

6 DEC 2012

For office use only

Application No. 320121114P

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 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:		First name:	David	Surname:	Proos
Company name:					
Street address:	12 The Woodlands				
	Brockhall Village				
Town/City:	Blackburn				
County:	Lancs				
Country:					
Postcode:	BB6 8BH				
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:	Barry	Surname:	McMahon
Company name:	Modulus Associates				
Street address:	23 Gleneagles Drive				
	Brockhall Village				
	Old Langha				
Town/City:	Blackburn				
County:	Lancs				
Country:	UK				
Postcode:	BB6 8BF				
Telephone number:	Country Code	National Number	Extension Number		
		01254 240865			
Mobile number:		07975 652903			
Fax number:					
Email address:	barry@modulusassociates.co.uk				

3. Description of Proposed Works

Please describe the proposed works:

Proposed Dining and Family Room Extension

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:	12	Suffix:	
House name:			
Street address:	The Woodlands		
	Old Langho		
Town/City:	Blackburn		
County:			
Postcode:	BB6 8BH		

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

Easting:	370405
Northing:	436660

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

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:

Multi red brickwork

Description of *proposed* materials and finishes:

Multi red brickwork to match existing with art stone quoins, cills, heads, mullions and plinth course to match those on front elevation of property.

Roof - description:

Description of *existing* materials and finishes:

Smooth grey concrete tiles.

Description of *proposed* materials and finishes:

Grey polymer flat roof system with glazed lantern lights.

11. (Materials continued)

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Windows - description:

Description of existing materials and finishes:

White PVCu

Description of proposed materials and finishes:

TBA. Painted timber, painted aluminium or PVCu.

Doors - description:

Description of existing materials and finishes:

White PVCu.

Description of proposed materials and finishes:

TBA. Painted timber, painted aluminium or PVCu.

Boundary treatments - description:

Description of existing materials and finishes:

Mix of hedges and timber fencing

Description of proposed materials and finishes:

Not applicable

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Herringbone brick paviors

Description of proposed materials and finishes:

Not applicable

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:

1211-01-01, 1211-01-02, 1211-01-03, Location 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: First name: Surname:

Person role: Declaration date: ☒ 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: First Name: Surname:

Person role: Declaration date: ☒ 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

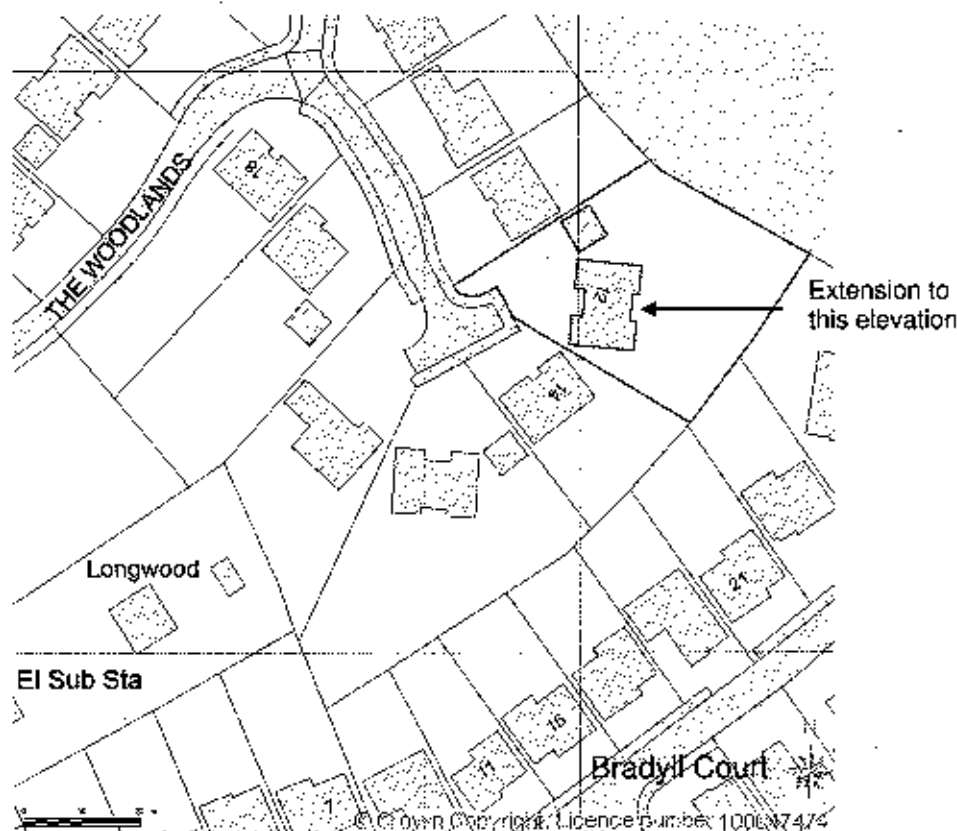
SITE LOCATION PLAN

AREA 2 HA

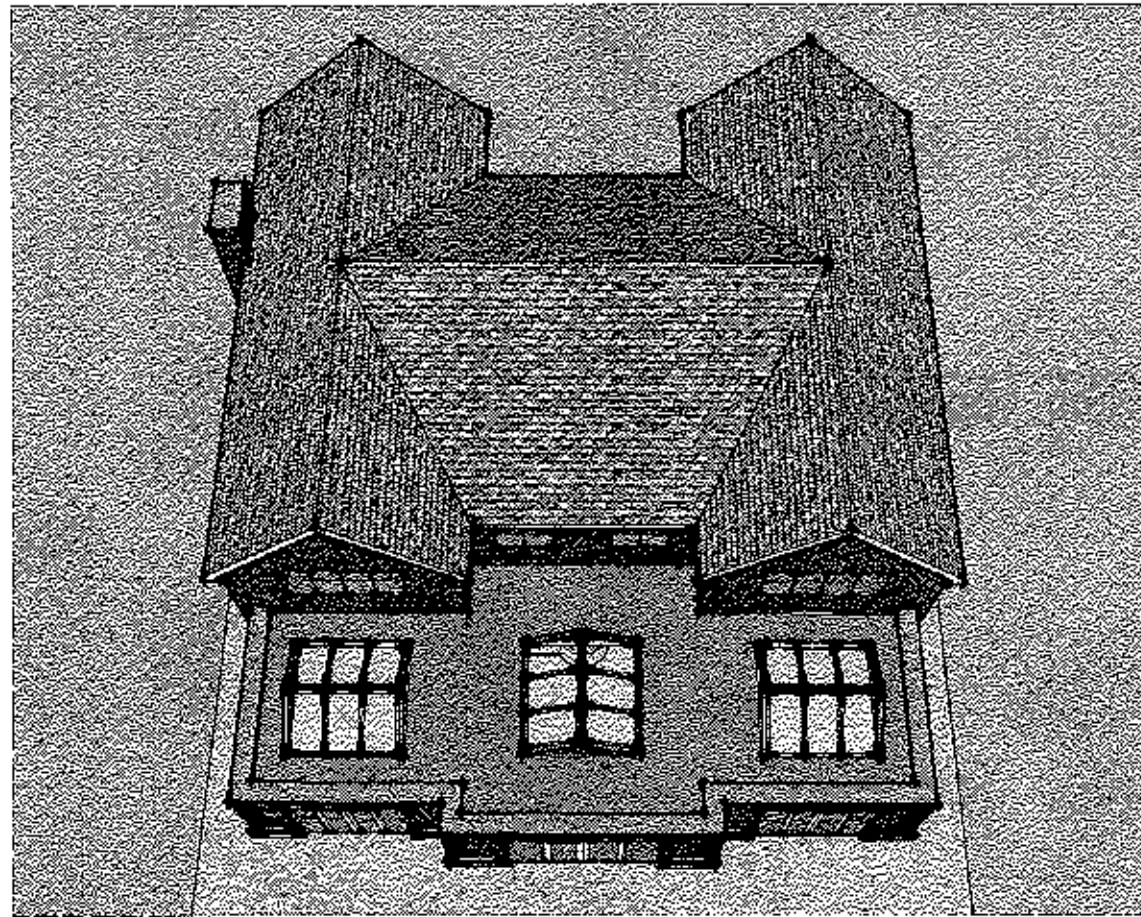
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CENTRE COORDINATES: 370373, 436639

320121114P



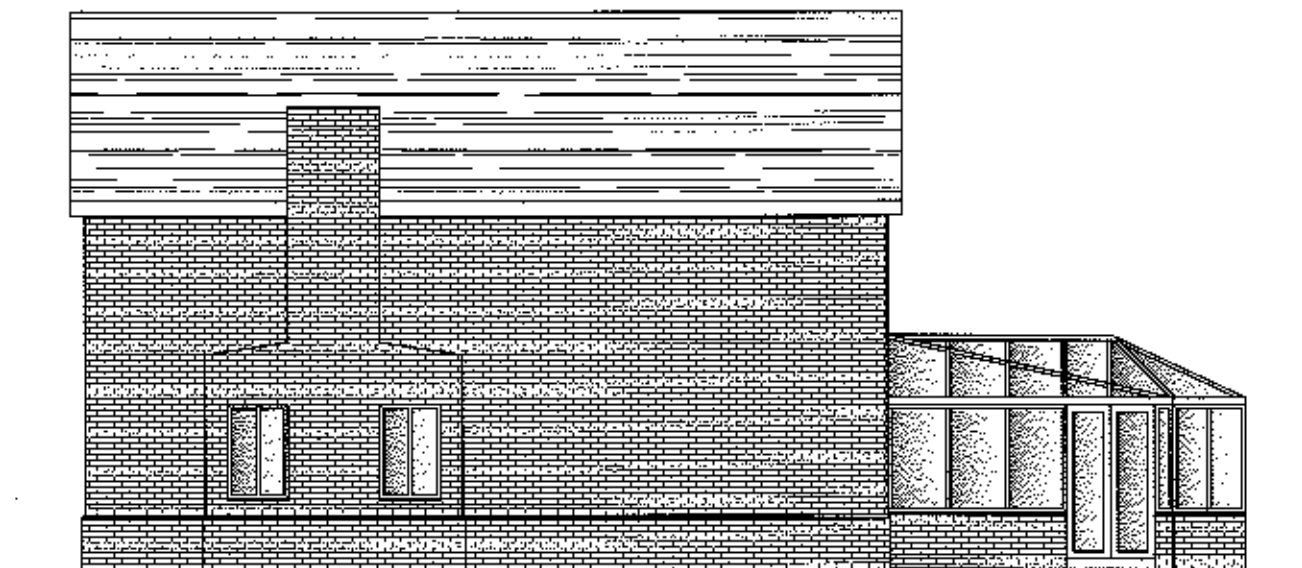
Proposed Extension
12 The Woodlands
Brockhall Village
BB6 8BH
Mr & Mrs Proos



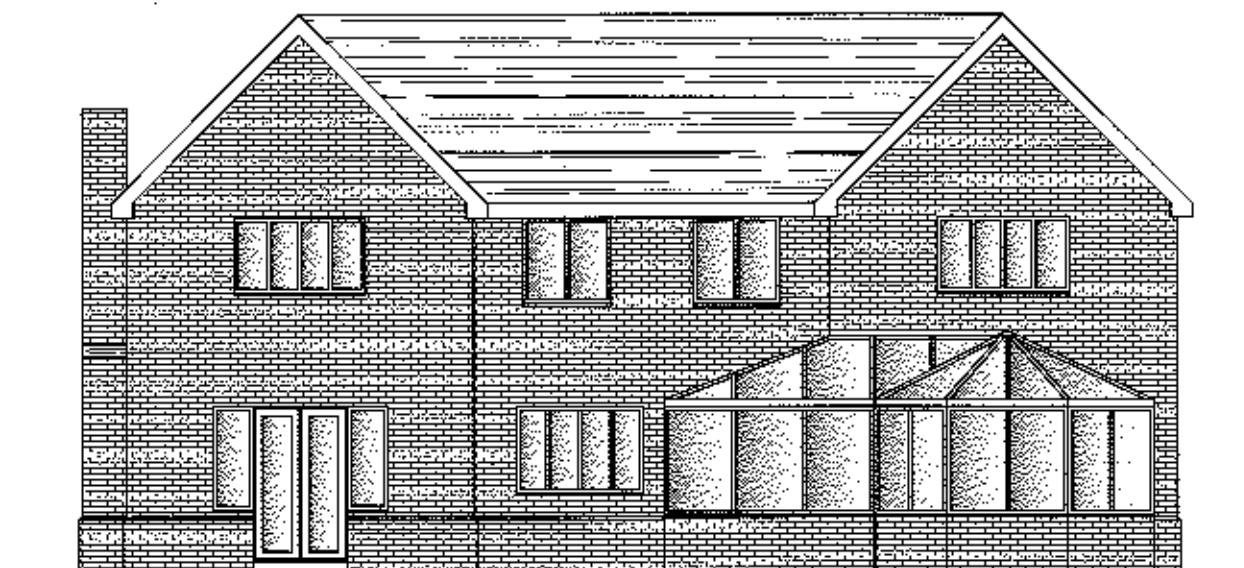
320121114P

Proposed Extension
12 The Woodlands
Brockhall Village
Mr & Mrs Proos
3D Views
dwg no 1211-01-03
November 2012

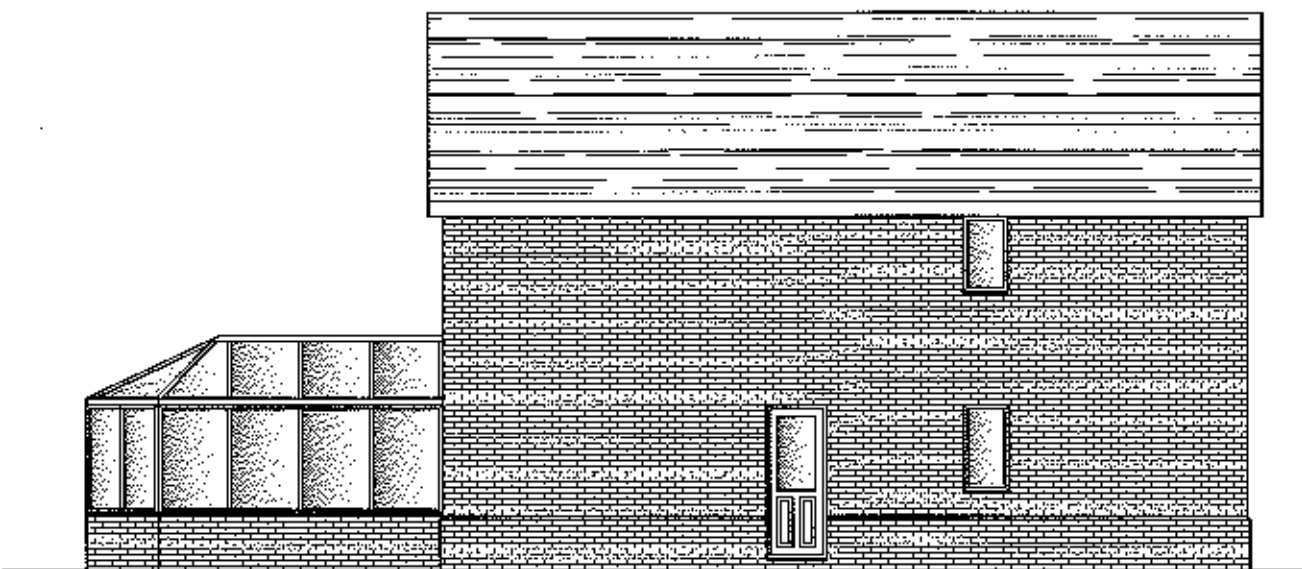
modulus
architecture | surveying | restoration



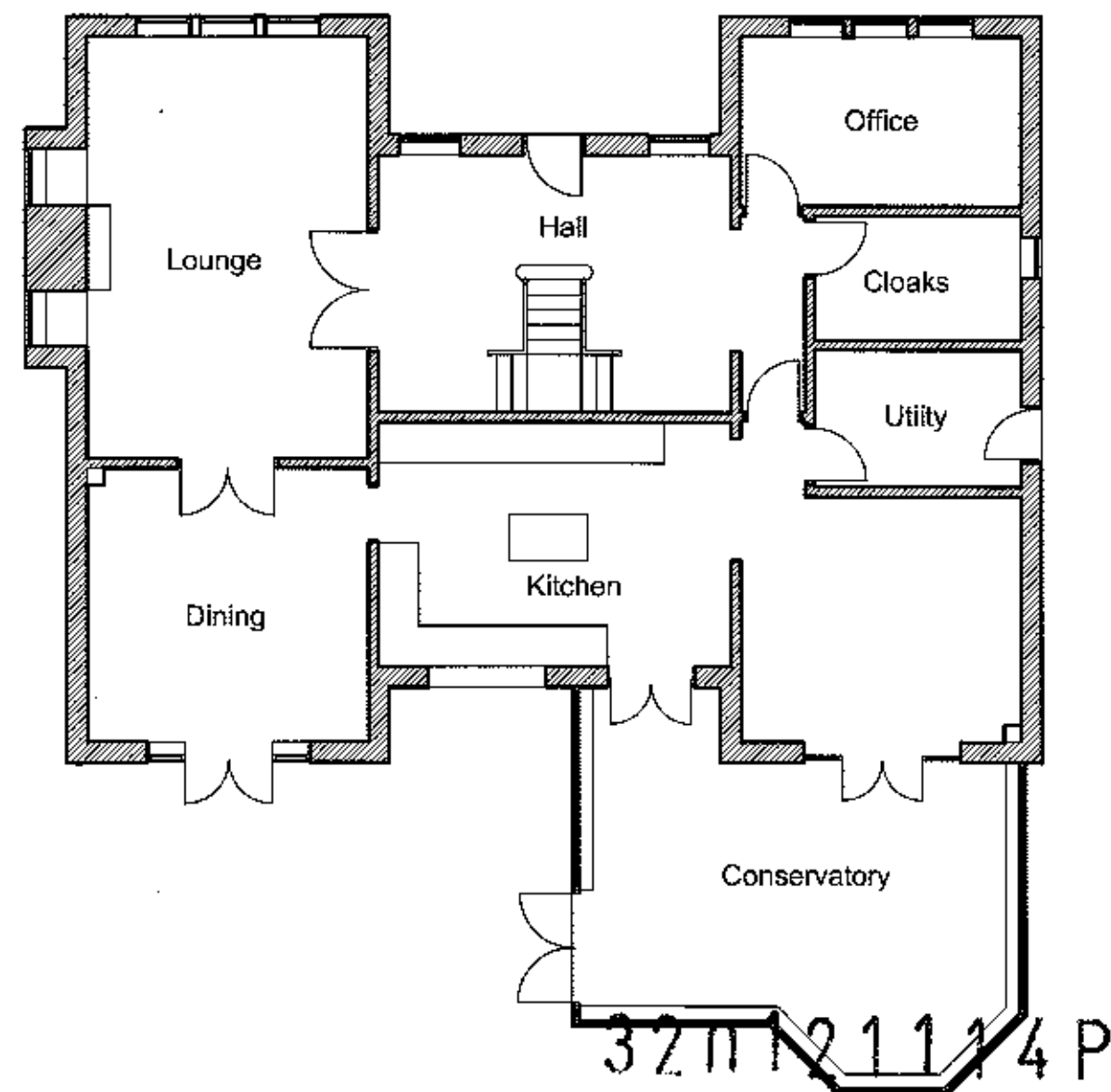
Existing Side Elevation (facing South)



Existing Rear Elevation (facing East)



Existing Side Elevation (facing North)



Existing Plan



Client:
Mr David Proos
Project:
Dining and Family Room
Extension at
12 The Woodlands
Brockhall Village, BB6 8BH
Sheet:
Existing

modulus

architecture ■ surveying ■ restoration

23 Gleneagles Drive Brockhall Village

Blackburn BB6 8BF

01254 240865 / 07975 652903

modulus-associates@tiscali.co.uk

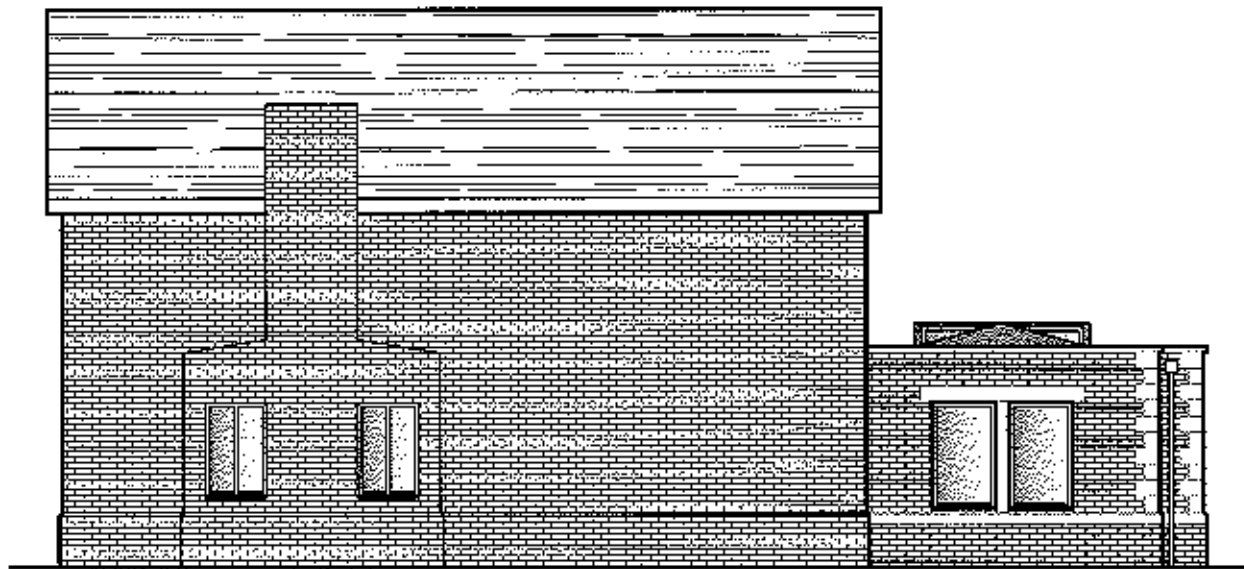
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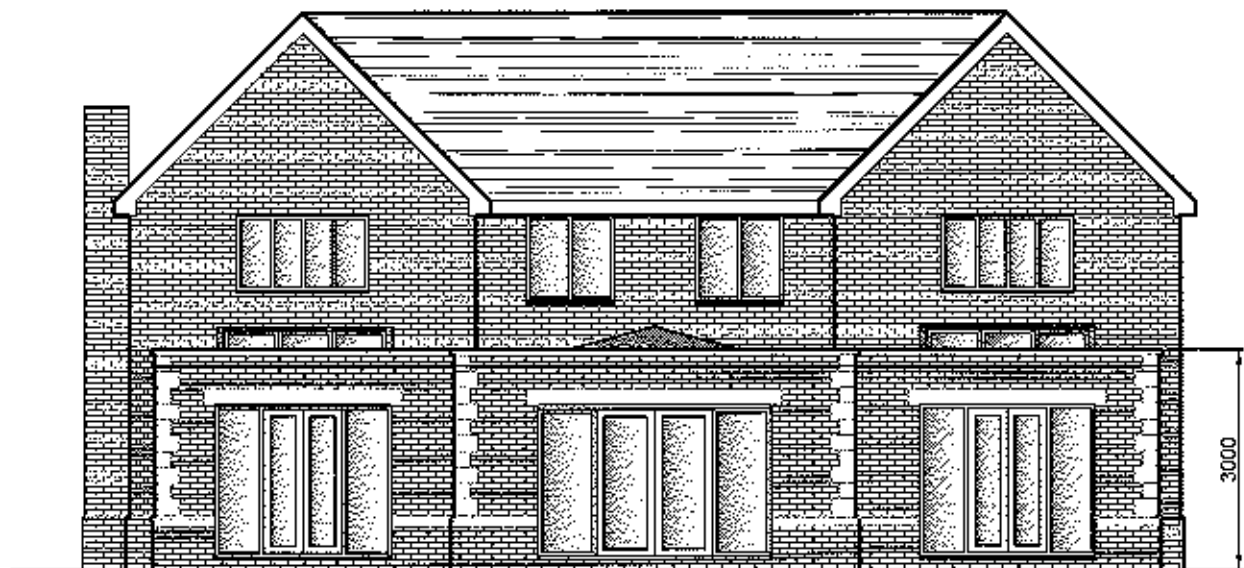
drawn: BM

dwg no: 1211-01-01

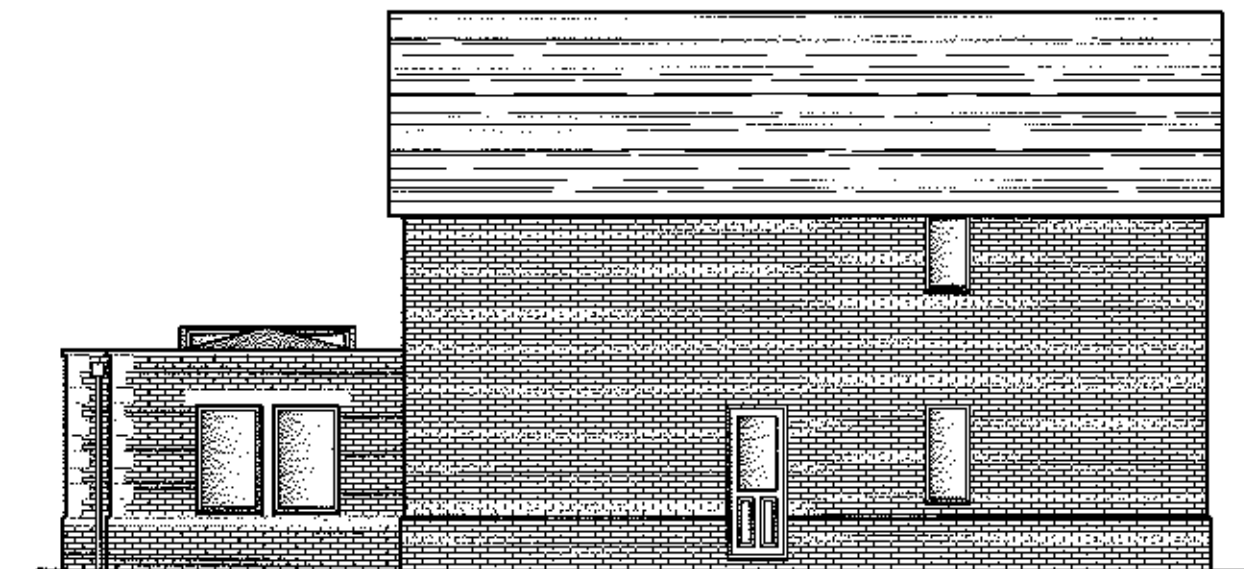
rev: orig



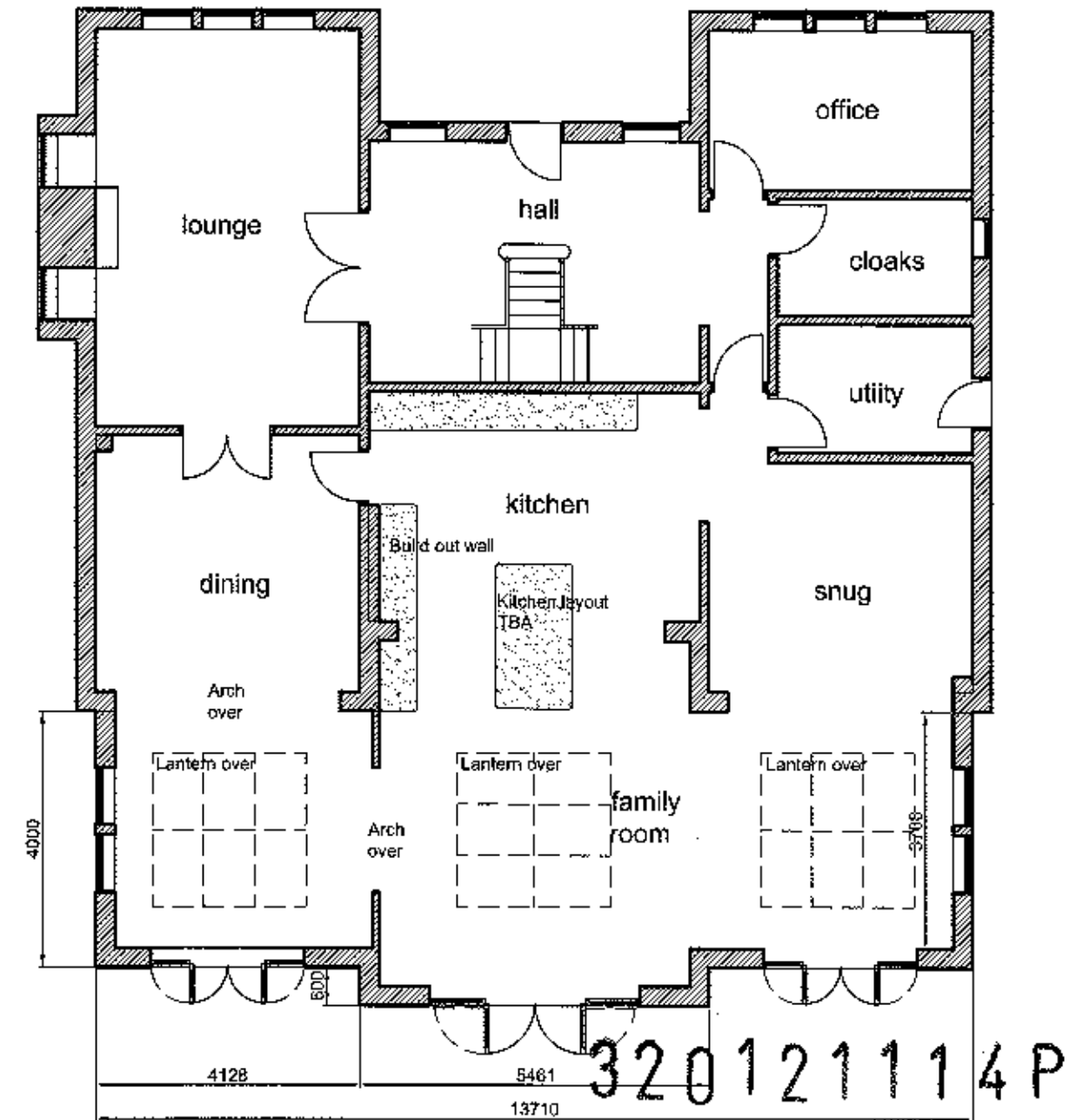
Proposed Side Elevation (facing South)



Proposed Rear Elevation (facing East)



Proposed Side Elevation (facing North)



GENERAL NOTES:

Demolish existing conservatory

Velux roof windows in timber frame to form lantern lights

Flat roof with grey polymer membrane

Art stone weathered coping to top of parapet walls

RW goods in black PVCu

Windows in painted timber or white aluminium / PVCu

Art stone quoins, heads, cills, mullions and plinth course to match those on front elevation

Facing brickwork to match existing

Client: Mr David Proos
Project: Dining and Family Room Extension at 12 The Woodlands Brockhall Village, BB6 8BH
Sheet: Planning

scale: 1:100@A3

date: Nov 12

drawn: BM

dwg no: 1211-01-02

rev: orig

modulus

architecture ■ surveying ■ restoration

23 Gleneagles Drive Brockhall Village

Blackburn BB6 8BF

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