



RIBBLE VALLEY  
BOROUGH COUNCIL

17 OCT 2012

THE  
COUNCIL OF

For office use only

Application No.

Fee  
Date received 18.10.12 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		Telephone number:	Country Code	National Number	Extension Number
	Higham Hall Road				07775 428499	
	Higham		Mobile number:			
Town/City:	Burnley		Fax number:			
County:	Lancashire		Email address:			
Country:	England					
Postcode:	BB12 9EZ					
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		Telephone number:	Country Code	National Number	Extension Number
	Lodge Square				07841 431115	
	Cow Lane		Mobile number:			
Town/City:	Burney		Fax number:			
County:	Lancashire		Email address:			
Country:						
Postcode:	BB11 1NN		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)

Description:

House:

Suffix:

House name:

THE OLD STABLES

Street address:

TRAPP LANE

Simonstone

Town/City:

Read

County:

Postcode:

BB12 7QW

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)

## 11. (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	17/10/2012
Number:	40 Suffix:	
Street:	Mepsil Road	
Locality:	Dublin 4	
Town:	Dublin	
Postcode:		
Title: Mr 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	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.	drawing no.	revision
12_019	1001	A

## 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 at 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 trench 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.

Arlstone lintel 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 S12 or GEN1), with 1 layer A252 steel mesh positioned mid span of slab on 1200g visqueen dpm on sand blinding on min. 150 well consolidated sulphate free clean hardcore (no reclaimed demolished material is permitted).

Floor to be thickened to 300mm at garage entrance.

### Garage door

Steel up and over door (11'0" wide). Bottom edge brush seal to be fitted.

Cainic lintel above door opening with min. 150mm end bearings.

### Garage Roof

Natural slates on battens on roofing felt on prefabricated trussed rafters at 600mm centres as truss manufacturer's design / details.

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

uPVC rainwater goods (black).

REV	DESCRIPTION	DATE	BY
A	PLANNING APPLICATION	17.10.12	IR

client	Mr & Mrs M Dennett
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project	Erection of Detached Garage The Old Stables, Trapp Lane, BB12 7QW
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drawing title	Proposed Plans and Elevations
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drawn by	date	sheet size	scale
I Rawcliffe	17.10.2012	A1	1:50

project no.	drawing no.	revision
12_019	1001	A

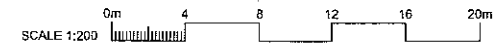


chartered building surveyors design consultancy project management

tel: 0843 523 6466  
email: info@colerawcliffe.co.uk  
web: www.colerawcliffe.co.uk

Lodge House, Lodge Square, Cow Lane, Burnley, Lancashire, BB11 1NN

proposed site layout



+4.250 RIDGE  
(to match adjacent garage)

+2.600 EAVES  
(to match adjacent garage)

±0.000 FFL

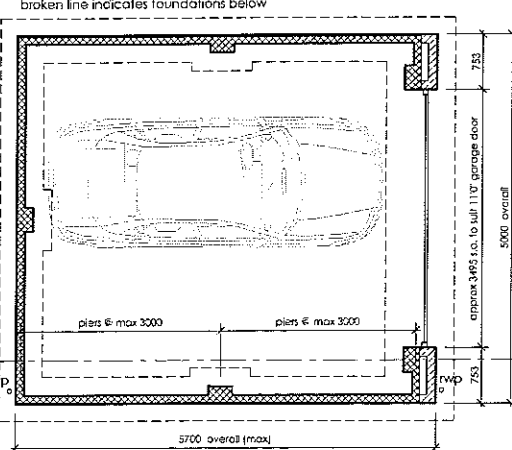
proposed side elevation (sw)

proposed front elevation (se)

proposed side elevation (ne)

proposed rear elevation (nw)

broken line indicates foundations below



proposed plan

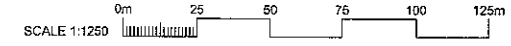
+4.250 RIDGE  
(to match adjacent garage)

+2.600 EAVES  
(to match adjacent garage)

±0.000 FFL

proposed section a - a

location plan



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