



RIBBLE VALLEY
BOROUGH COUNCIL

- 8 OCT 2012

THE
COUNCIL OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120905 P

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:	Ismail	Surname:	Loonat	
Company name:						
Street address:	41 Whalley Road			Country Code	National Number	Extension Number
				Telephone number:		
Town/City:	Langho			Mobile number:		
	Blackburn			Fax number:		
County:				Email address:		
Country:						
Postcode:	BB6 8ES					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Khalid	Surname:	Khan	
Company name:	Khalid Khan & Associates					
Street address:	Majid House			Country Code	National Number	Extension Number
	109 Whalley Range			Telephone number:	01254 54464	
				Mobile number:	07798 686430	
Town/City:	Blackburn			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	BB1 6EE			khalid@kassoc.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Erection of detached garage, and installation of permeable hardstanding.

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)

House:	41	Suffix:	
House name:			
Street address:	Whalley Road		
	Langho		
Town/City:	Blackburn		
County:			
Postcode:	BB6 8ES		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	370204		
Northing:	433877		

Description:

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

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):

Officer name:

Title:	Mr	First name:	David	Surname:	Hewitt
Reference:					
Date (DD/MM/YYYY):	01/09/2012	(Must be pre-application submission)			
Details of the pre-application advice received:					
Spoke to Mr Hewitt, regarding any effect on trees and roots, advised to submit the application.					

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:

069/09/12/41/01 and 02, Block Plan and Location Plan.

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, indicating the scale, which trees by giving them numbers (e.g. T1 T2 etc) and state the reference number of any plans or drawings:

069/09/12/41/01 and 02, Block Plan.

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:

Facing Brickwork.

Description of *proposed* materials and finishes:

Facing brickwork to match existing.

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

Concrete roof tiles.

Description of *proposed* materials and finishes:

Roof tiles to match existing.

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

Nil.

Description of *proposed* materials and finishes:

Woodgrain up and over door.

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:

069/09/12/41/01 and 02, Block Plan & Location 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: Ismail Surname: Loonat

Person role: Applicant Declaration date: 07/10/2012 ☒ 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: ☐

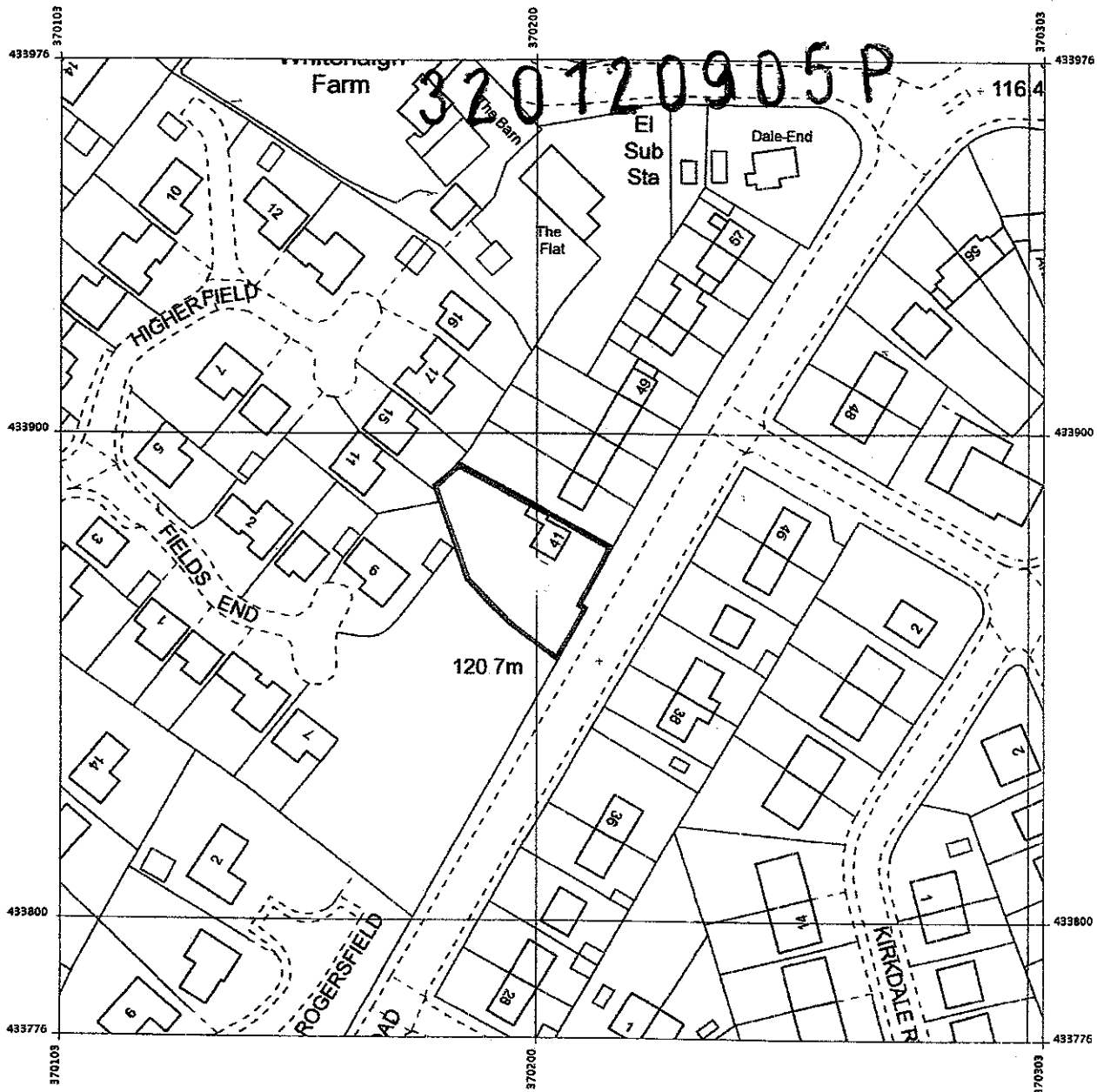
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Ismail Surname: Loonat

Person role: Applicant Declaration date: 07/10/2012 ☒ 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.

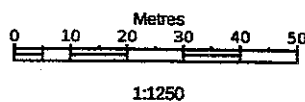
☒ Date 07/10/2012



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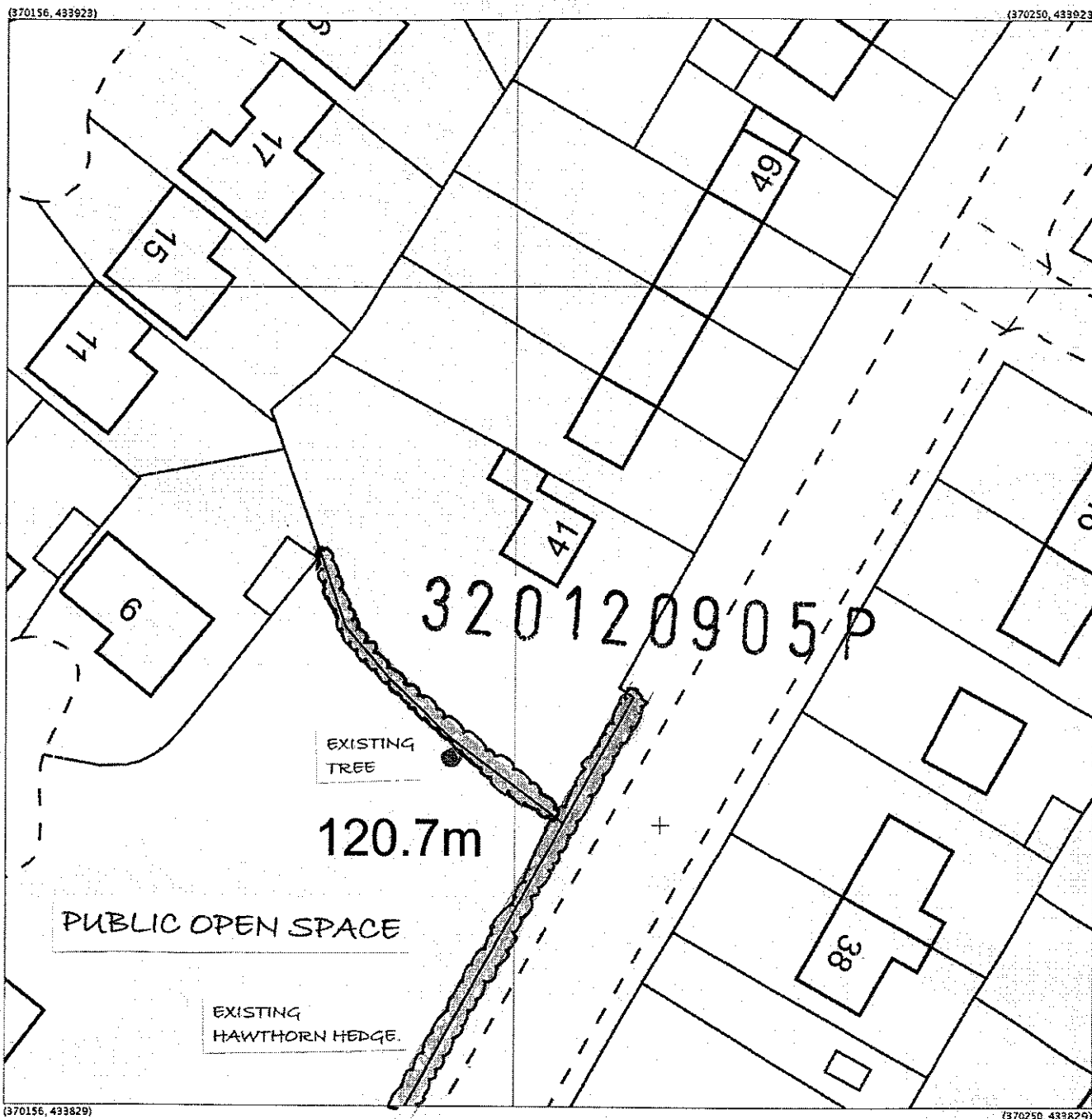
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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



41 WHALLEY ROAD
BLACKBURN
BB6 8ES

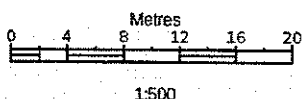
Supplied by: Stanfords
Reference: OI473077
Centre coordinates: 370203 433876



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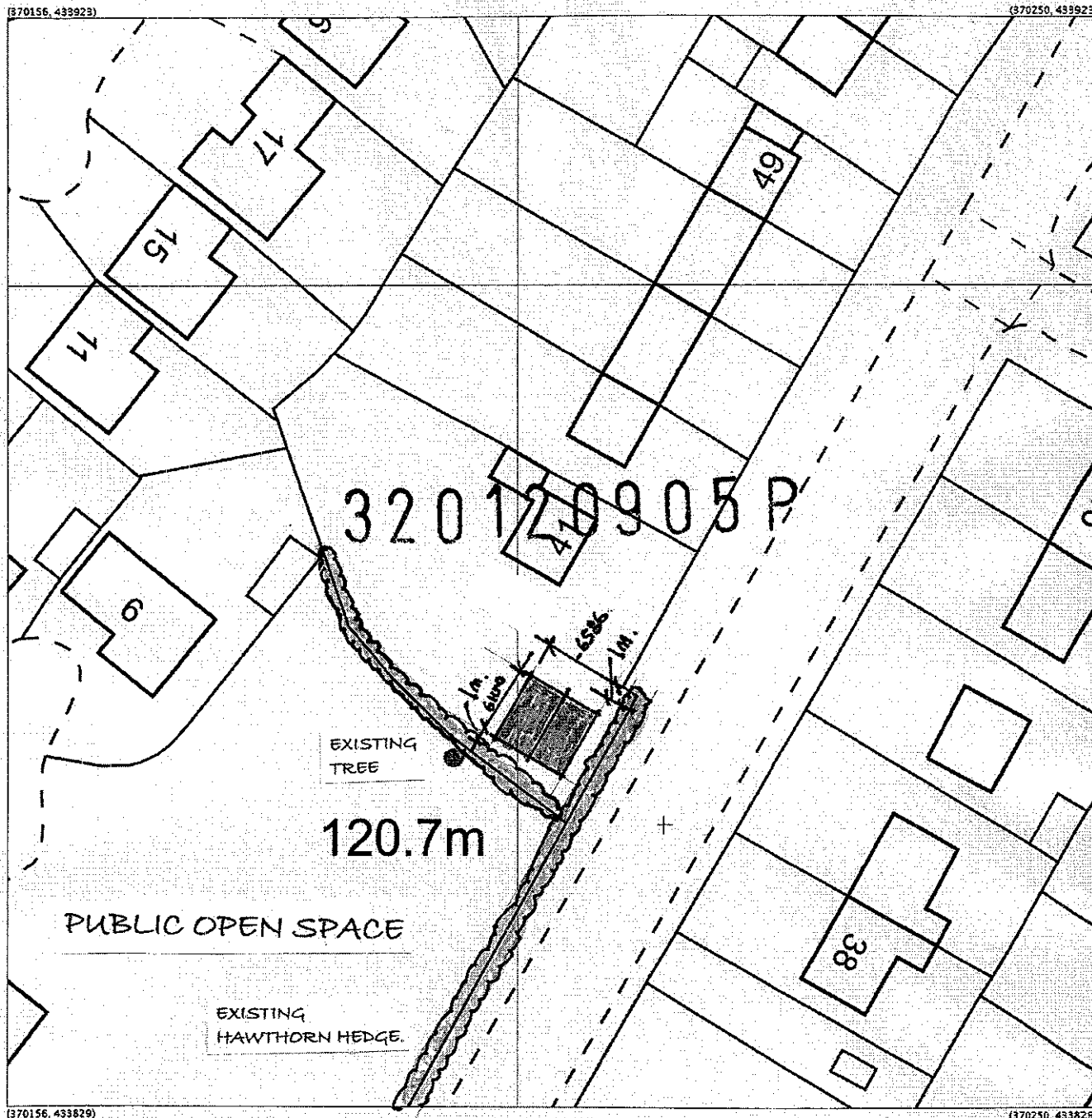


41 WHALLEY ROAD
BLACKBURN
BB6 8ES

Supplied by: Stanfords
Reference: OI473078
Centre coordinates: 370203 433876

EXISTING SITE PLAN

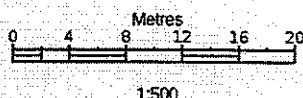




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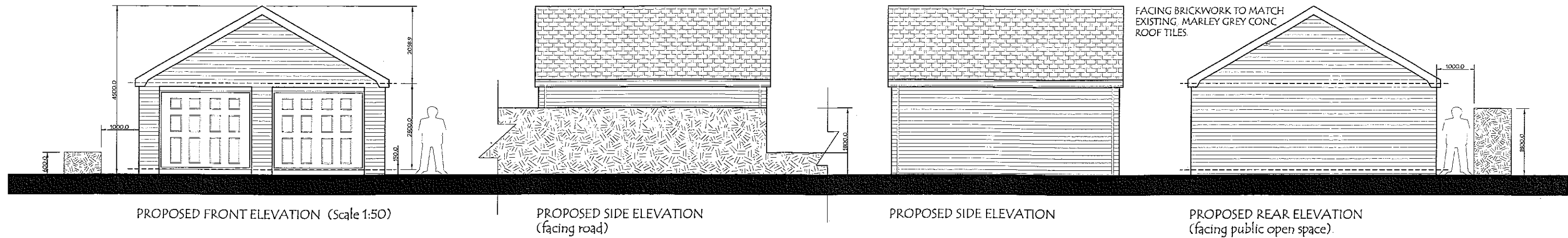


41 WHALLEY ROAD
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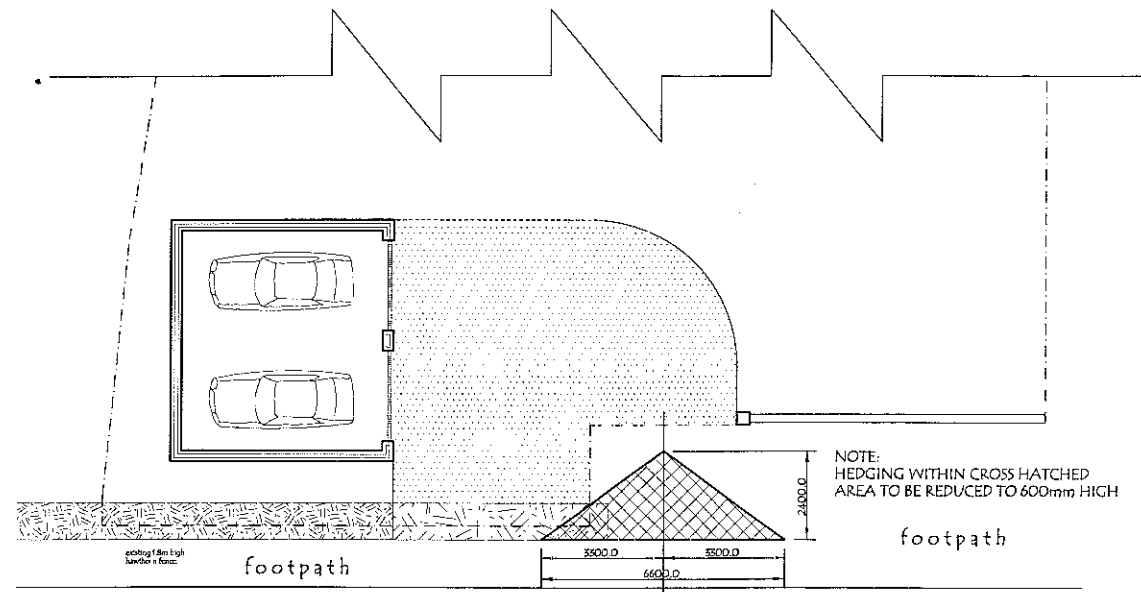
Supplied by: **Stanfords**
Reference: OI473078
Centre coordinates: 370203 433876

PROPOSED SITE PLAN

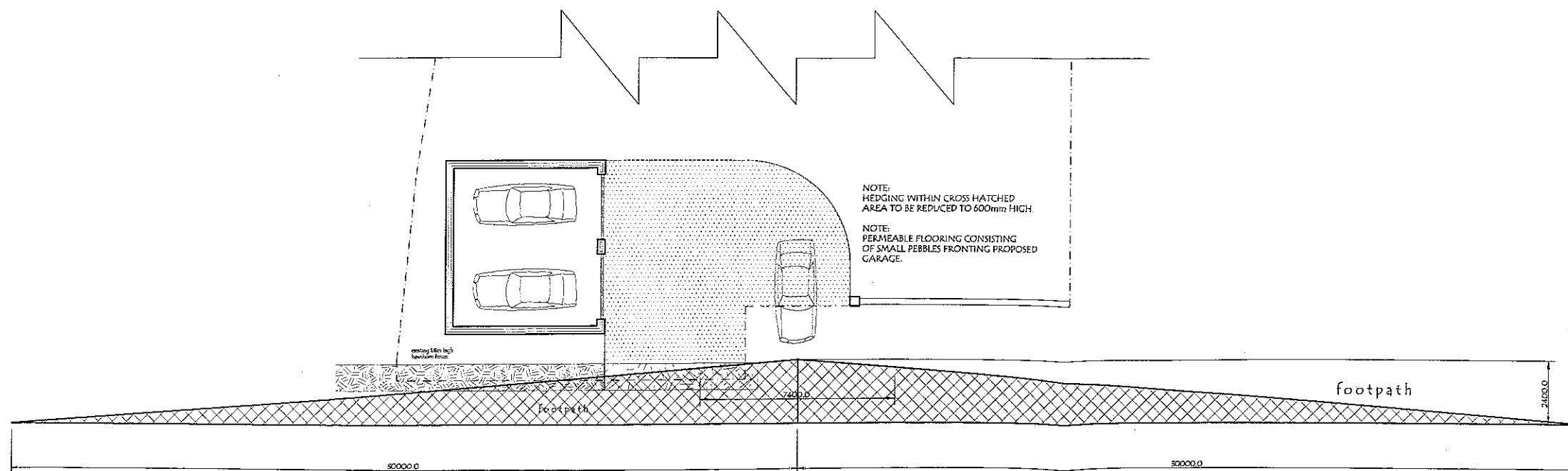




PEDESTRIAN SITE LINES (SCALE 1:100)



VEHICULAR SIGHT LINES (SCALE 1:100)



320120905 P

Client MR ISMAIL LOONAT.	
Project ERECTION OF DETACHED DOUBLE GARAGE AND INSTALLATION OF PERMEABLE HARDSTANDING.	
Location 41 WHALLEY ROAD LANGHO NEAR BLACKBURN, BB6 8ES	
Date / Scale September 2012 Scale: 1:100.	 Khalid Khan & Associates Surveyors & Architectural Consultants MAJID HOUSE, 109 WHALLEY RANGE BLACKBURN, LANCASHIRE, BB1 4EE t: 01254 54464 m: 07798 686430 e: khalid@kessoc.co.uk w: khalidkhanassociates.co.uk
REFER TO DRAWING NO 1 FOR EXISTING AND PROPOSED SITE LAYOUTS.	
	
Drawing No. 069/09/12/41/02@A1.	

MAJID HOUSE, 109 WHALLEY RANGE
BLACKBURN, LANCASHIRE, BB1 4BE

t: 01254 54464 m: 07798 686430
e: khalid@kassoc.co.uk
w: khalid.khan@kassoc.co.uk

REFER TO DRAWING NO 2 FOR PROPOSED
ELEVATIONS & SIGHTLINES

Scale 1:1000

0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

075/09/12/41/01@A1.

existing tree

existing 1.8m high hawthorn fence.

footpath

footpath

grassed area

grassed area

grassed area

tarmaced area.

320120905 P

grassed area

grassed area.

NOTE:
PROPOSED GARAGE ERECTED MIN 1m
AWAY FROM EXISTING HEDGING/BOUNDARY

NOTE:
UPVC WOODGRAIN UP AND
OVER DOOR, INSTALLED TO
MANUFAC SPECIFICATION.

existing tree

1000.0

6100.0

4356.0

559.0

2445.0

192.0

2445.0

350.0

PERMEABLE PAVEMENT TO FORECOURT

footpath

existing 1.8m high
hawthorn fence.

footpath

EXTENT OF HEDGING
REDUCED TO 600mm HIGH.

5855.5

PROPOSED SITE LAYOUT. (Scale 1:100).