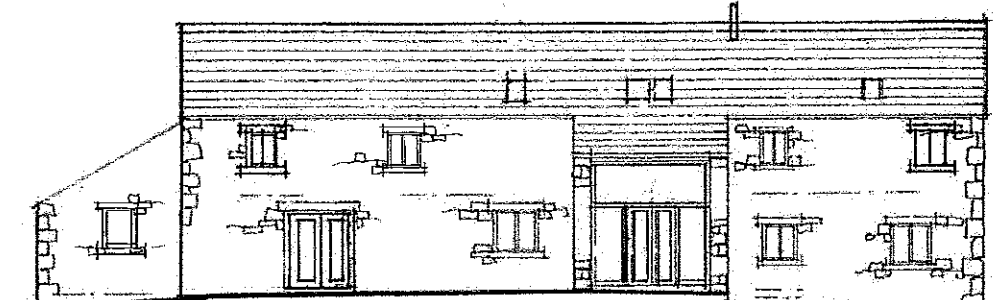
Alan Kinder



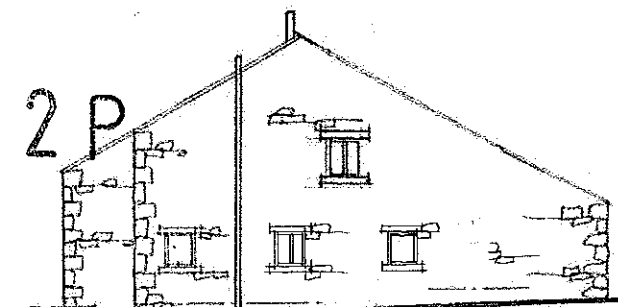
EAST ELEVATION



NORTH ELEVATION

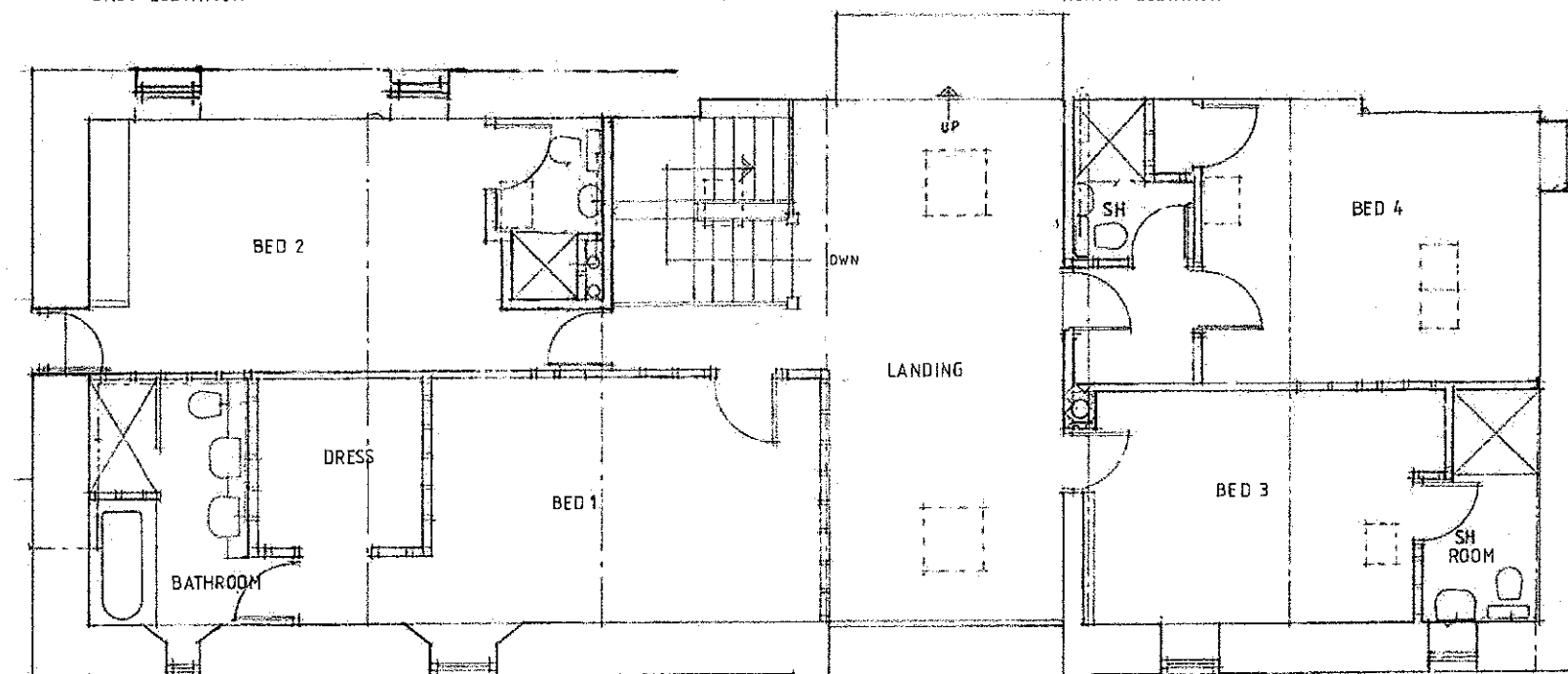


WEST ELEVATION

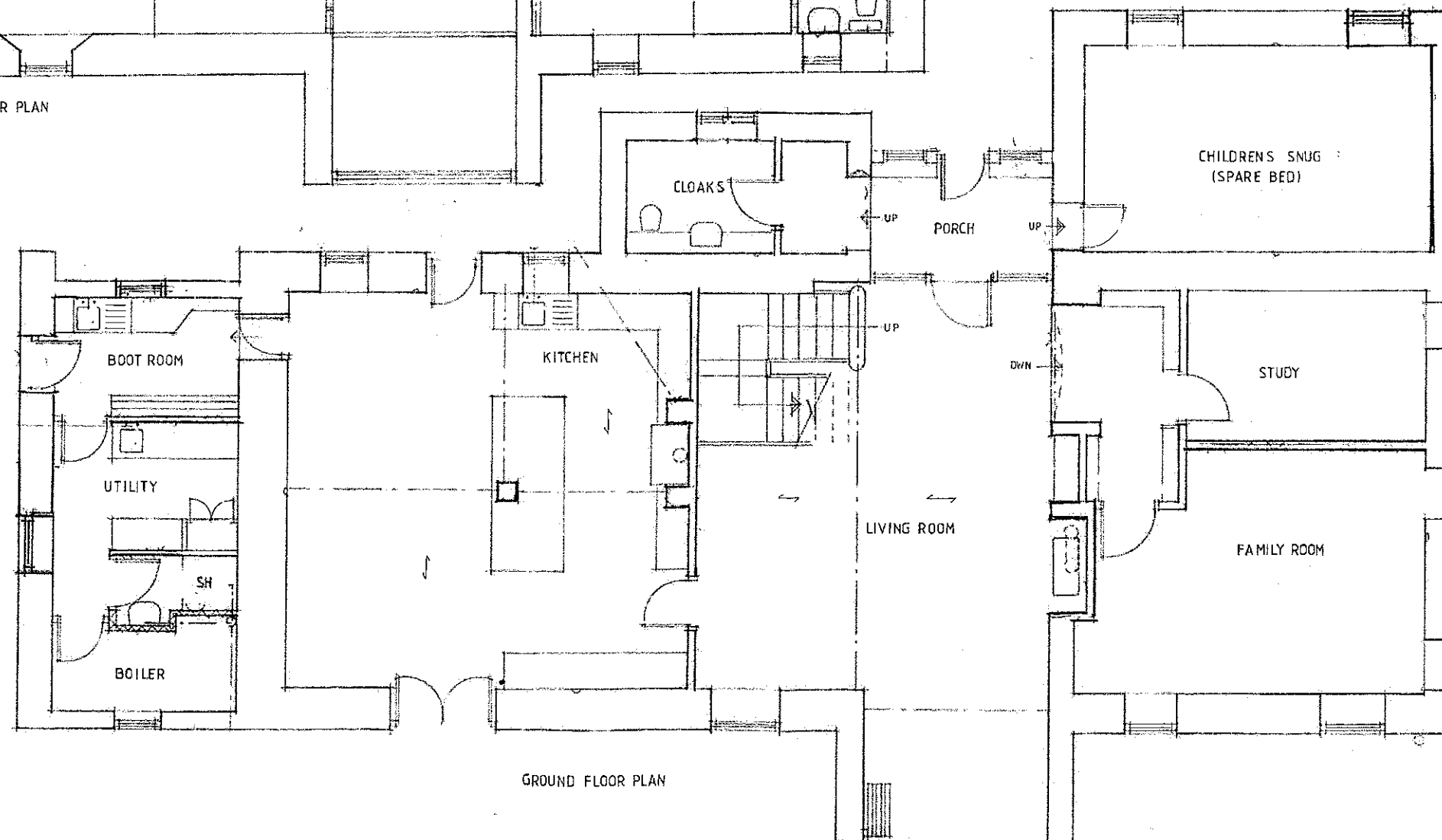


SOUTH ELEVATION

320120732P



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Client

Mr BOVINGDON

Job Title

PROPOSED ALTERATIONS TO
LOWER MONUBENT FARM
HELLIFIELD ROAD
BOLTON BY BOWLAND

Drawing Title

PROPOSED ELEVATIONS AND
GROUND FLOOR PLAN

Scale

1:100 1:200

Date

JUL 12

Drawn

LKR

spa
ARCHITECTS

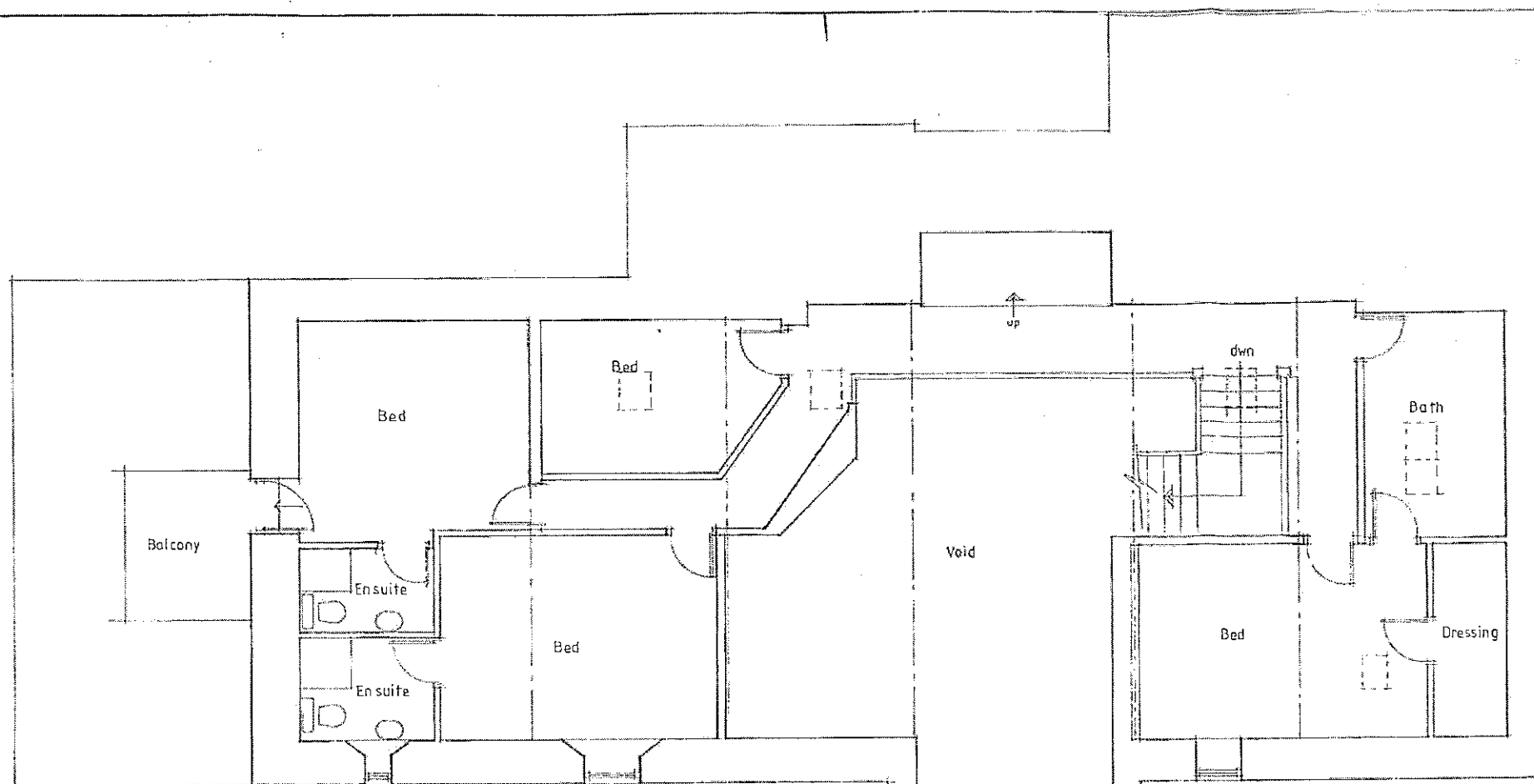
SUNDERLAND PEACOCK

SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELMERE, PINLCO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

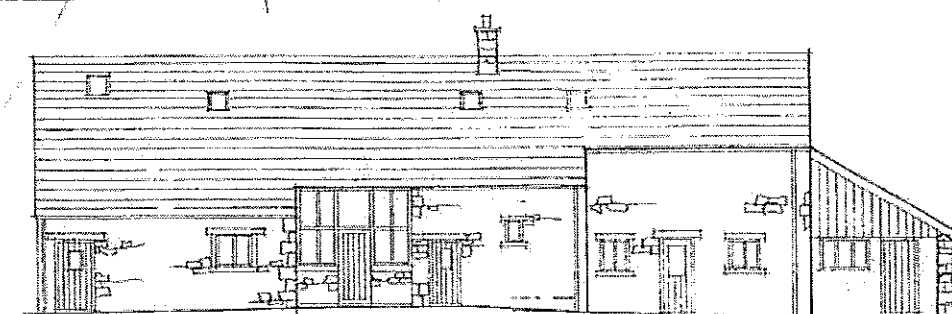


4105

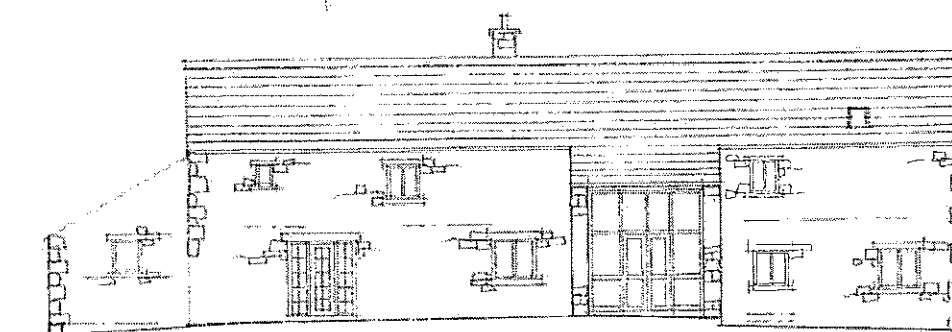
1-2 A



FIRST FLOOR PLAN

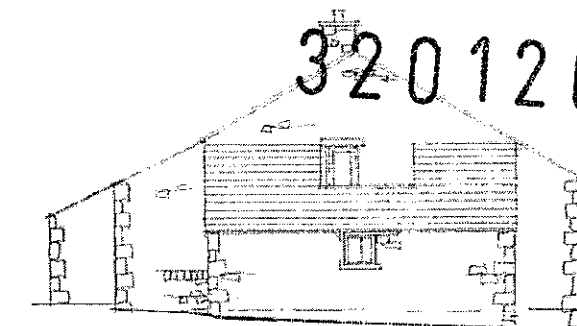


EAST ELEVATION

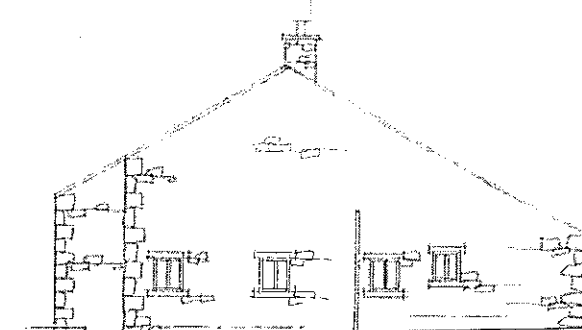


WEST ELEVATION

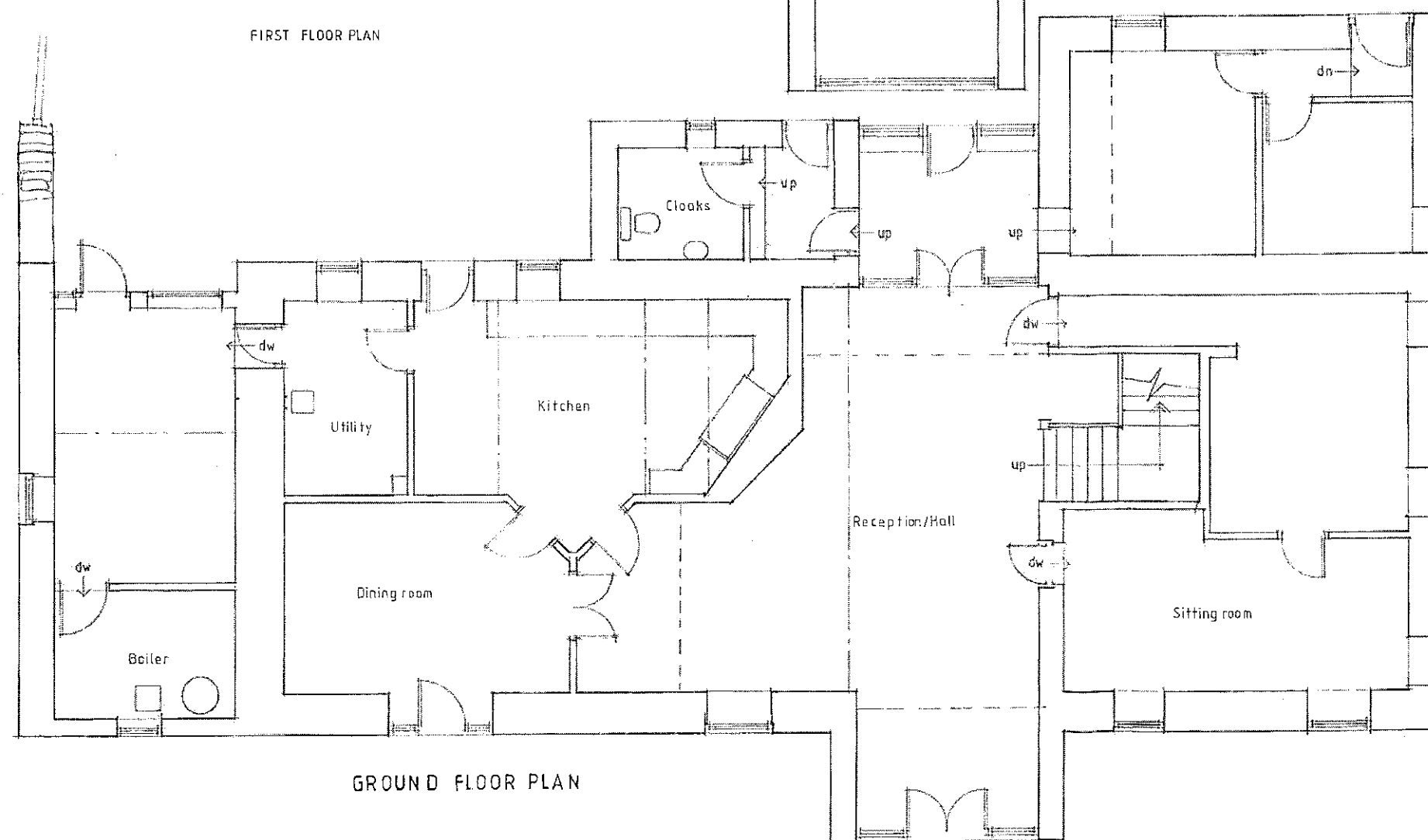
320120732P



NORTH ELEVATION



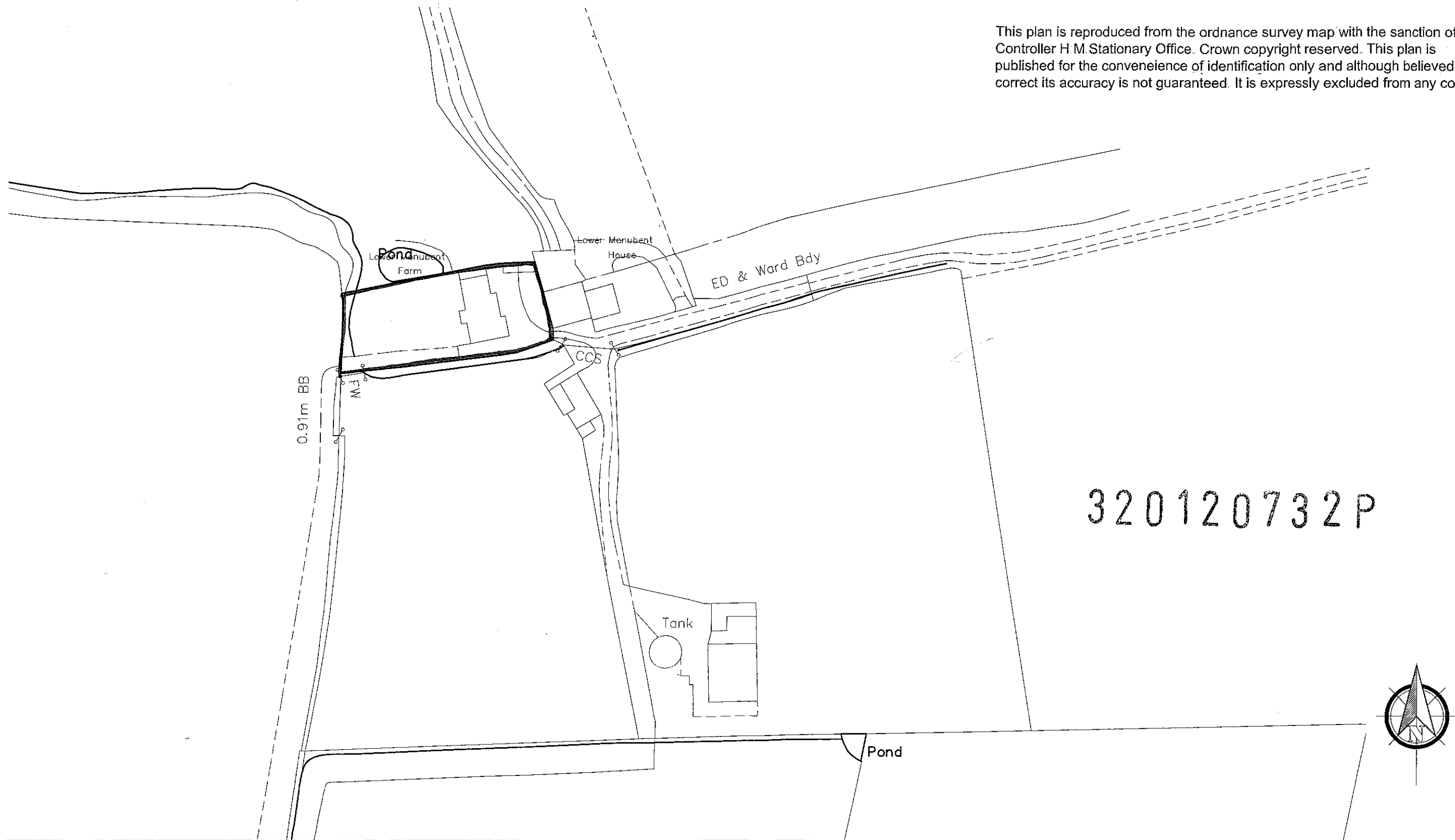
SOUTH ELEVATION



GROUND FLOOR PLAN

Client		
Mr & Mrs BOVINGDON		
Job Title		
PROPOSED ALTERATIONS TO LOWER MONUMENT FARM HELLFIELD ROAD BOLTON BY BOWLAND		
Drawing Title		
EXISTING GROUND FLOOR PLAN		
Scale	Date	Drawn
1:50	JAN 11	LKR
 SUNDERLAND PEACOCK & ASSOCIATES LTD. HAZELWICK, PINEWOOD ROAD, G. JERRECE, LANCASHIRE, B01 7AG 01206 477711 • 01206 477728 E: info@sunderlandpeacock.co.uk W: www.sunderlandpeacock.co.uk		
4105 - 1 - 2		

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SITE LOCATION PLAN

Site: Lower Monubent Farm Barn
off Hellifield Road
Bolton-by-Bowland

Client: Mr D. Bovingdon				
Drawn: DS				
Date: 10.08.12				
Scale: 1:1250 @ A3				
Project No: BOV/01 Dwg 01				
Amendments:				

Notes:
All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.
All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings if in doubt ask.
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

Avalon RTPI
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 **Fax:** 01282 451666
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