



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No

320120969P

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

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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:	MR	First name:	
Last name:	SMITH		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	HODGSON BARN		
Address 1:	SLAIDBURN ROAD		
Address 2:	WADDINGTON		
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 3JJ		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):	SUNDERLAND PEACOCK & ASSOCIATES LTD		
Unit:		House number:	
		House suffix:	
House name:	HAZELMERE		
Address 1:	PIMLICO ROAD		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 2AG		

3. Description of Proposed Works

Please describe the proposed works:

Demolition of stables and erection of stone clad garden tools and implements store/ garage

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: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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:

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 boundary? 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. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

If Yes, please provide details:

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	Drawing references if applicable
Walls	Timber and stone	Reclaimed natural stone - to match existing garage and barn conversion	<input type="checkbox"/>	<input type="checkbox"/>	4284 - 01A & 02A
Roof	Felt and stone slate	Natural stone slate - to match existing garage and barn conversion and Conservation style roof lights.	<input type="checkbox"/>	<input type="checkbox"/>	4284 - 01A & 02A
Windows	Timber framed	Timber framed	<input type="checkbox"/>	<input type="checkbox"/>	4284 - 01A & 02A
Doors	Timber	Timber	<input type="checkbox"/>	<input type="checkbox"/>	4284 - 01A & 02A
Boundary treatments (e.g fences, walls)	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	Tarmac	Tarmac	<input type="checkbox"/>	<input type="checkbox"/>	4284 - 01A & 02A
Lighting	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>	

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:

Design & Access Statement (version 1.02) incorporating proposed external material samples
Site location plans

11. 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 (General Development Procedure) Order 1995 Certificate under Article 7

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: Munderland Peacock & Assoc Ltd Date (DD/MM/YYYY): 16/10/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (General Development Procedure) Order 1995 Certificate under Article 7

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/ th 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): _____

11. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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:

[Empty box for steps taken]

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

[Empty box for newspaper name]

On the following date (which must not be earlier than 21 days before the date of the application):

[Empty box for date]

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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:

[Empty box for applicant signature]

Or signed - Agent:

Lunderland Peacock & Assoc Ltd

Date (DD/MM/YYYY):

~~2009~~
16/10/2012

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:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

12. 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

- | | | |
|--|--|--|
| 3 copies of a completed and dated application form: <input checked="" type="checkbox"/> | 3 copies of a design and access statement where proposed works fall within one of the following designated areas: <input type="checkbox"/> | The correct fee: <input checked="" type="checkbox"/> |
| 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: <input checked="" type="checkbox"/> | <ul style="list-style-type: none"> • National Park • Site of special scientific interest • Conservation area • Area of outstanding natural beauty • World Heritage Site • The Broads | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input checked="" type="checkbox"/> |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input checked="" type="checkbox"/> | | 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): <input checked="" type="checkbox"/> |

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

Lunderland Peacock & Assoc Ltd

Date (DD/MM/YYYY):

16/10/2012

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	
Email address (optional):		
<input type="text"/>		

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01200	423178	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	
Email address (optional):		
<input type="text"/>		

16. 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)*

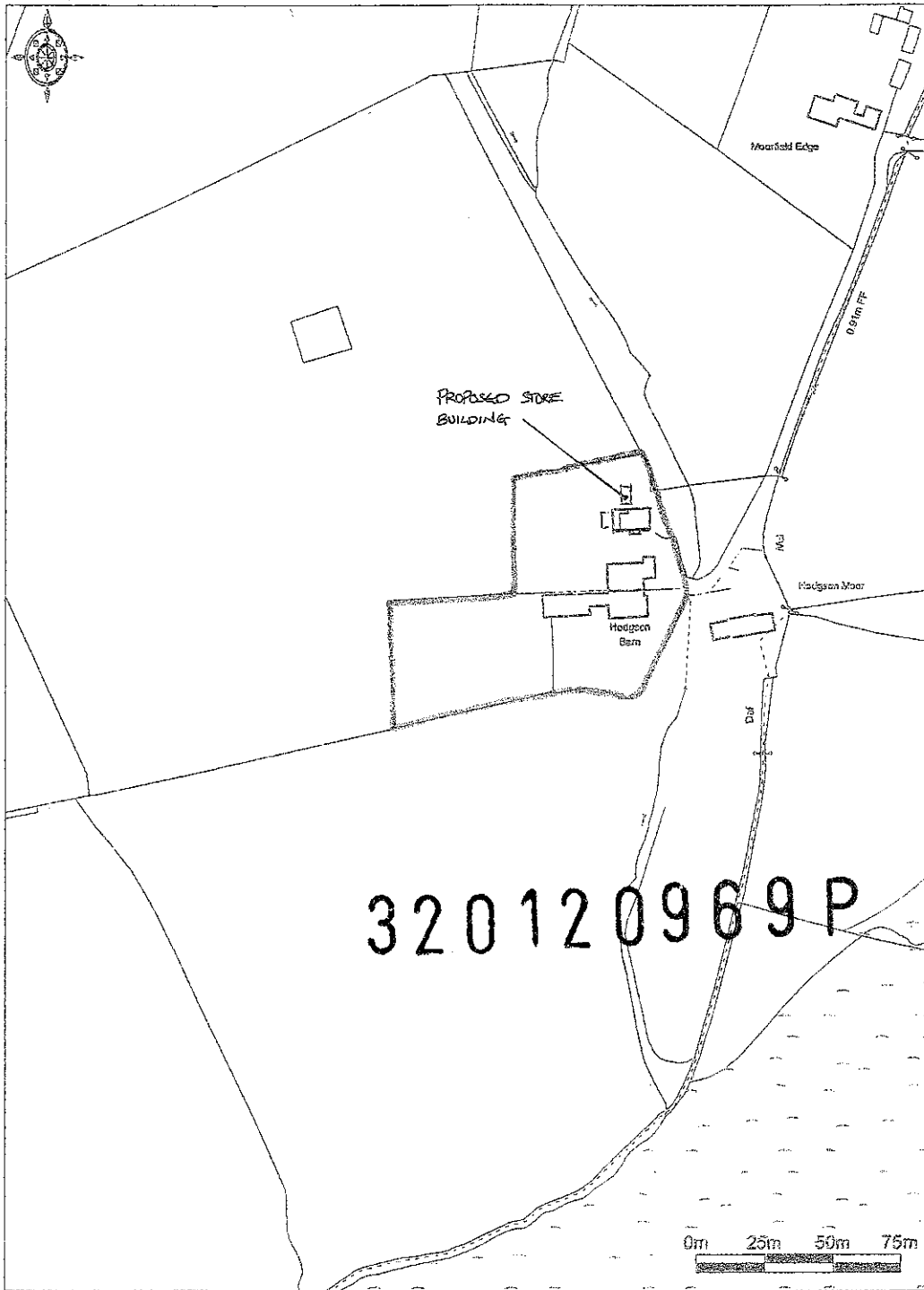
Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

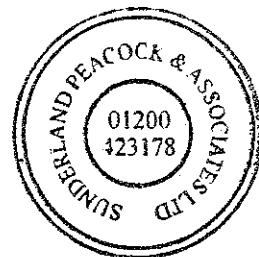
Contact name:	Telephone number:
<input type="text"/>	<input type="text"/>

Email address:

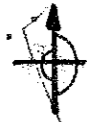
NORTH



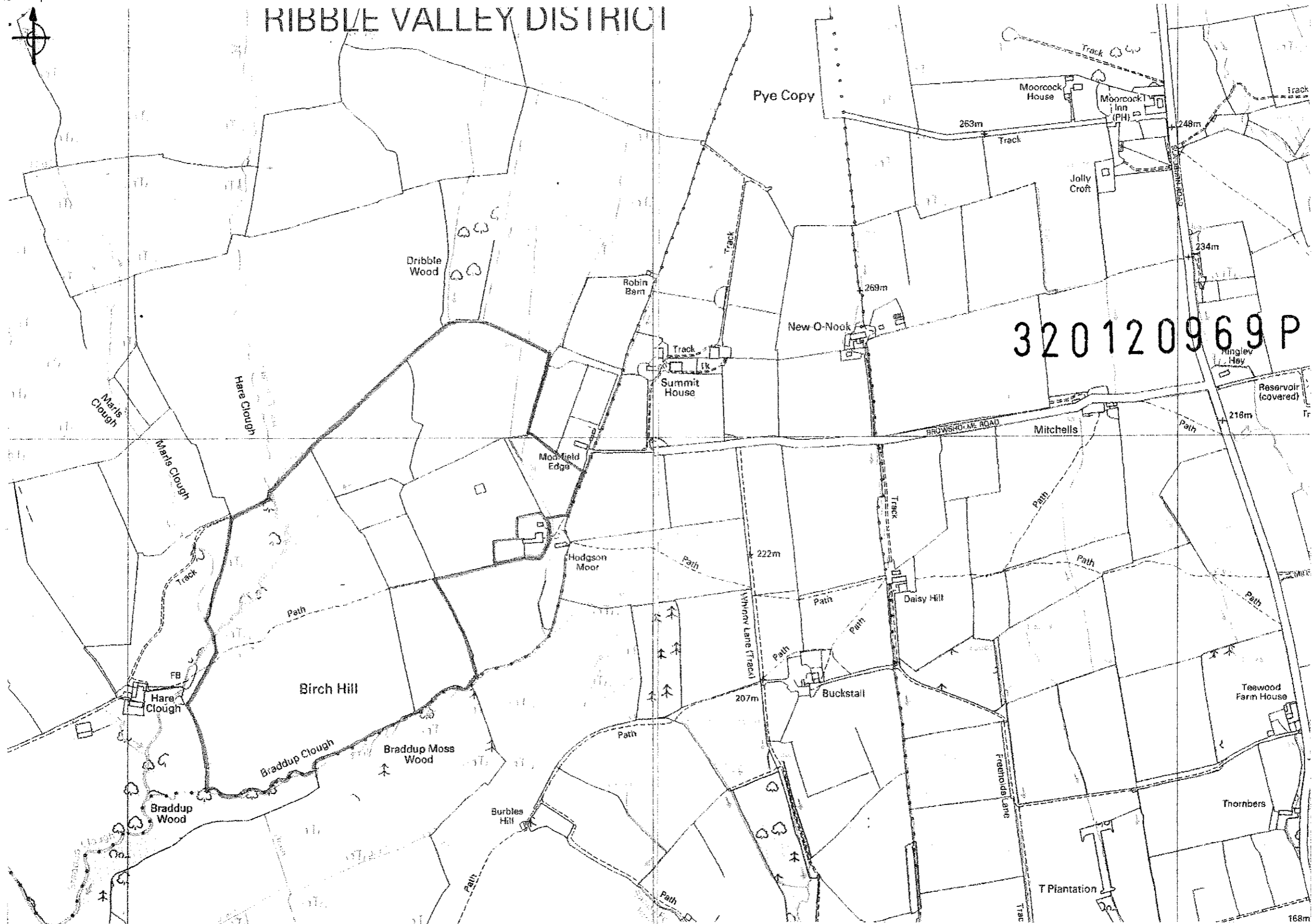
Ordnance Survey © Crown Copyright 2010. All rights reserved.
License number 100020490 Printed Scale: 1:2250



NORTH



RIBBLE VALLEY DISTRICT



320120969P

Promap

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**DESIGN AND ACCESS STATEMENT INCORPORATING PROPOSED
EXTERNAL MATERIAL INFORMATION
FOR THE ERECTION OF STONE CLAD GARDEN TOOLS AND
IMPLEMENTS STORE/ GARAGE AT HODGSON BARN, SLAIDBURN
ROAD, WADDINGTON
FOR MR AND MRS SMITH**

Date: 15th September 2012
Our Ref. 4284
Author: Stuart G. Herd RIBA
Version: 1.02

1. INTRODUCTION

The applicants', Mr and Mrs Smith, have implemented planning approval that was previously granted for fenestration alterations associated with integrating Hodgson Barn and Higher Hodgson Barn, and for extending the garage at the north side of the property. This project has proved to be successful and the alterations have enabled the applicant to create a well proportioned family home with improved secure car parking.

It has now become apparent to the applicants', having actually acquired and put to use all of the site as one dwelling, that the storage space afforded by the former stables to the rear (northern side) of the above garage provides essential storage space. It has also become apparent that the existing timber outbuilding is often damp during wet conditions which is not ideal for storage and offers limited protection in terms of security.

The purpose of this planning application is to obtain consent to build a permanent store to replace the existing stables that would be purposefully designed to provide improved secure storage space for general household and garden goods, tools, lawn mowers and fire wood.

2. DESIGN STRATEGY

New outbuilding

The new outbuilding would be constructed in reclaimed sandstone (as shown in the photograph below) with an insulated cavity to provide better thermal insulation and security. It would be sited on a similar footprint as the old. The roof would be clad in stone slates (see photograph below) to match the appearance of the existing garage adjacent and the eaves and roof pitch would reflect the garage also.



Photograph showing proposed samples of reclaimed sandstone for walls, stone slate for the roof and timber.

The new store would be split into two sections with an up and over door on one side to allow convenient access for ride-on lawn mowers and other garden equipment, which is a problem with the current stable door arrangement. There would also be a separate personnel door for everyday use access and a window for natural light.

Conservation style roof lights (see photograph below) would also be integrated in the roof to allow more natural light into the store to keep energy costs to a minimum and to allow ventilation of the building, without having to leave doors and window open which would compromise security.



This part of the site is ideal for the storage building because it is well screened by existing trees, garage and barn conversion and it would not adversely affect the character and appearance of the site.

3.0 ACCESS STATEMENT

3.1 The proposals would not adversely impact on current pedestrian or vehicular access arrangements to or within the site area.

3.2 The scheme would be submitted and built in accordance with current building regulation approvals.

3.3 The proposals would significantly improve the amount of secure storage space at the rear of the garage and better access for larger garden equipment, such as ride-on mowers etc.