



18 OCT 2012

For office use only

Application No 120956P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for a Lawful Development Certificate
for a Proposed use or development.

Town and Country Planning Act 1990: Section 192,
as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2010

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:	Roger	Surname:	Dewhurst
Company name:					
Street address:	67 Park Avenue			Telephone number:	
				Mobile number:	
Town/City:	Clitheroe			Fax number:	
County:	Lancashire			Email address:	
Country:					
Postcode:	BB7 2HP				
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Edward	Surname:	Parsons
Company name:	ATG DESIGN SERVICES				
Street address:	25 Princes Place			Telephone number:	
				Mobile number:	07766 305294
Town/City:	Widnes			Fax number:	
County:	Cheshire			Email address:	
Country:	United Kingdom				
Postcode:	WA8 7NJ				eddiep@vodafoneemail.co.uk

3. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	67	Suffix:	
House name:			
Street address:	Park Avenue		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 2HP		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	374474		
Northing:	442523		

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

☒ a) Owner ☐ b) Lessee ☐ c) Occupier ☐ d) Other

6. 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

7. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

The proposed extension meets with the criteria under the Town and Country Planning (General Permitted Development) Order 1995 schedule 2 Part 1 Class A.
(As amended by the Town and Country Planning (General Permitted Development)
(Amendment) (No2) (England) Order 2008)

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

See attached plans showing compliance with PD criteria.
Referenced RD/01/12 and RD/02/12.

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3

Is the proposed operation or use: ☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Extension will project no greater than 3 metres from rear of property:
Will be within 2 metres of side boundary with eaves height of no greater than 3 metres:
Maximum ridge height to be no more than 4 metres:
Less than 50% of total ground area surrounding the original dwelling will be covered by extensions:
The materials used would be matching the original where applicable:
The roof angle would be similar to original roof:

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes ☐ No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Erection of single storey ground floor rear extension.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes ☒ No

Has the proposal been started?

☐ Yes ☒ No

9. 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

10. Declaration

I/we hereby apply for a Lawful Development Certificate 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.



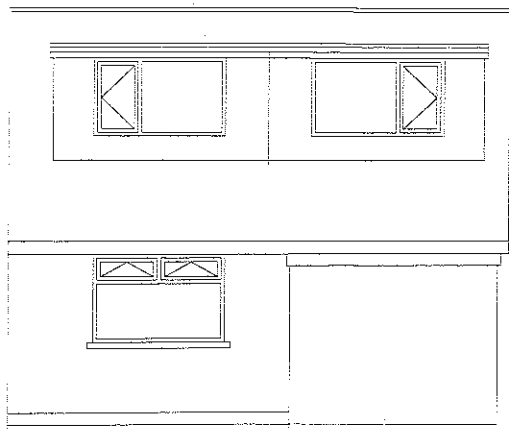
Date:

18/10/2012

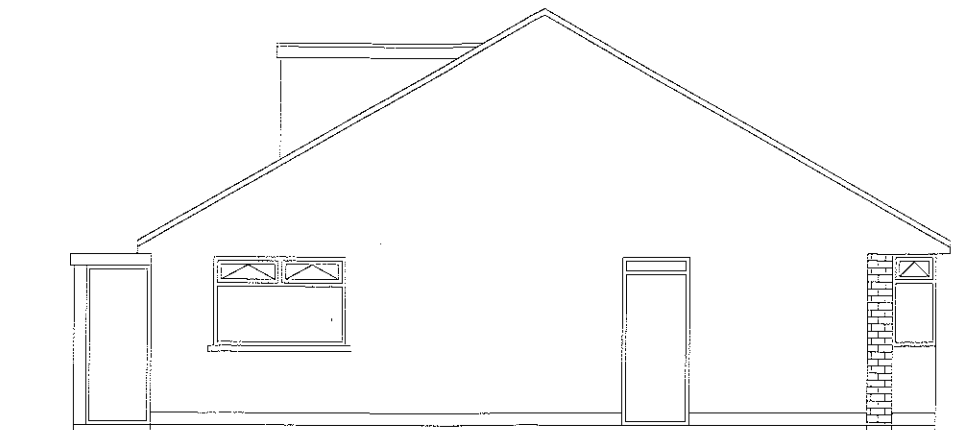
Warning:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

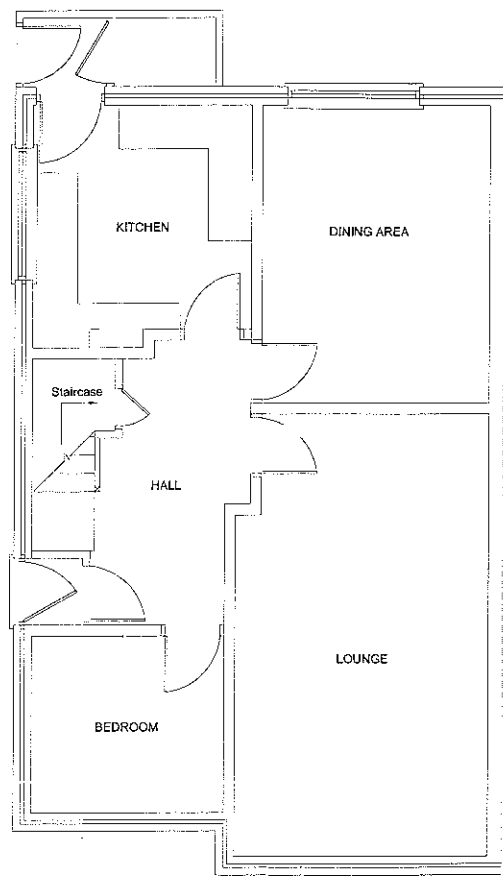
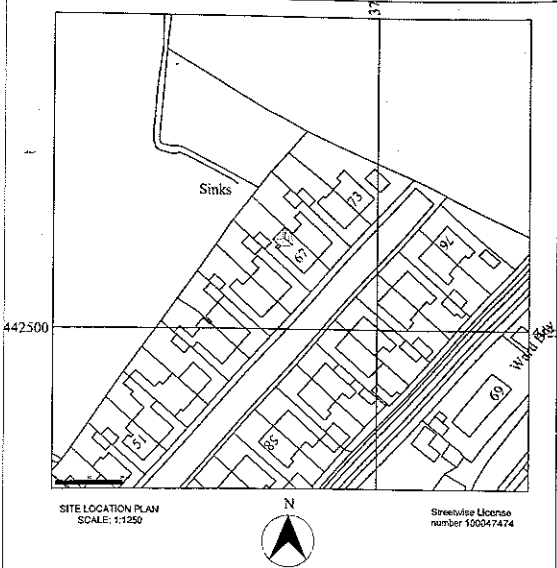
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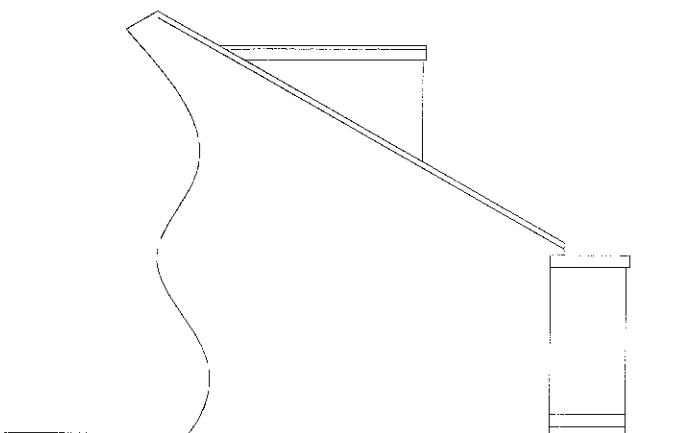
EXISTING REAR ELEVATION



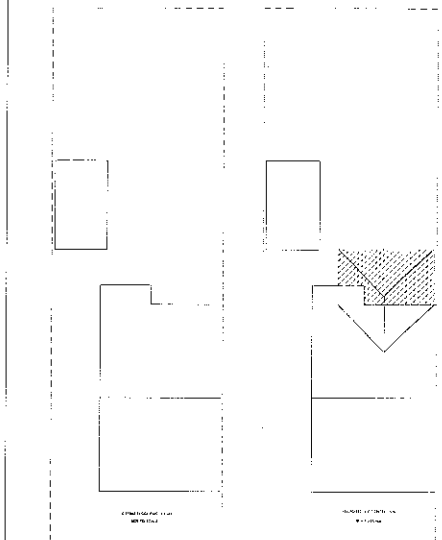
EXISTING SIDE ELEVATION



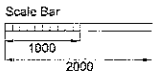
EXISTING GROUND FLOOR PLAN



EXISTING OPPOSITE SIDE ELEVATION

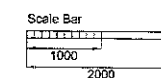
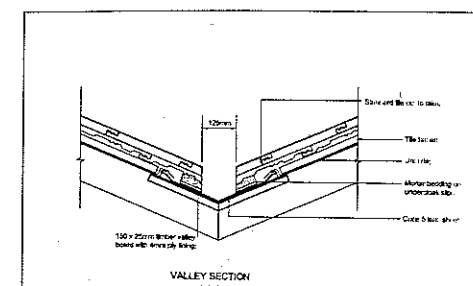
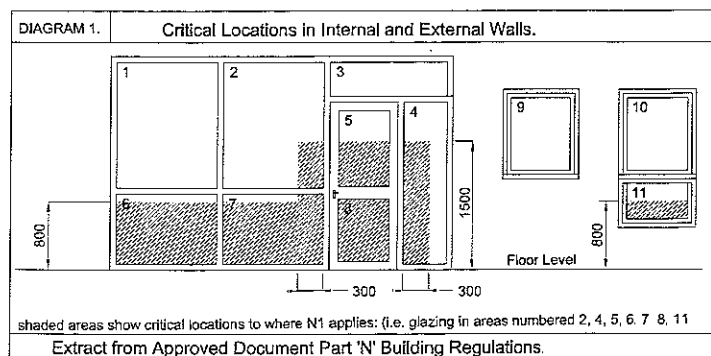
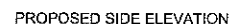


Any proposed changes or deviations from approved plans require by client or builder to be sanctioned by all relevant Local Authority departments and engineers before carrying on.
All specifications and designs are to be checked and approved by the Local Authority Planning and Building Control Departments PRIOR to commencement of any works.
It is the contractor's responsibility for rectifying anything that has been carried out prior to any approvals being granted.
Contractor to site check all dimensions and levels before starting work.
Exact boundary positions to be identified prior to construction work starting. Building contractor to ensure that no persons or materials encroach over any boundaries without written consent of the adjoining land/property owners.



Proposed ground floor rear extension at:
67 Park Avenue
Clitheroe BB7 2HP
Plan Number RD/01/12 Date Sept 2012 Scale 1:50 @ A1
A.T.G. Design Services
Cad Designs for Commercial, Domestic and Industrial Developments:
25 Priests Place, Widnes, WAB 7NJ
contact: 0776920294 e-mail: atgdesign@vodafonemail.co.uk

BOUNDARY WALL ACT 1996:-
It is the responsibility of the applicant to notify the adjoining property owners of their intention to build on, or within 3 metres of the boundary line under the above Legislation. This should take the form of a written notice, details of which can be found at the C.D.P.M. website, or from the Local Authority Development Control Department.
These plans are the copyright of ATG Design Services and should not be copied in part or whole without the specific written permission of the organisation



BOUNDARY WALL ACT 1956:-
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FOUNDATIONS:
New foundations to be 600 x 200mm concrete strip type to cavity walls on suitable sub-strata to satisfaction of Local Authority Building Control Officer to be minimum 760mm down or 150mm below invert level of any nearby drains, whichever is the greater. Any drains beneath proposed extension to be encased in 150mm concrete walls to bridge drains using reinforced concrete lintols to be min 50mm above drain.

WALLS:
To be 300mm cavity type: 100mm outer leaf 7 render block with cement/sand render with Pebble Dash finish to match existing; 100mm cavity filled with Dri Therm 37 or similar; insulation Snares to give required U value; 100mm inner leaf: Thermablate Snares loadbearing blocks or similar; 12mm plasterboard secured to blockwork using dot and dab adhesive with plaster finish. Staircase Steel wall ties at 450mm vertical, 750mm horizontal and 300mm at returns; insulated vertical d.p.c. to all external reveals using 'Dampcure' or 'Thermablate' insulated cavity closers. All new cavities to link into existing and backwork to be bonded to existing.

Roof: Roof to be approved matching Marley 'Modern' roof tiles (20 deg) pitch on 38 x 25mm timber tile battens on 'Typek' or similar breathable membrane on Licensed Manufacturers gang nailed trusses to B.S. 5268 part 3 at 600mm centres. Conditional approval sort on application for details of trusses including rafter/bracing/strapping and tank stand details. All bracing, including ceilings and chevron bracing to B.S. 5268 part 3 1985.

Manufacturers to provide calculations and details to Building Control Officer for their approval PRIOR to working commencing on site. Trusses to be fitted to 100 x 75mm SCS timber wall plates at max 600mmers using a pressed steel trackwork provided by manufacturer.

Wall plates to be spaced at 1500mm centres, 100 x 25 timber longitudinal and Diagonal Bracing to be installed in accordance with BS 5268 Part 8, SCS 268 Part 3, 1985, 30 x 50mm mild steel lateral restraint anchors fitted at 2000mm centres maximum at all roof levels and fixed to and turned down 100mm to existing walls. Fascia boards 150 x 25mm min, timber, Softline softline min 150mm, Plytone or Plywood 150mm min, 12mm plasterboard to be installed on both sides. Flat plastic vents vent trays above the insulation and positioned to leave a 50mm air gap between trays and underside of roofing felt. Ceilings to be 12mm plasterboard with plaster skims or Anax Plaster. Lay one layer of 150mm Crown Wool Insulation between rafters and 150mm layer of 150mm layer of 150mm of Agri-wool across top of Rafter layer.

LINTELS:
All new lintels unless otherwise stated are to be Catric type OGE or similar with 150mm endbearing and half hour fire protection using one layer 12mm 'Fireline' plasterboard with plaster skin finish.
All brickwork above lintels and beams to be fitted with felt or similar Cavity trays. All existing lintels to be checked on site by Local Authority Building Control Officer. ALL structural elements to have min 30 minutes fire protection using one layer 15mm 'Fireline' plasterboard with plaster skin finish;

WINDOWS:
All new windows to be p.v.c.u. double glazed to clients requirements with minimum Argon filled air space in sealed units of 20mm.
To be low emissivity 'K' glass to give required 'U' value of 1.8W/m².m-K or an energy rating of Band 'C' from supplier.
Glazing to be maximum 25 % floor area. Draught proof stripping fitted to open windows. Rapid ventilation to be provided by opening lights min.5% floor area.

GROUND FLOOR
New ground floor to be selected finish on 20mm minimum Asphalt screed; on 150mm thickness concrete on one layer 1200 gauge Visqueen damp proof membrane on 70mm Celotex tufl-R insulation slabs on; second layer 1200 gauge Visqueen damp proof membrane to prevent degradation of insulation from sulphates and other contaminants on; 50mm minimum sandblasting on; 150mm consolidated hardcore. Minimum 25mm Upstand insulation to be inserted around perimeter of extension floor.

VENTILATION:
Ventilation to be achieved by fitting new Expelair GX06 wall mounted fans, or ceiling mounted fans where wall space is restricted.
Kitchens to have 30L/sec extract capacity if adjacent to hob or 60L/sec elsewhere.
Utility rooms to have 30L/sec extract capacity.
Bathrooms to have 15 L/sec extract capacity; W.C.'s to have 6L/sec extract capacity.
All to be discharged to open air and fitted with automatic back draught shutters.

Fans fitted in windowless accommodation to be linked into light switch and to be fitted with minimum 15 minute overrun facility with 10mm gap at foot of door to room:
Background ventilation to be supplied by min 8000 square mm, trickle

RAINWATER GOODS/DRAINS
100mm pvc guttering to 65mm downspouts, then to discharge into existing (assumed combined) drainage system via 100mm Hoplosew or similar drains laid 140 with flexible joints on granular fill with 100mm 90° all around pipework up to top of drain, capped with selective fill in accordance with table 9 part H1. New inspection chambers to be constructed on site from 225 engineering brick on concrete base, to be suitably channelled and haunched. Galvanised steel air tight cover

and frame. Existing drains located on site by contractor. All new back inlet gullies to have rodding access: Surface water not directed to drains to lead to new soakaway as per detail: to be minimum 5000mm from building and subject of percolation test where necessary. New soil vent pipe to discharge minimum 900mm above any opening lights and terminate in wire cage.

HEATING SYSTEM:
Existing heating system to be extended to include additional radiators in new extension to clients requirements;
If new boiler to be installed it should be SEDBUK "A" rated;
Installation engineer to be Gas Safe registered if applicable and to include for fitting thermostatically controlled radiator valves.

PIPE LAGGING: Any heating pipework outside the heated envelope of the building to be suitably lagged to prevent heat loss and freezing.

GLAZING:
All glazing in critical areas to be toughened glass to B.S. 5206: 1981 and approved doc.N.1.(See extract)

ELECTRICAL SYSTEM:
Extensions to existing electric to comply with new Part P Approved Document.

At least 25% of each string to have energy saving bulbs fitted;

STUD WALLS:
New stud walls to be 100 x 50 timber studs at max 600mm centres with rockwool insulation between one layer 12.5mm plasterboard either side with plaster skim finish;

SMOKE ALARMS.
Existing Fire Warning System to be checked that it is mains operated interlinked with battery back up to comply with current edition of B.S.5839 part 6.
To be fitted with heat detector in kitchen.

Any proposed changes or deviations from approved plans required by client or builder to be sanctioned by all relevant Local Authority departments and engineers before carrying on.

All specifications and designs are to be checked and approved by the Local Authority Planning and Building Control Departments PRIOR to commencement of any works.

It is the contractor's responsibility for rectifying anything that has been carried out prior to any approvals being granted. Contractor to site check all dimensions and levels before starting work. Exact boundary positions to be identified prior to construction work starting. Building contractor to ensure that no persons or materials encroach over any boundaries without written consent of the adjoining land/property owners.

Proposed ground floor rear extension at:
67 Park Avenue,
Clitheroe BB7 2HP

Plan Number	RD/02/12	Date	Scale
		Sept 2012	1:50

A.T.G. Design Services

Cad Designs for Commercial, Domestic
and Industrial Developments:

25 Princes Place, Widnes, WAB 7NJ.

contact: 07765305204 : e-mail: eddiep@rodaloneemail.co.uk.