



RIBBLE VALLEY  
BOROUGH COUNCIL

15 AUG 2012

FOR THE  
ATTENTION OF

For office use only

Application No.

Date received 320120780P

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 |             |   | Country Code      | National Number | Extension Number |  |
|                                                                                                                   |           |             |   | Telephone number: |                 |                  |  |
|                                                                                                                   |           |             |   | Mobile number:    |                 |                  |  |
| Town/City                                                                                                         |           |             |   | Fax number:       |                 |                  |  |
| County:                                                                                                           |           |             |   | Email address:    |                 |                  |  |
| Country:                                                                                                          |           |             |   |                   |                 |                  |  |
| Postcode:                                                                                                         |           |             |   |                   |                 |                  |  |
| Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> 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 |             |      | Country Code            | National Number | Extension Number |  |
|                 | Reedley                               |             |      | Telephone number:       |                 | 01282834834      |  |
|                 |                                       |             |      | Mobile number:          |                 |                  |  |
| Town/City       | Burnley                               |             |      | Fax number:             |                 |                  |  |
| County:         | Lancashire                            |             |      | Email address:          |                 |                  |  |
| Country:        | United Kingdom                        |             |      |                         |                 |                  |  |
| Postcode:       | BB10 2TY                              |             |      | planning@avalontp.co.uk |                 |                  |  |

**3. Description of Proposed Works**

Please describe the proposed works:

Erection of a detached garage and carport

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:                                                                                  | Lower Monubent Farm Barn |         |                      |
| Street address:                                                                              | Hellifield Road          |         |                      |
|                                                                                              | Bolton-by-Bowland        |         |                      |
| Town/City:                                                                                   | Clitheroe                |         |                      |
| County:                                                                                      | Lancashire               |         |                      |
| Postcode:                                                                                    | BB7 4LY                  |         |                      |
| Description of location or a grid reference<br>(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? | <input type="radio"/> Yes <input checked="" type="radio"/> No | Is a new or altered pedestrian access proposed to or from the public highway? | <input type="radio"/> Yes <input checked="" type="radio"/> No | Do the proposals require any diversions, extinguishment and/or creation of public rights of way? | <input type="radio"/> Yes <input checked="" type="radio"/> 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

If Yes, please describe:

Proposed erection of a detached garage and carport

#### 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:

N/a

Description of *proposed* materials and finishes:

Oak Frame with timber cladding

**11. (Materials continued)**

320120780P

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

N/a

Description of *proposed* materials and finishes:

Slate

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:

Drawings

BOV/01 Dwg01

4015 1-3

**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:

13/08/2012

☒ 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:

13/08/2012

☒ 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

13/08/2012

15<sup>th</sup> August 2012

Our Ref: BOV/02/AK/LF

320120780P

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

Dear Sir/Madam

PROPOSED ERECTION OF A DETACHED GARAGE AND CAR PORT AT LOWER MONUBENT FARM BARN,  
HELLIFIELD ROAD, BOLTON-BY-BOWLAND

We act for a Mr Bovingdon the new owner of the above mentioned property. Following Mr Bovingdons purchase of the premises then the barn conversion which was granted initial planning consent in 1996 for its conversion to a residence has undergone a programme of upgrading and renovation works.

The premises themselves do not have the benefit of any garaging facilities although there were original outbuildings in the yard area predating the buildings conversion in the mid 1990's. The intention is to effectively use the footprint of these former buildings albeit slightly enlarged to form the basis of a traditional building principally of simple rectangular form constructed beneath an oak frame with horizontal timbre boarding and a slated roof to form a garage and open fronted car port. The siting has been chosen carefully within the forecourt area at the front of the conversion in a manner which encloses the space but remains detached from the main building so not as to detract from its overall setting. From my clients perspective it has been equally as important to incorporate traditional materials of timber and slate to ensure the building harmonises with its rural ANOB setting.

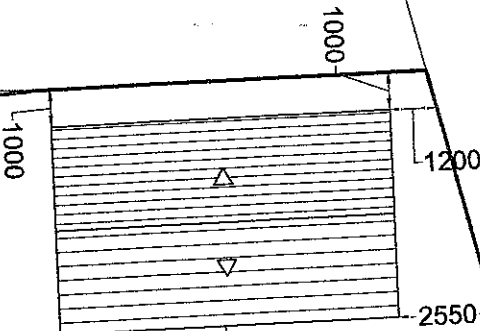
In conclusion we trust that this sympathetically designed ancillary building will be viewed in a favourable manner by the authority however once the case office has had the opportunity to view the proposal on site then should this raise any additional queries then please do not hesitate contact me prior to progressing the application to a formal decision.

Yours Sincerely

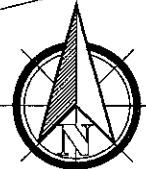
Alan Kinder

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Lower Monubent Farm



320120780P



**PROPOSED SITE PLAN**

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

**Client:** Mr D. Bovingdon

**Drawn:** NYB

**Date:** 31.08.12

**Scale:** 1:200 @ A3

**Project No:** BOV/02 Dwg 02

**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

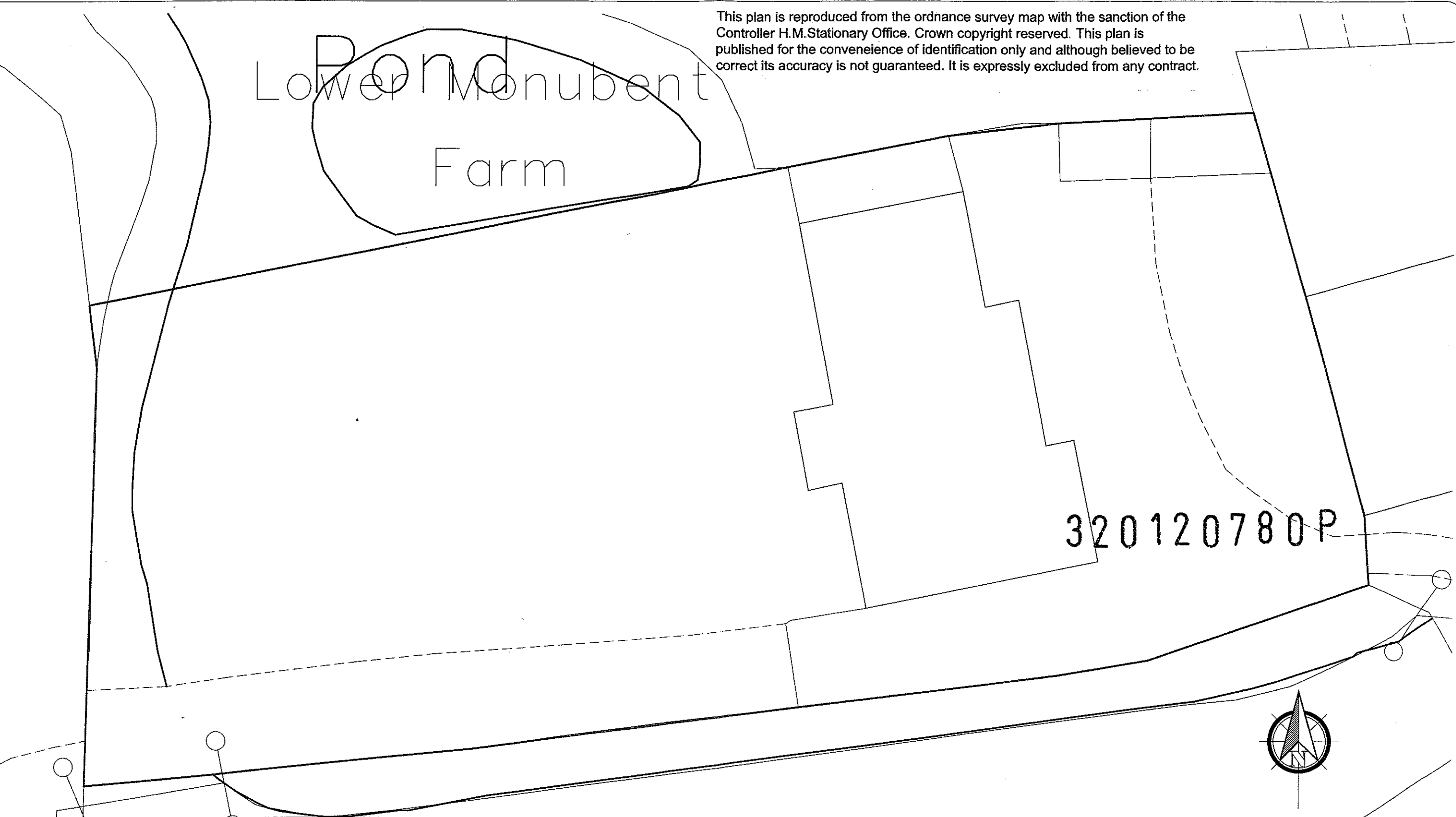
**Avalon** RTPI

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

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

Web: [www.avalontp.co.uk](http://www.avalontp.co.uk) Email: [planning@avalontp.co.uk](mailto:planning@avalontp.co.uk)  
2 Reedley Business Centre, Redman Road Burnley, Lancashire, BB10 2TY



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                       |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|
| <b>EXISTING SITE PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                       |  |  |  |  |  |  |  |  |  |  |
| <b>Site:</b> Lower Monubent Farm Barn<br>off Hellifield Road<br>Bolton-by-Bowland                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Client:</b> Mr D. Bovington                                                                                                        |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Drawn:</b> NYB                                                                                                                     |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Date:</b> 31.08.12                                                                                                                 |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Scale:</b> 1:200 @ A3                                                                                                              |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Project No:</b> BOV/02 Dwg 03                                                                                                      |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Amendments:</b> <table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                       |  |  |  |  |  |  |  |  |  |  |
| <b>Notes:</b><br>All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.<br>All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.<br>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.<br>Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval |                                                                                                                                       |  |  |  |  |  |  |  |  |  |  |

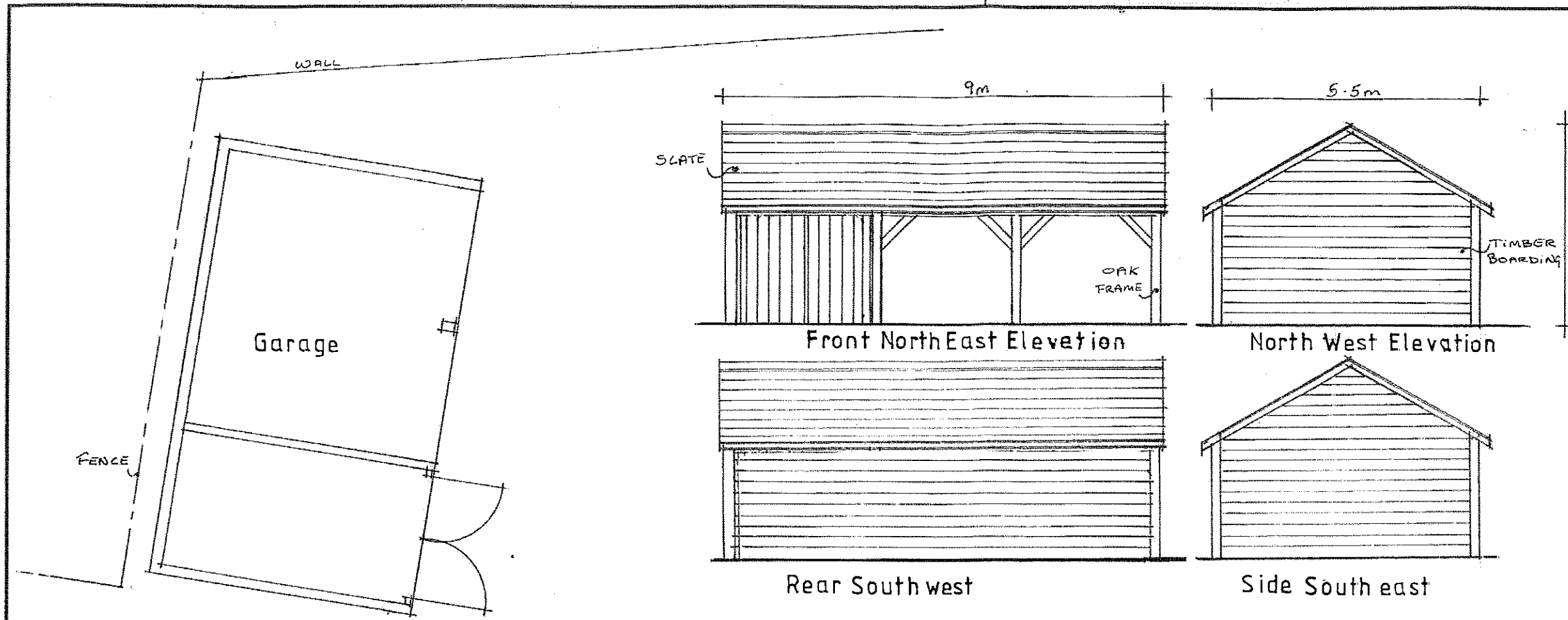
# Avalon

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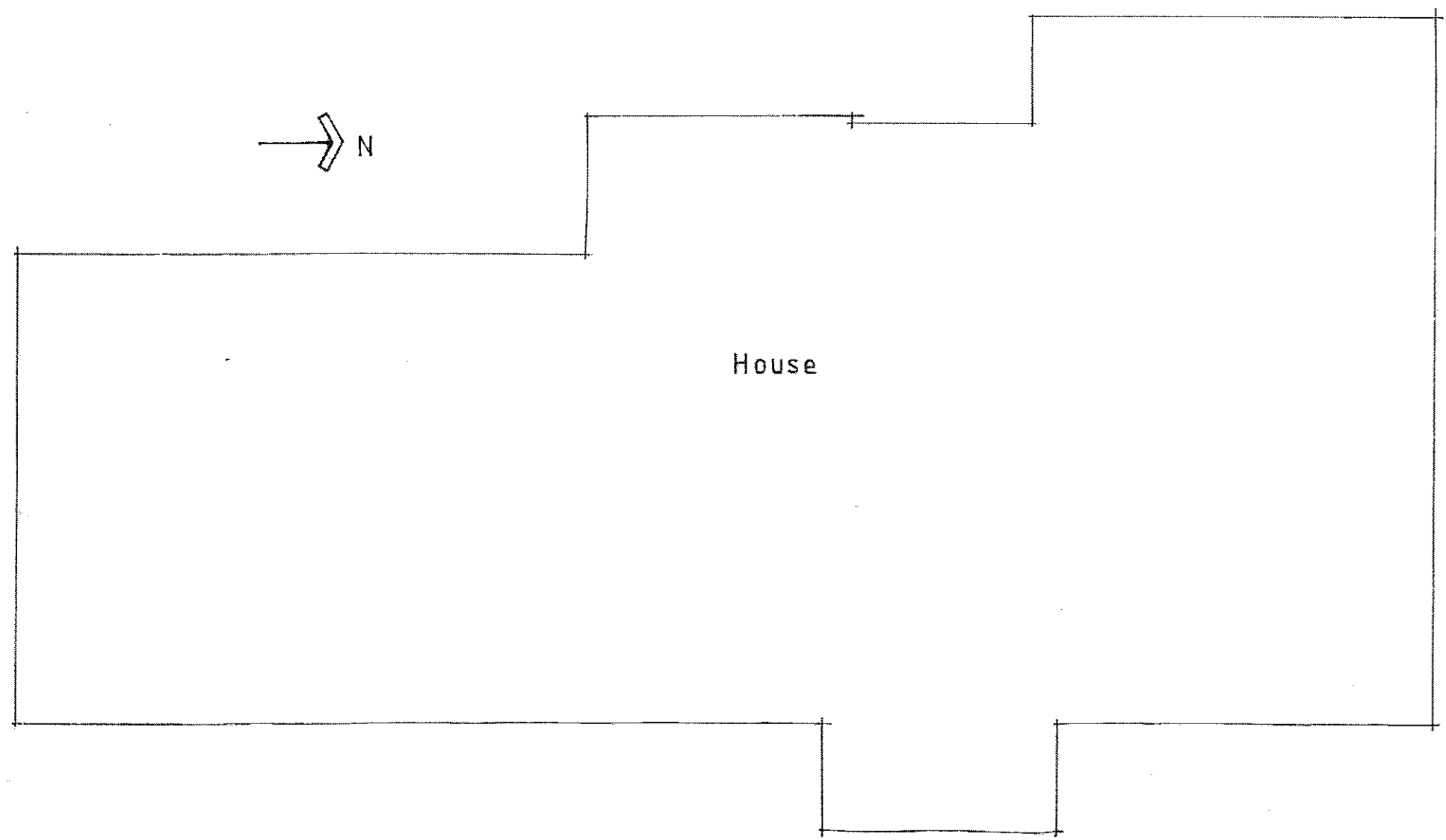
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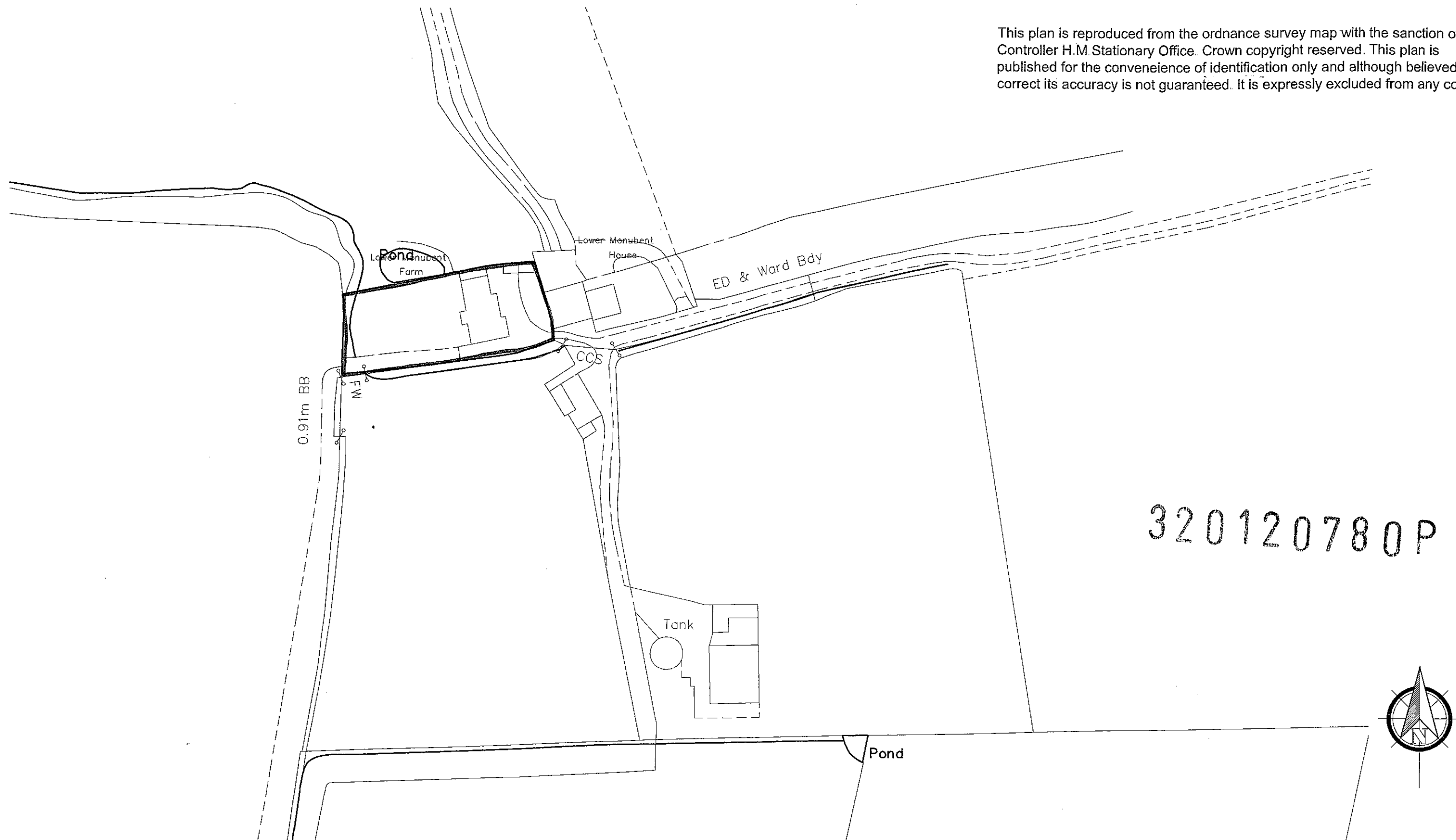


320120780P



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|
| Client<br><b>Mr BOVINGDON</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |                       |                     |
| Job Title<br><b>PROPOSED NEW GARAGE AT<br/>LOWER MONUBENT FARM<br/>HELLIFIELD ROAD<br/>BOLTON BY BOWLAND</b>                                                                                                                                                                                                                                                                                                                                                          |                       |                     |
| Drawing Title<br><b>PROPOSED PLAN AND<br/>ELEVATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                              |                       |                     |
| Scale<br><b>1:100</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Date<br><b>JUL 12</b> | Drawn<br><b>LKR</b> |
| <div>  <p><b>SUNDERLAND PEACOCK</b></p> <p><small>SUNDERLAND PEACOCK &amp; ASSOCIATES LTD.<br/>HAZELMERE, PIMLICO ROAD, CLITHEROE<br/>LANCASHIRE, BB7 2AG<br/>T 01200 423178 F 01200 427328<br/>E info@sunderlandpeacock.com<br/>www.sunderlandpeacock.com</small></p> </div> <div>  </div> |                       |                     |
| 4105 - 1-3                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                       |                     |

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**SITE LOCATION PLAN**

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

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

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