



RIBBLE VALLEY
BOROUGH COUNCIL

1 3 AUG 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received 320120771P

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: First name: Surname:

Company name:

Street address:

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: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe the proposed works:

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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Amberley		
Street address:	Beechthorpe Avenue		
	Waddington		
Town/City:	Clitheroe		
County:	<input type="text"/>		
Postcode:	BB7 3HT		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	372822		
Northing:	443886		

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:

White render

Description of *proposed* materials and finishes:

to match existing

Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

to match existing

11. (Materials continued)

320120771P

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

White uPVC

Description of *proposed* materials and finishes:

to match existing

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

White uPVC

Description of *proposed* materials and finishes:

to match existing

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:

Drawing No N10053-1-P Rev -

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: First name: Surname: Person role: Declaration date: 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

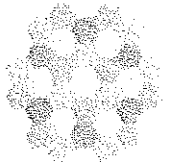
Title: First Name: Surname: Person role: Declaration date: Declaration Made**13. Declaration**

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

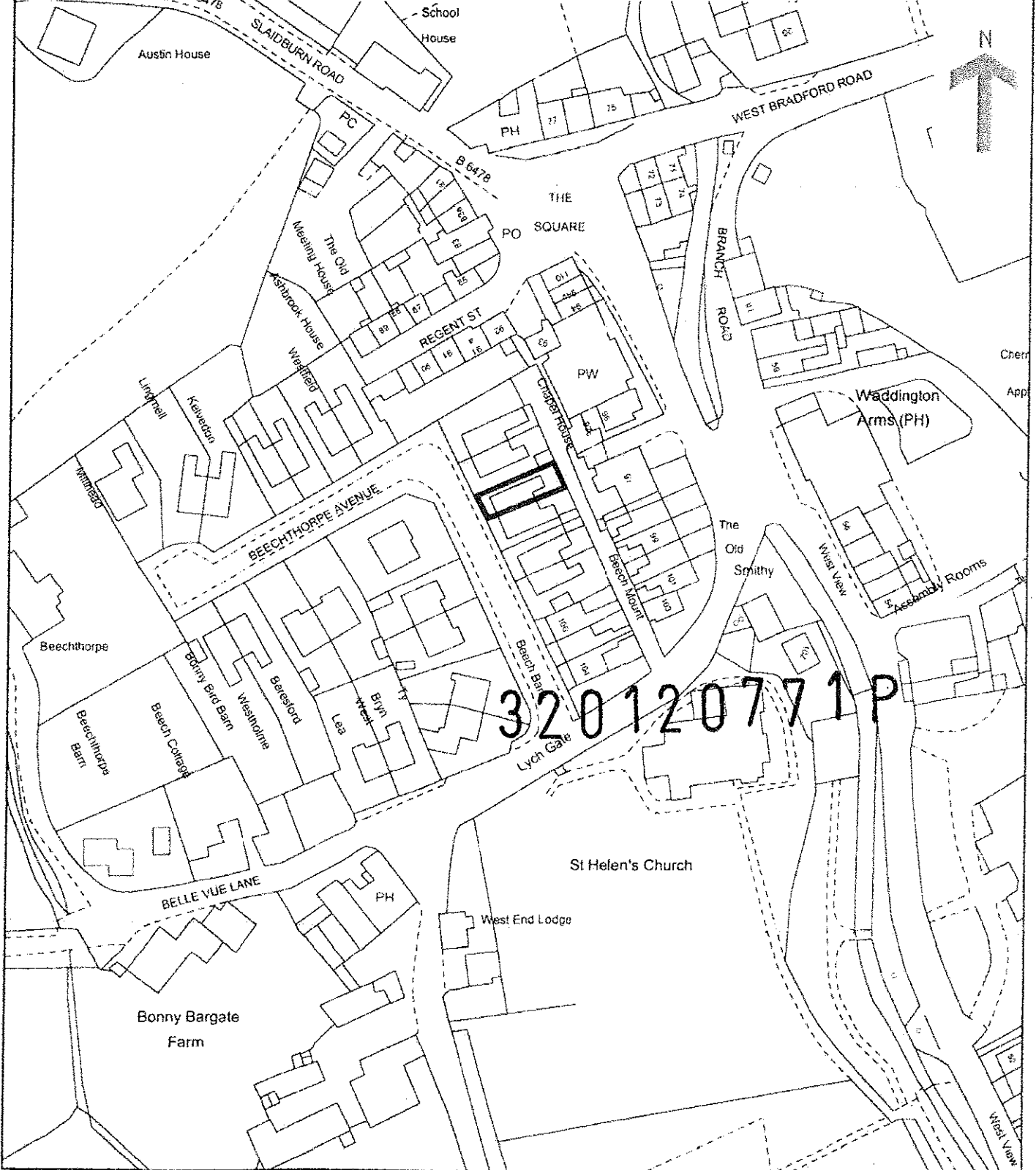
 Date

Land Registry
Official copy of
title plan

Title number **LAN48522**
Ordnance Survey map reference **SD7243NE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Lancashire: Ribbles Valley**



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This official copy issued on 21 March 2007 shows the state of this title plan on 21 March 2007 at 14:36:47. It is admissible in evidence to the same extent as the original (s 67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.
This title is dealt with by Land Registry, Lancashire Office.

Design and Access Statement

320120771P

Amberley, Beechthorpe Avenue, Waddington

Ref: N10053

Proposed Demolition of Existing Single Storey Rear Extension and Replacement with New Single Storey Rear Extension

This Design and access statement to be read in conjunction with the associated documents:

- Sheet 1 of 1 Drg No N10053-P-1 Rev 01 Existing and Proposed Plans
- 1 : 1250 Location Plan

The Site

Amberley, Beechthorpe Avenue is a private semi-detached residence, located to the west of Waddington Centre and the main road passing north to south through the village (Clitheroe Road/Slaidburn Road).

The property appears to have been built around 1960 and is one of the more recently built properties within the Waddington Conservation Area.

Description of Application

The purpose of the application is to demolish the existing single storey lean to building and to provide a new single storey rear extension with a portion wrapping around to the side elevation of the building. The existing lean to rear extension contains the current kitchen. It is intended that the new extension will provide an open plan Kitchen/Dining area and a Cloaks and small Utility area.

The proposal has been considered with reference to the following:

- Policy G1 of the Ribble Valley Districtwide Local Plan
- Joint Lancashire Structure Plan 2001 – 2006 (Pol 20 and 21 supported by draft Supplementary Planning Guidance (SPG) entitled 'Landscape and Heritage').
- SPG Extensions and Alterations To Dwellings

The existing building has a natural slate roof with cement rendered walls and white uPVC windows. Materials for the new extension will match the existing building and the slates will be reclaimed from the demolition where possible.

Access

Access to the premises will be unaffected.

Parking

Parking to the premises will be unaffected.

General appraisal

It is anticipated that the single storey extension will not have a significant impact on the neighbouring properties.

Heritage appraisal

The property is located within the Waddington Conservation Area. It is not a Listed Building; it is not identified as a Building of Townscape merit, nor is it part of an 'important view'.

The majority of the houses on Beechthorpe Avenue were constructed during the 1930s to 1960s and these properties, whilst contributing to the town's development in Waddington are arguably of low value.

Along Beechthorpe Avenue most properties have a single storey rear extension and a number of houses have increased the rear extension size, similar to the proposal.

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Photo 1 – View of existing rear extension (to be demolished)



Photo 2 – View looking north west to adjacent property

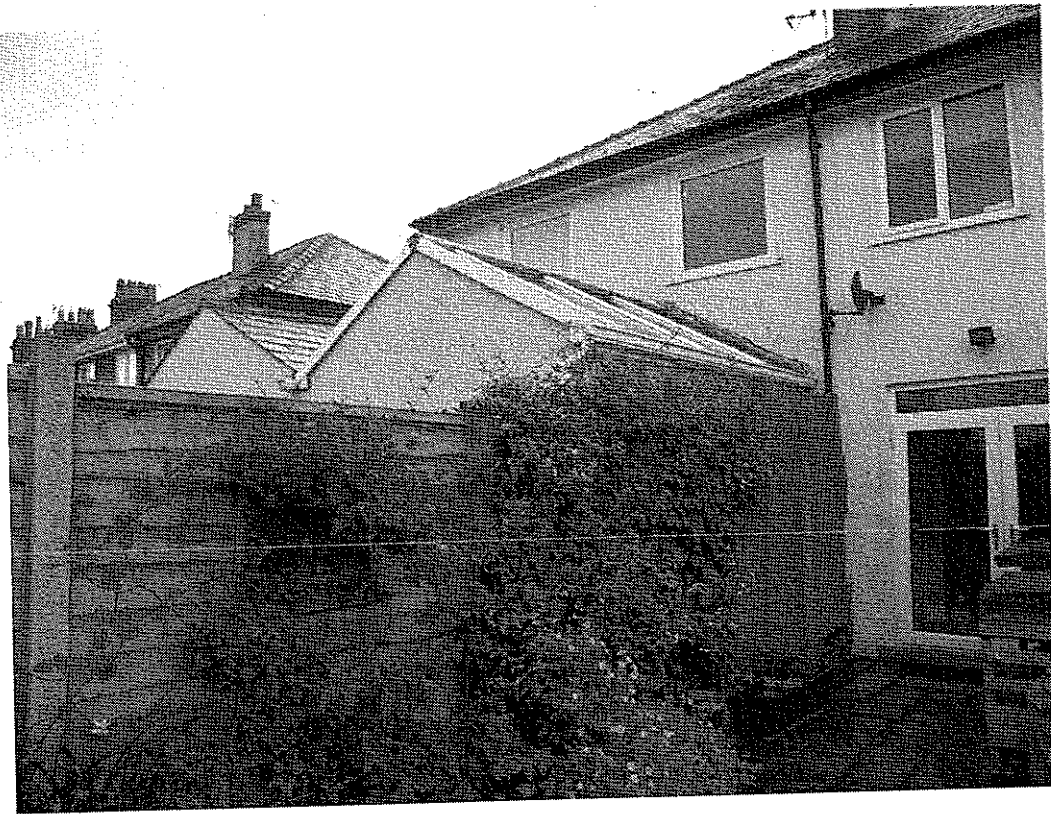


Photo 3 – View looking south west to attached property