



RIBBLE VALLEY
BOROUGH COUNCIL

17 OCT 2012

THE
NATION OF

For office use only

Application No.

fee
Date received 18.10.12
X 320120946P

Fee paid £150.00 Receipt No: 16854

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 & Mrs	First name: M	Surname: Dennett
Company name:		
Street address:	The Watermill Higham Hall Road Higham	Country Code: 07775 428499 National Number: <input type="text"/> Extension Number: <input type="text"/>
Town/City:	Burnley	Telephone number: <input type="text"/>
County:	Lancashire	Mobile number: <input type="text"/>
Country:	England	Fax number: <input type="text"/>
Postcode:	BB12 9EZ	Email address: <input type="text"/>
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: Ian	Surname: Rawcliffe
Company name: Cole Rawcliffe Ltd		
Street address:	Lodge House Lodge Square Cow Lane	Country Code: 07841 431115 National Number: <input type="text"/> Extension Number: <input type="text"/>
Town/City:	Burnley	Telephone number: <input type="text"/>
County:	Lancashire	Mobile number: <input type="text"/>
Country:		Fax number: <input type="text"/>
Postcode:	BB11 1NN	Email address: <input type="text"/> ian@colerawcliffe.co.uk

3. Description of Proposed Works

Please describe the proposed works:

Erection of Detached Garage

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: Suffix:

House name: **THE OLD STABLES**

Street address: **TRAPP LANE**

Simonstone

Town/City: Read

County:

Postcode: BB12 7QW

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 377689

Northing: 435564

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:

n/a

Description of proposed materials and finishes:

Side and Rear Elevations - blockwork with painted render finish (colour tbc: light brown/beige/grey/cream etc)

Front Elevation - random coursed natural stone

Roof - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Natural slate (grey)

1. (Materials continued)

Doors - description:

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Steel up and over garage door

Others - description:

Type of other material:

Rainwater goods

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

Black uPVC

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:

12_019-1001-A

12. Certificates (Certificate B)

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.

Notice recipient	Date notice served
Name: The Governor and Company of Bank of England	
Number: 40	Suffix: <input type="text"/>
Street: Mepsil Road	
Locality: Dublin 4	
Town: Dublin	
Postcode: <input type="text"/>	17/10/2012
Title: Mr <input type="text"/> First name: Ian	Surname: Rawcliffe
Person role: Agent	Declaration date: 17/10/2012 <input checked="" type="checkbox"/> 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

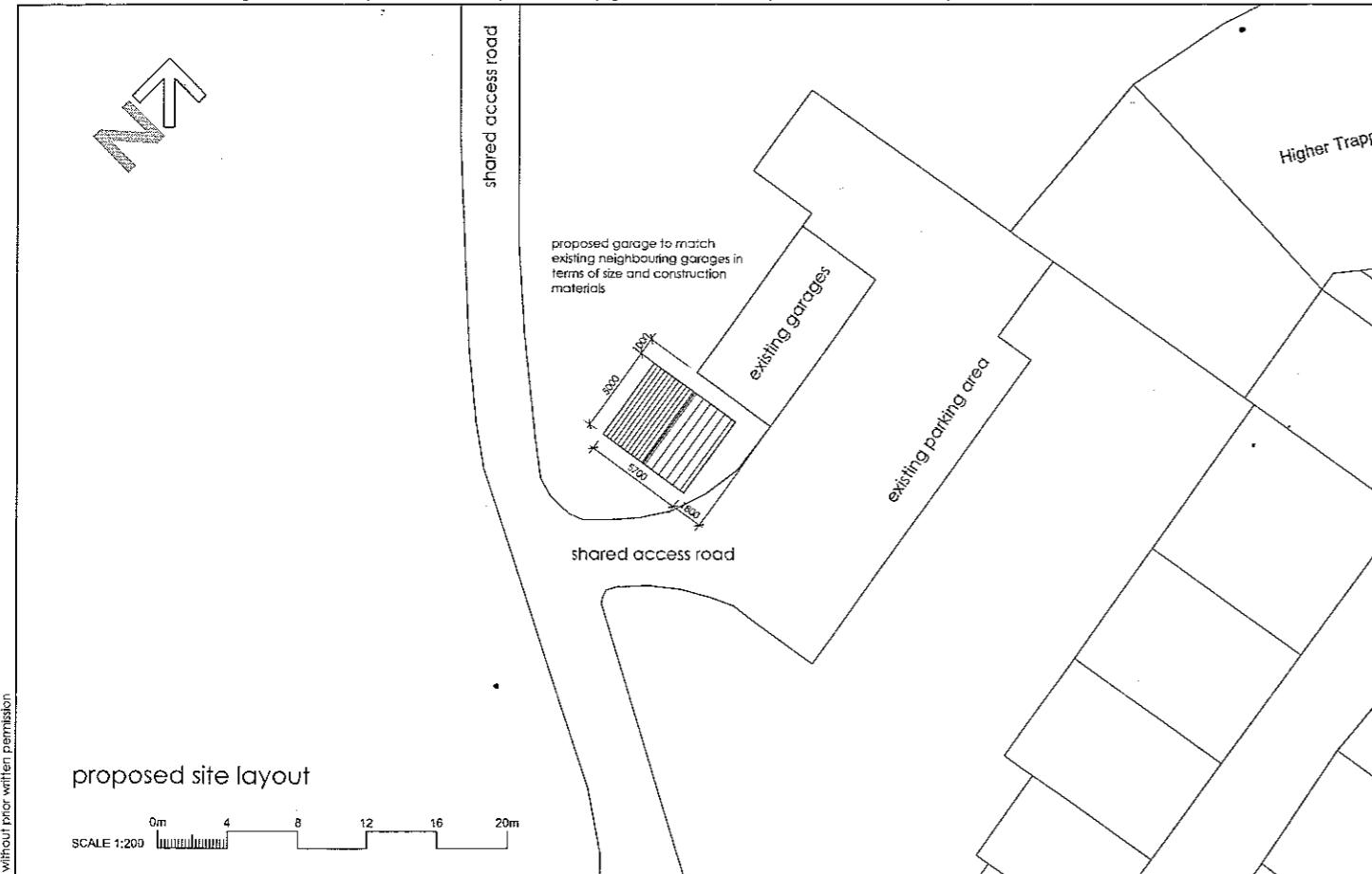
Title: Mr <input type="text"/> First Name: Ian	Surname: Rawcliffe
Person role: Agent	Declaration date: 17/10/2012 <input checked="" type="checkbox"/> Declaration Made

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.

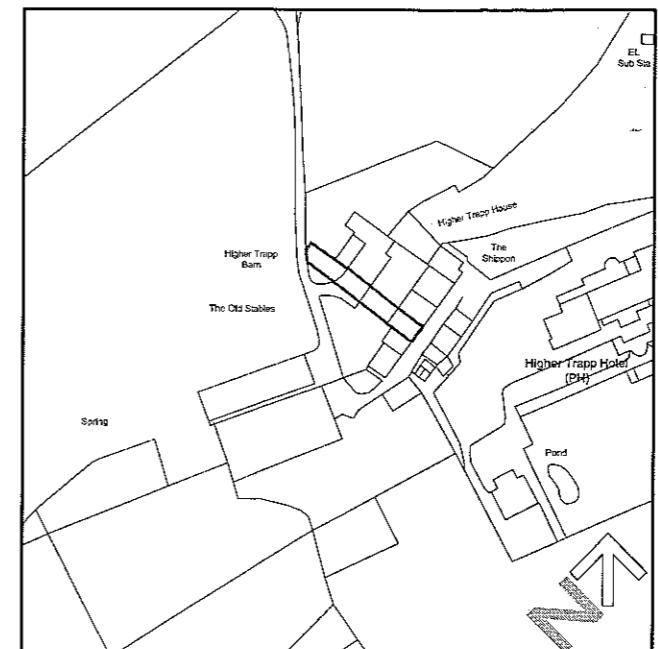
Date 17/10/2012

project no. 12_019 drawing no. 1001 revision A



proposed site layout

SCALE 1:200

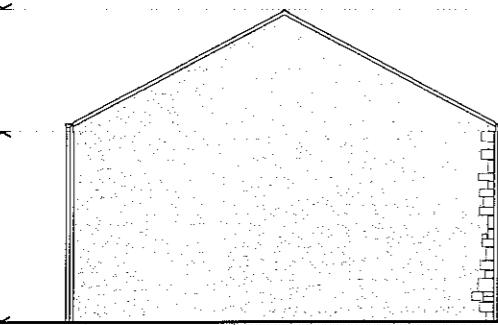


location plan

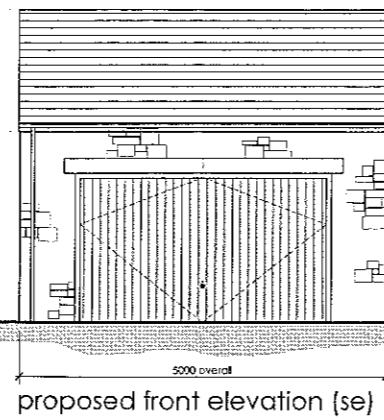
SCALE 1:1250

320120946 P

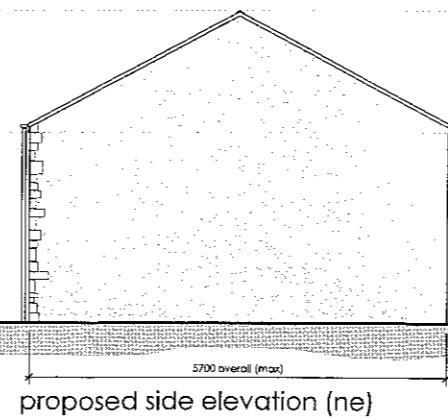
+4.250 RIDGE
(to match adjacent garage)



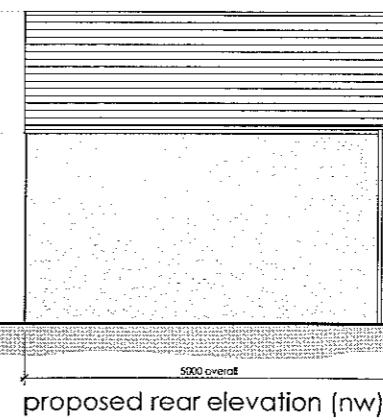
proposed side elevation (sw)



proposed front elevation (se)

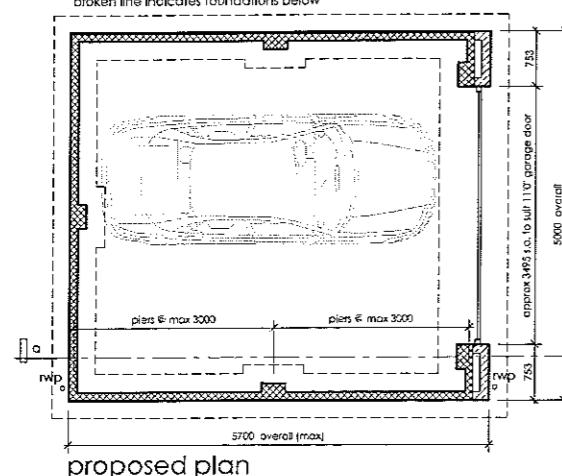


proposed side elevation (ne)

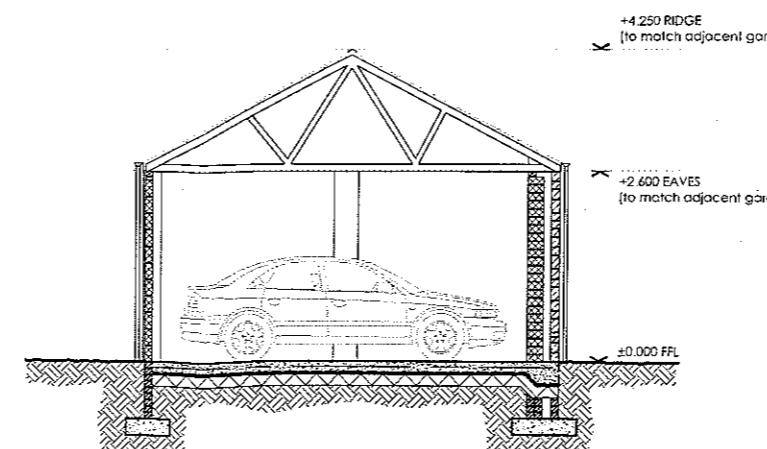


proposed rear elevation (nw)

broken line indicates foundations below



proposed plan



proposed section a-a

SCALE 1:50

NOTES

Contractor to thoroughly familiarise himself with the plans prior to commencement to ensure thorough understanding of all aspects of the proposals.

All dimensions must be checked on site prior to works commencing.

The site is only to be used for the carrying out of the construction of the proposed works.

Prevent smoke, dust, fumes, spillage and other harmful activities. No fires to be allowed on site at any time. Noise levels to be kept to a reasonable level complying with BS 5228 'Noise Control on Construction Sites'. Remember that the adjacent properties are occupied and comply with all reasonable requests from the public & neighbours regarding nuisance etc.

Care must be taken of all times to ensure that the works do not at any time interfere with the supply of services into or out from adjacent properties. If this proves not to be the case, then the contractor is to fully advise properties affected as soon as problem is known and carry out all appropriate action that may be required.

Detached garage with SINGLE SKIN external walls

External walls to be as indicated on drawing 100mm dense concrete blocks with fair face finish internally. Form walls below dpc level in suitable brick.

Walls constructed off 600 x 225mm concrete strip foundation or french fill foundation 750-1000mm deep subject to site soil conditions.

Walls to be bonded or tied to piers at positions indicated on plan drawing, min size 327 x 215 at maximum 3.0m ctrs. Where ties are used to connect piers to walls they should be stainless steel, flat, 20 x 3mm in cross section, placed in pairs and spaced at not more than 300mm vertically.

Blockwork to rear and side elevations to be finished in roughcast render with paint finish.

Front elevation cavity wall to feature external leaf of random coursed natural stone.

Anstone Intel to head of garage door (in two sections for ease of handling)

Garage concrete floor

Power floated 150 mm thick concrete slab (concrete mix should be in accordance with BS 8110, BS 5328, mix type ST2 or GEN1), with 1 layer A252 steel mesh positioned mid span of slab on 120g visqueen dom on sand blinding on min. 150 well consolidated sulphate free clean hardcore (no reclaimed/demolished material is permitted).

Floor to be thickened to 300mm of garage entrance

Garage door

Steel up and over door [110" wide]. Bottom edge brush seal to be fitted.

Clinic Intel above door opening with min. 150mm end bearings

Garage Roof

Natural slates on batten on roofing felt on prefabricated trussed rafters of 600mm centres as rafter manufacturer's design / details

Trusses to be sat on timber wall plate with holding down straps at 1.25m centres fixed in accordance with manufacturer's recommendations

uPVC rainwater goods (black)

A	PLANNING APPLICATION	17.10.12	IR
REV	DESCRIPTION	DATE	BY

client

Mr & Mrs M Dennett

project	Erection of Detached Garage The Old Stables, Trapp Lane, BB12 7QW		
drawing title			

drawn by	date	sheet size	scale
I Rawcliffe	17.10.2012	A1	1:50

project no. 12_019 drawing no. 1001 revision A