

For office use only
Application No: 020120835P
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: MRS. First name: L. D.
Last name: LARR.
Company (optional):
Unit: House number: 64. House suffix:
House name:
Address 1: PENDLE DRIVE.
Address 2: WHALLEY.
Address 3: NR.
Town: CLITHEROE.
County: LANCs.
Country: ENGLAND.
Postcode: BB7 9JT.

2. Agent Name and Address

Title: MR. First name: ANDREW.
Last name: HILL.
Company (optional): BLUEBIRD DESIGN.
Unit: House number: 1. House suffix:
House name: WANLASS VILLAS.
Address 1: SALTERFORTH LANE.
Address 2: SALTERFORTH.
Address 3: NR.
Town: BARNOLDSWICK.
County: LANCs.
Country: ENGLAND.
Postcode: BB18 5SR.

3. Description of Proposed Works

Please describe the proposed works:

Proposed single storey studio/utility room extension to rear of existing dwelling house

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:

64

House
suffix:

House
name:

Address 1:

PENDUE DRIVE

Address 2:

Address 3:

Town:

WHALEY

County:

LANCS

Postcode
(optional):

BB7 9JT

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:

NO DUTY PLANNING
OFFICER AVAILABLE!

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	Red Brck	Red Brck	☐	☐
Roof	grey Pan Tile	grey Pan Tile	☐	☐
Windows	White upvc Leaded lights	White upvc Leaded lights	☐	☐
Doors	White upvc / Timber Painted	White upvc / Timber Painted	☐	☐
Boundary treatments (eg fences, walls)	Fences Timber 2m Tall.	Fences Timber 2m Tall.	☐	☐
Vehicle access and hard-standing	Flagged patio / Yorkstone	Flagged patio / Yorkstone	☐	☐
Lighting	N / A	N / A	☐	☐
Others (please specify)	N / A	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:

Plans - NOS ALC 1 to 6
Existing Plans, elevation
Proposed " " a site layouts.
D+A 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):



Bluebird Design

16/7/2012

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):

14. 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):

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:

Pomebird Design

Date (DD/MM/YYYY):

16/7/2012

(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):

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:

£150



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):

[Redacted Signature]

Bluebird Design

16/7/2012

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

[Redacted]

[Redacted]

[Redacted]

Country code:

Mobile number (optional):

[Redacted]

[Redacted]

Country code:

Fax number (optional):

[Redacted]

[Redacted]

Email address (optional):

[Redacted]

16. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

01282

813779

[Redacted]

Country code:

Mobile number (optional):

[Redacted]

07870216003

Country code:

Fax number (optional):

[Redacted]

[Redacted]

Email address (optional):

hardinghill@btinternet.com

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:

Mr Andrew Hill

01282 813779 / 07870216003

Email address:

hardinghill@btinternet.com

Design and Access Statement Pro-forma

From the 10th August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What applications need to be accompanied by a design and access statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- Material change in the use of land or buildings, unless it also involves operational development.
- Engineering or mining operations.
- Development of an existing dwelling house or development within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house, where no part of that dwelling house or curtilage is within a designated area or is a listed building "Designated areas" include:
 - Conservation Areas
 - Sites of Special Scientific Interest (SSSI)
 - Areas of Outstanding Natural Beauty (AONB)
 - Advertisement control
 - Tree preservation orders
 - Storage of hazardous substances

You should use this form for small scale developments where there is no impact on views of the property or site from a highway. If in doubt as to whether this form is appropriate for the type of development you are proposing then contact the planning department on 01756 706470.

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

The design has been developed to match the existing style + features of the house. The scale is as small as feasible for the space required. layout is due to need to retain lighting levels in existing kitchen/dining area.

Use

What will the extension/development be used for and justify why this is necessary?

Additional family space - for studio & utility area as required by client. The need for natural daylight internally is met by the large windows & proposed roof lights.

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

the extension is on the only elevation where extending is feasible - this covers 38.5% of all external space, & is only 10.8% of existing (ext) volume. both are well within maximum extension size / volume guidelines permitted for extending.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

pendle Drive.
Alternates were considered like No 66 / with extension running along the back wall - But that would eliminate natural light to rear interior of building.

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

Yes, we believe it does! other properties in the area have been extended w/ sunrooms, kitchen extensions, conservatories, balconies - this fits in with the estate in scale, + context.

Landscaping

If appropriate specify the boundary treatments and any landscaping included in the development. You need to justify why certain materials or planting have been used?

Hard landscaping i.e. Flags with planted Pots to be retained.

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

Natural Brck, Tile, and stone Feature! - all match existing House.

(See photographs) included.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles.

Vehicular access from the rear, via a gate + door to be retained.

Disabled Access is available to both front + back of house / with WC to all ground floor area.

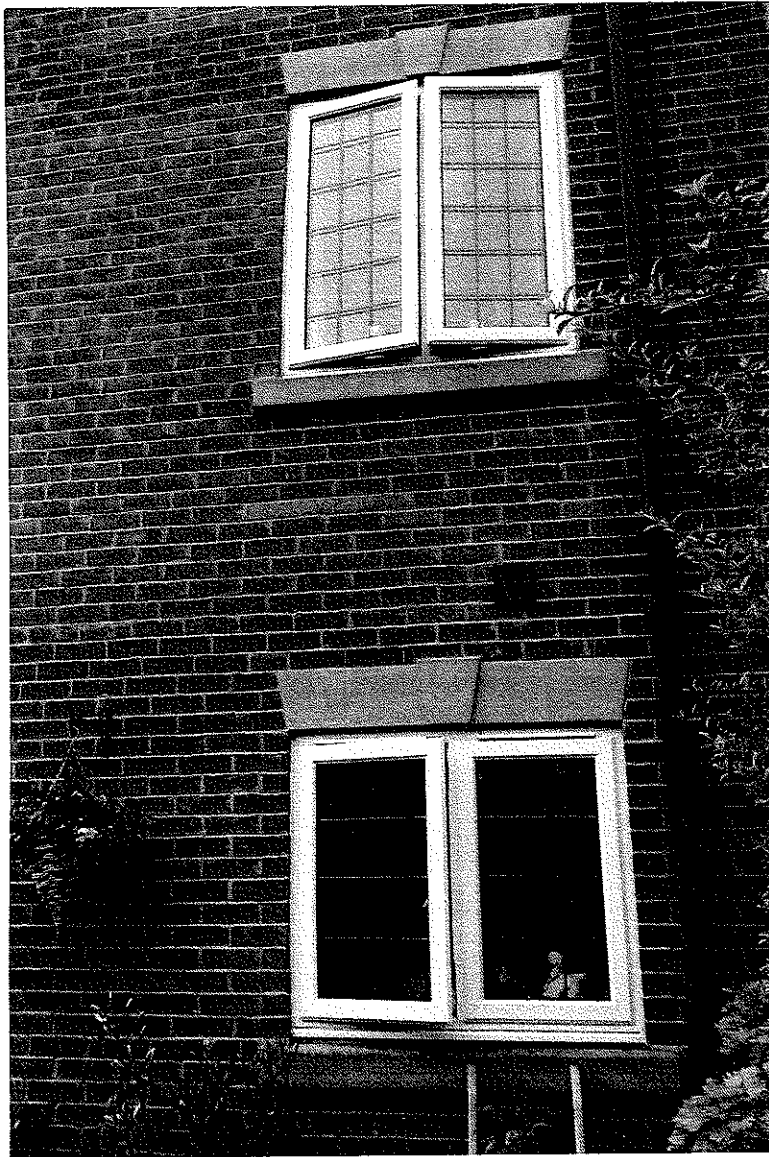
BLUE
BIRD
DESIGN

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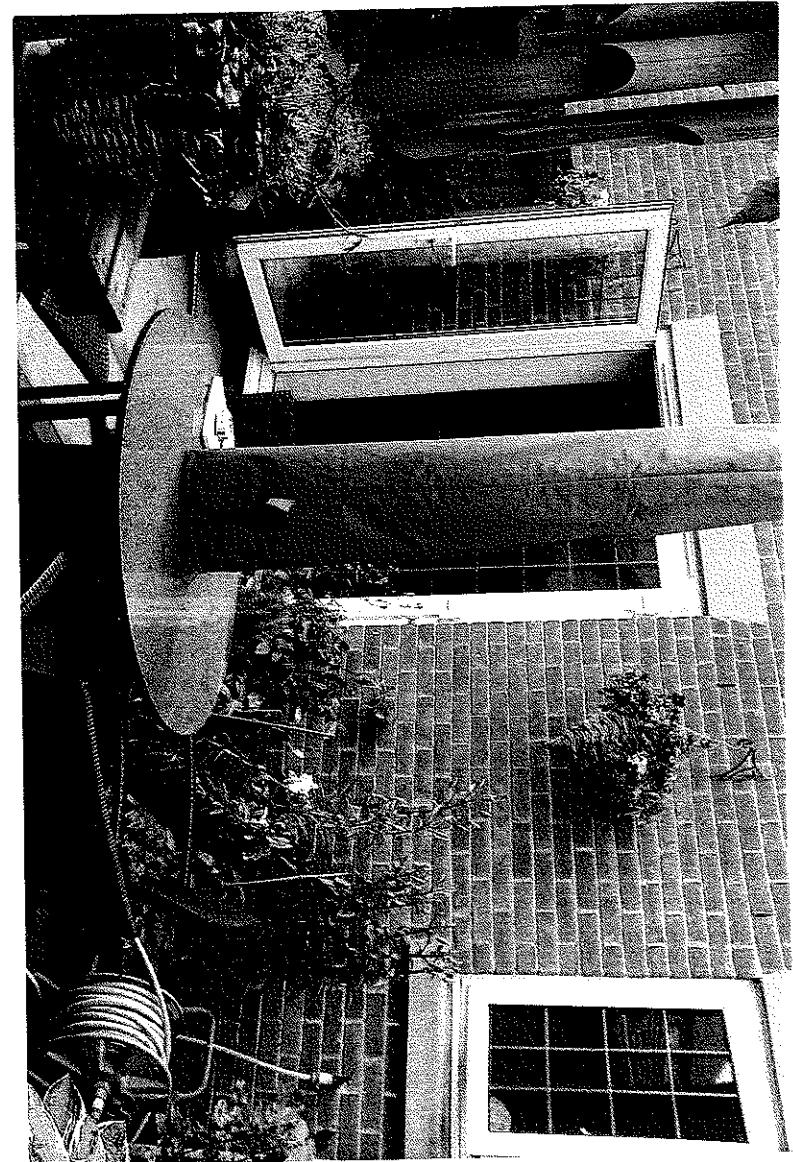


1. REAR ELEVATION. / EXISTING

ANDREW HARDING-HILL
BA (Hons) BArch RIBA
ARCHITECT
1 WANLASS VILLAS
SALTERFORTH LANE
SALTERFORTH
LANCASHIRE
BB18 5SR
Tel/Fax 01282 813779



2 Materials + Details
Proposed



3 Area in corner proposed
to form extension.

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