



RIBBLE VALLEY
BOROUGH COUNCIL

13 NOV 2012

SECTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320121082P

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:	DARREN	Surname:	PEAGRAM
Company name:					
Street address:	26 EASTMOOR DRIVE				
Town/City:	CLITHEROE				
County:	LANCASHIRE				
Country:	ENGLAND				
Postcode:	BB7 1LG				
Telephone number:			Country Code	National Number	Extension Number
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Paul	Surname:	Kay
Company name:	PJK Design				
Street address:	13 Green Street				
	Great Harwood				
Town/City:	Blackburn				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	BB6 7JL				
Telephone number:			Country Code	National Number	Extension Number
Mobile number:			077	83847043	
Fax number:					
Email address:	PJKAYDESIGN@GMAIL.COM				

3. Description of Proposed Works

Please describe the proposed works:

DEMOLITION OF REAR EXTERNAL GARAGE. CONSTRUCTION OF NEW 2 STOREY AND SINGLE STOREY EXTENSION TO FORM NEW LIVING ACCOMODATION.
NEW CANOPY OVER FRONT DOOR.

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:	26	Suffix:	
House name:			
Street address:	EASTMOOR DRIVE		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 1LG		

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

Easting:	374639
Northing:	441381

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

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

2012 - 03 EXISTING AND PROPOSED SITE PLAN.
VEHICLE ACCESS TO REAR SLIGHTLY REPOSITIONED ON CLIENTS LAND.

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:

BRICK / RENDER

Description of proposed materials and finishes:

BRICK / RENDER

11. (Materials continued)

320121082P

Roof - description:

Description of existing materials and finishes:

TILES

Description of proposed materials and finishes:

TILES

Windows - description:

Description of existing materials and finishes:

PVCU

Description of proposed materials and finishes:

PVCU

Doors - description:

Description of existing materials and finishes:

PVCU

Description of proposed materials and finishes:

PVCU

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:

2012-01-EXISTING PLANS AND ELEVATIONS
2012-02-PROPOSED PLANS AND ELEVATIONS
2012-03-EXISTING AND PROPOSED SITE 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: PAUL Surname: KAY
Person role: Agent Declaration date: 13/11/2012 ☒ 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: PAUL Surname: KAY
Person role: Agent Declaration date: 13/11/2012 ☒ 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 13/11/2012

H.M. LAND REGISTRY

TITLE NUMBER

LA475662

ORDNANCE SURVEY
PLAN REFERENCE

SD 7441

Scale
1/2500

COUNTY

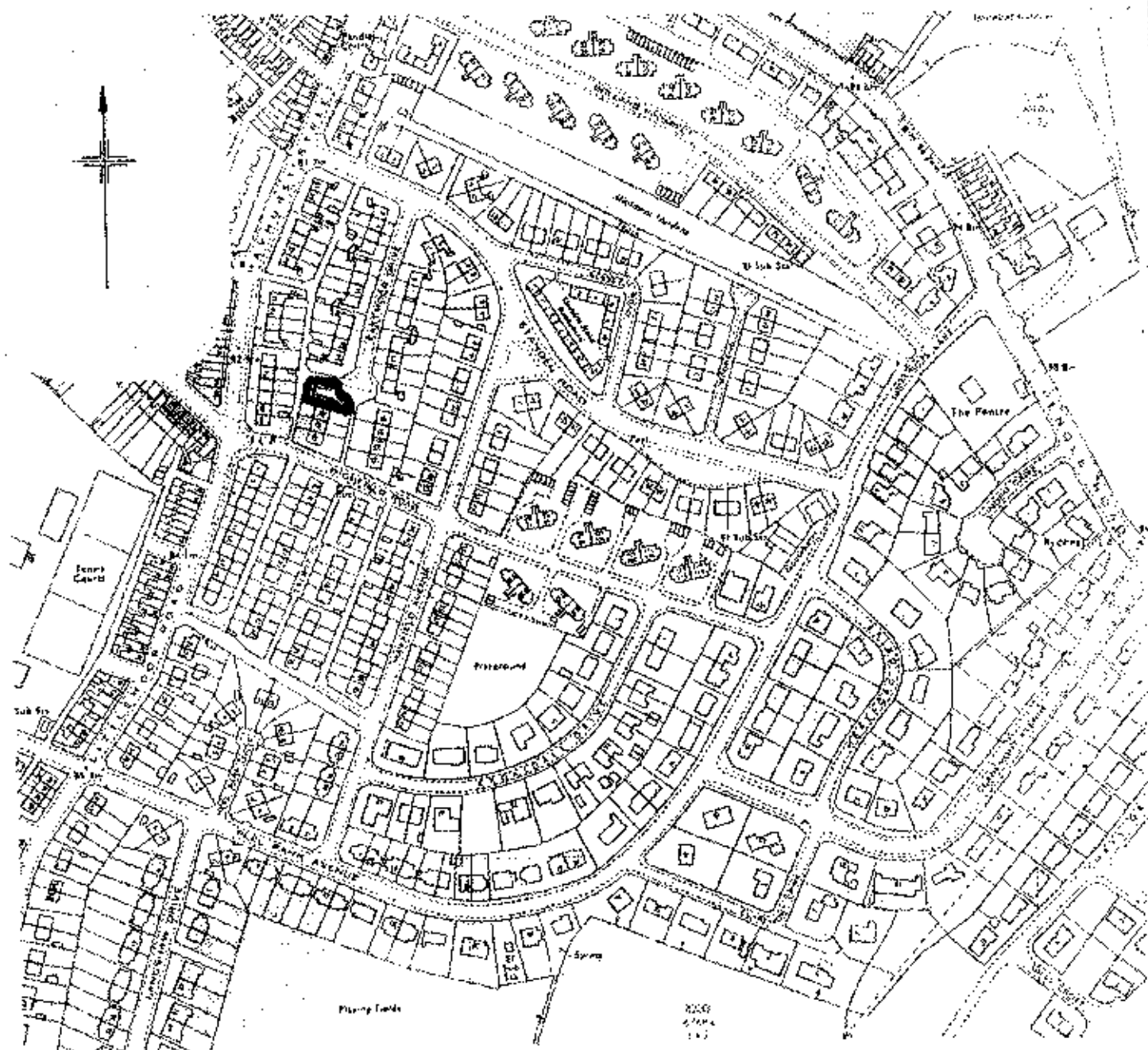
LANCASHIRE

ROBBIE VALLEY DISTRICT

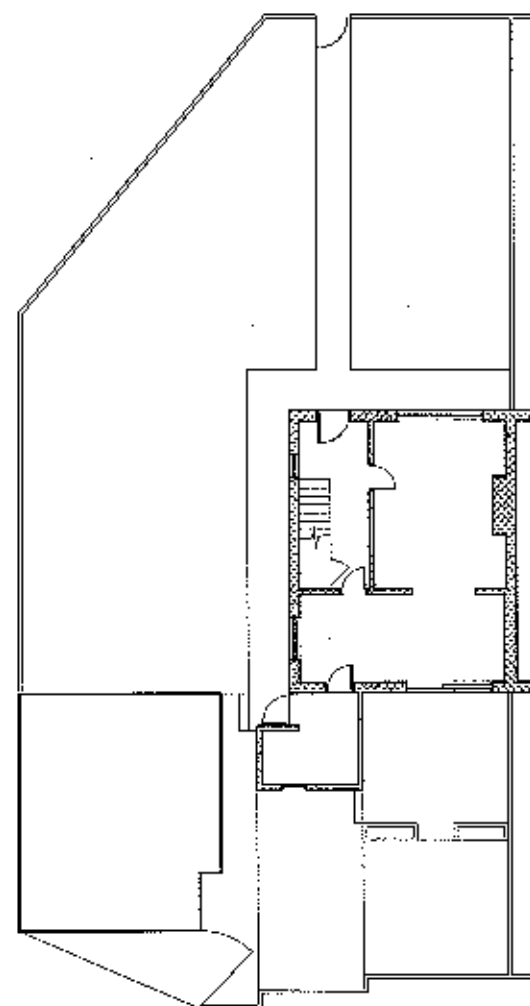
© Crown copyright

320121082P

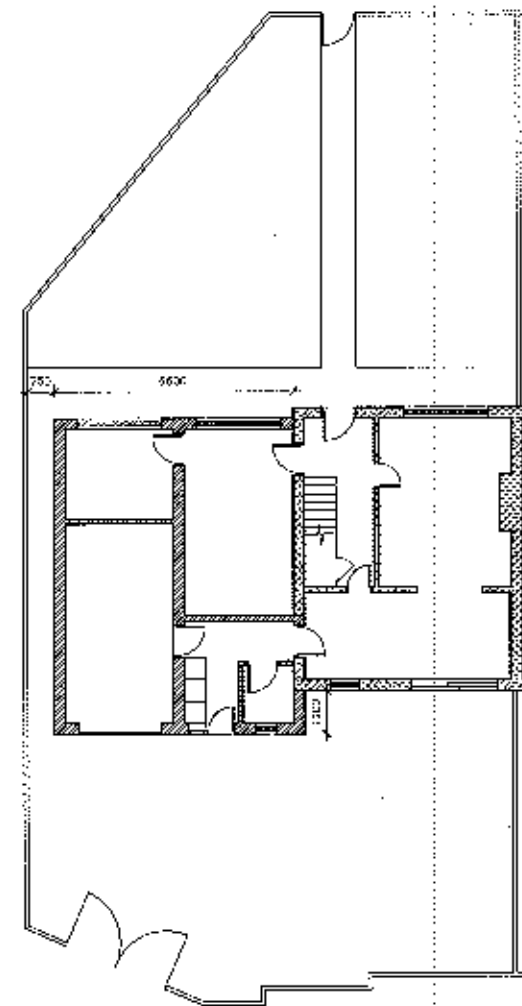
PLAN 1



These drawings are intended for Local Authority Planning & Building Regulations Approval ONLY.
 All existing drainage runs / connections to be checked on site PRIOR to any site works commencing.
 All foundations (new and existing where applicable) to be APPROVED by Building Control and works on site are NOT to progress any further until this is granted.
 Refer to Structural Engineers drawings / details for all steelwork and roof member sizes / connections.
 ALL works to comply with Current Building Regulations and Codes of Practice.
 If extra information is required OR you are unsure PLEASE ASK!



EXISTING SITE PLAN 1:100



PROPOSED SITE PLAN 1:100

320121082P

No.	Revised	Date	Rev.	By	Notes
1					1. This drawing is copyright and is not to be reproduced in part or whole without approval.
2					2. Do not scale this drawing - check all dimensions on site.
3					Checked by:

Project	Eastmoor Drive, Clitheroe	Client	Mr. D. Pogram
Drawn	PJK	Check	PJK
Date	Oct '12	Year	2012
Scale	1:100	Sheet	03
PJK DESIGN Architecture Building Services Planning Design 11 Stone Street, Clitheroe, Lancashire, PR7 5LJ, UK Tel: 01204 655406		11 Stone Street, Clitheroe, Lancashire, PR7 5LJ, UK Tel: 01204 655406	

Floor plan of the first floor. The plan includes a Lounge, a Kitchen/Dining area, and a Utility room. The Lounge is located at the top right. The Kitchen/Dining area is located in the center. The Utility room is located at the bottom left. The plan also shows a staircase and various doorways.

Floor plan of the second floor. The layout includes three bedrooms, a bathroom, and a central hallway. The bedrooms are labeled "BEDROOM" and the bathroom is labeled "BATHROOM". The plan shows door swings, windows, and a staircase.

320121082F

[illegible]

Project Eastmoor Drive, Clitheroe	Client Mr.D. Pegram
Draw Title Existing Plans and Elevations	Drawn PK Date 2012-01
PJK DESIGN Architects Building Services Planning Designers www.pjkdesign.co.uk	Scale As shown

Floor plan of a house with the following rooms and dimensions:

- Office:** 24'7" (width), 5'10" (depth).
- Garage:** 22'6" (width), 5'10" (depth).
- Lounge:** 5'10" (width), 5'00" (depth).
- Dining:** 5'00" (width), 5'00" (depth).
- Kitchen:** 5'00" (width), 5'00" (depth).
- W.C.:** 1'10" (width), 1'10" (depth).

The plan also shows a staircase, a bathroom, and a central hallway connecting the rooms.

The floor plan for the second floor shows a large bedroom on the left with dimensions 30'0" by 30'0". Below it is an en-suite with a width of 14'8". To the right of the large bedroom is a central hallway with a staircase. Further right are three more bedrooms: one at the top (12'0" by 12'0"), one in the middle (12'0" by 12'0"), and one at the bottom (12'0" by 12'0"). A bathroom is located between the en-suite and the bottom bedroom. The plan also shows a balcony area on the far left and various closets and storage spaces throughout the bedrooms and bathroom.

3201210829

Rev.	Description	Date	By	Check	Notes
					1. This drawing is copyright and is not to be reproduced in part or whole without approval.
					2. Do not scale this drawing - Check all dimensions on site
					Designed by:

Project: Eastmoor Drive, Clitheroe		Client: Mr D. Pegram	
Day: Tue	Drawn: PK	Map No.: 2012	
	Date: Oct 12		
Proposed Plans and Elevations		Scale: AS SHOWN	02
PJK DESIGN Architects Building Services Planning Designers E: pjkdesign@pjk.net		33 Long Street Clitheroe Lancashire PR7 5AA Tel: 01524 663420	