



**RIBBLE VALLEY
BOROUGH COUNCIL**

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01206 425111 www.ribblevalley.gov.uk

05 DEC 2012

For office use only

Application No: 320130005

Date received

Fee paid £

Receipt No:

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

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:	HARVEY
Last name:	ROBINSON		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	WOODHOUSE GATE FARM		
Address 1:	CALLOW Rd.		
Address 2:	SLAIDBURN		
Address 3:	CLITHEROE		
Town:	CLITHEROE		
County:	LANCS.		
Country:	UK.		
Postcode:	BB7 3AQ		

2. Agent Name and Address

Title:	Mr	First name:	JOHN
Last name:	WELBANK		
Company (optional):	RURAL FUTURES		
Unit:		House number:	78A
		House suffix:	
House name:	THE OLD SCHOOL		
Address 1:	MAIN ST.		
Address 2:	WARTON		
Address 3:	CARNFORTH		
Town:	CARNFORTH		
County:	THE LANCS.		
Country:	UK.		
Postcode:	LA5 9PG		

3. Description of Proposed Works

Please describe the proposed works:

Extension Porch/Boot store to existing dwelling

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: THE OLD STABLES

Address 1: CAULOW RD.

Address 2: SLAIDBURN

Address 3:

Town: CLITHEROE

County: LANCS.

Postcode (optional): B37 3AQ

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 proposed development? ☐ 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. 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

If Yes, please provide details of the name, relationship and role

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
Walls	N/A	STONE	☐	☐
Roof	N/A	SLATE	☐	☐
Windows	N/A	WOOD	☐	☐
Doors	N/A	WOOD	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)			☒	☐

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:

EXISTING & PROPOSED ELEVATIONS
DESIGN & ACCESS STATEMENT

11. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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:

N/A

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):

12. 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

Signed - Applicant:

Or signed - Agent:

[Signature]

Date (DD/MM/YYYY):

25/11/12

(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
	<i>Applicant is the owner occupier</i>	

Signed - Applicant:

Or signed - Agent:

[Signature]

Date (DD/MM/YYYY):

25/11/12

13. 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.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee:



The original and 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:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



14. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25/11/12

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

01200

446240

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01524

736845

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

john@rural-futures.co.uk

17. 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:

Email address:

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB).

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

Maintain the existing external appearance of the rear elevation

Use

What will the extension/development be used for and justify why this is necessary?

Entrance porch & boat store/washroom

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

*Porch Area = 8.68m² (3.1m x 2.8m) Ht. to roof = 3.2m
Small infill entrance porch and store*

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

Small infill between house and office steps

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

Small scale extension on rear elevation using same materials

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

N/A

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

To match existing materials
walls - stone
roof - slate
windows & doors - wood

Access

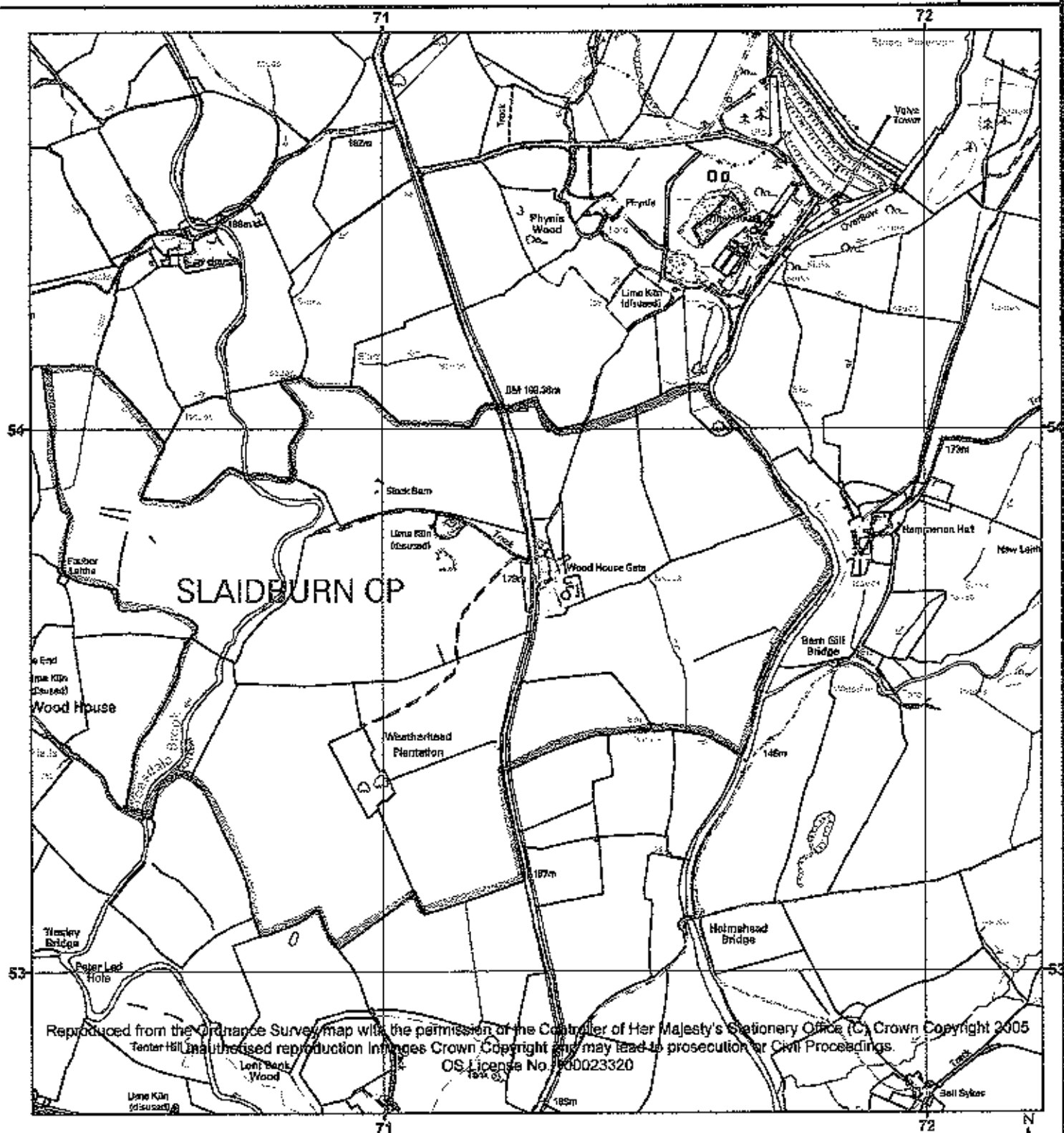
Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

No impact on access

M

SD
LOCATION MAP

320130005P



Scale: 1:10,000



Map produced by:

Data Map produced:

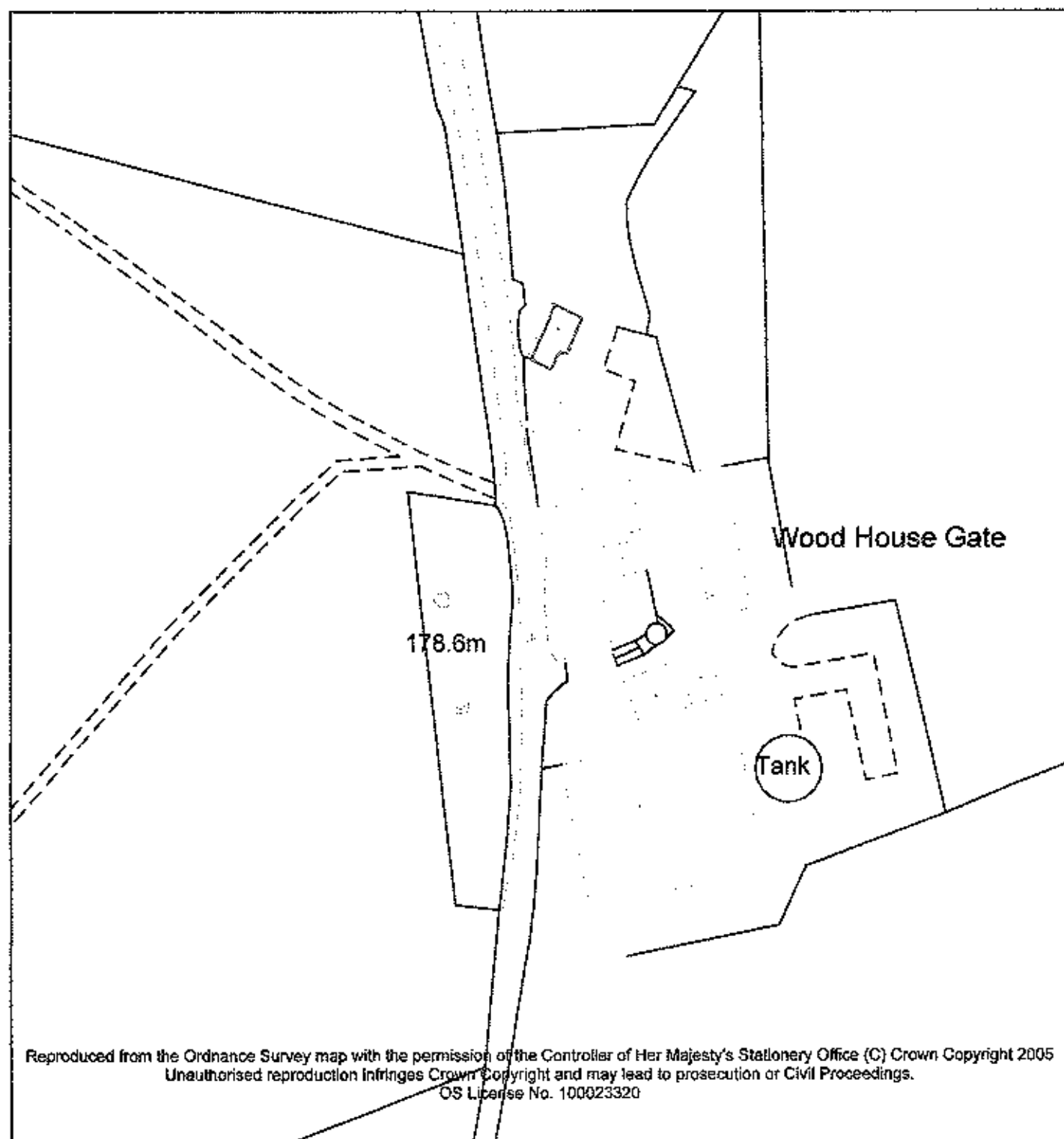
Stables Cottage Location Plan

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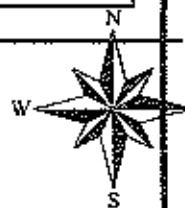
M

SD
LOCATION MAP

320130005 P



Scale: 1:1,250



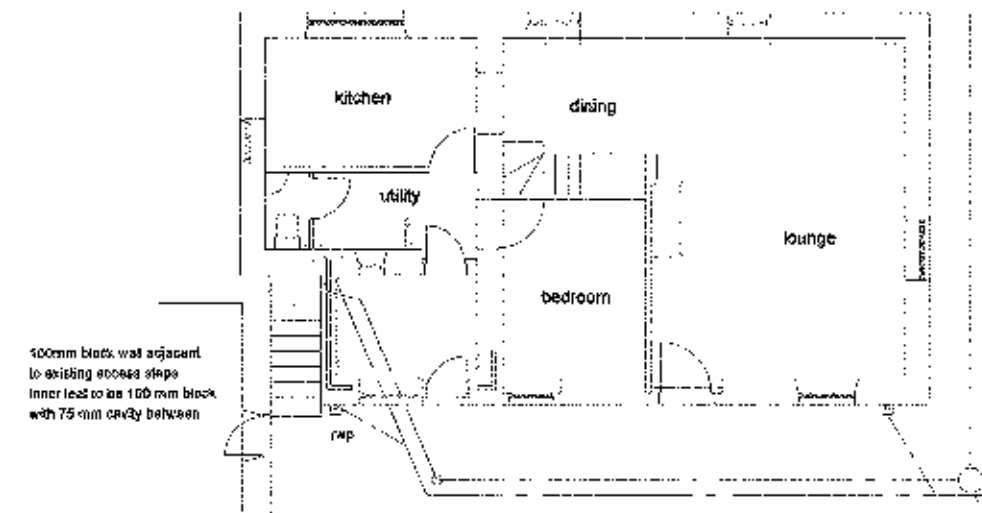
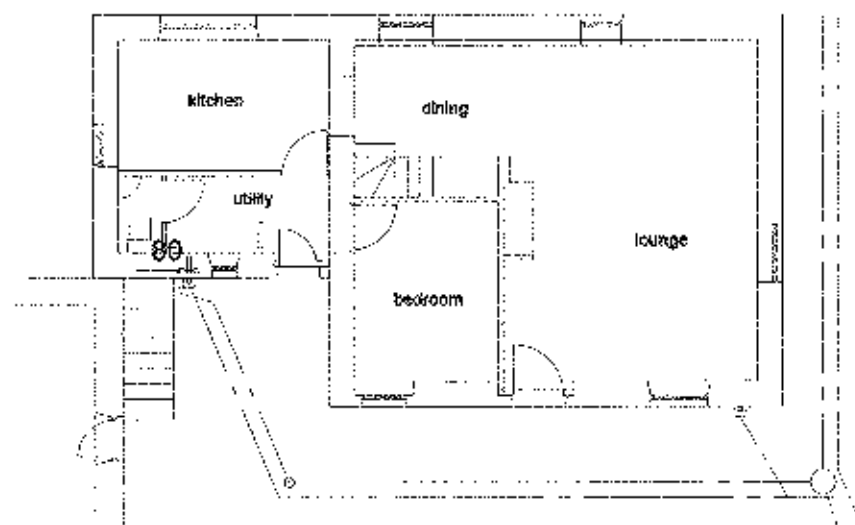
Map produced by:

Data Map produced:

Stables Cottage Location Plan

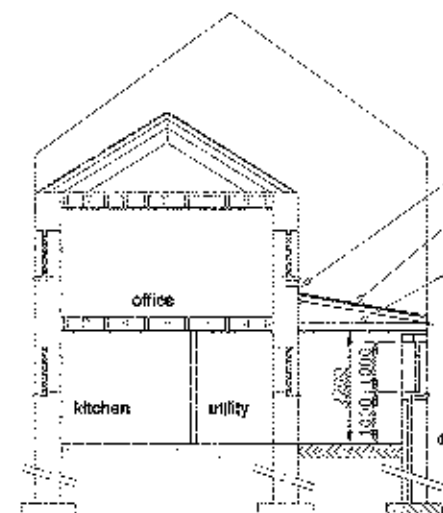
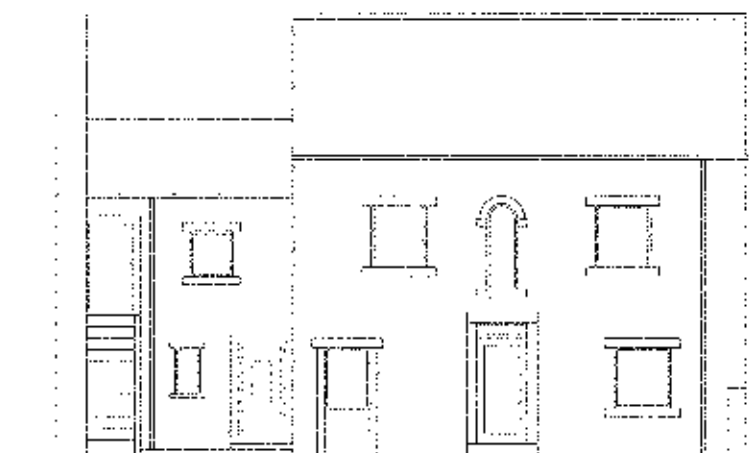
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320130005 P



100mm brick wall adjacent to existing access steps
inner leaf to be 100 mm brick with 75 mm cavity between

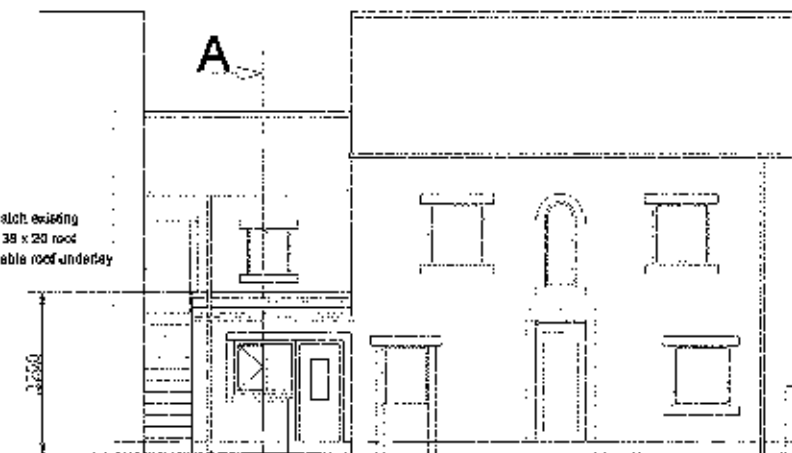
proposed alteration to ground floor showing plan of new porch



section A-A

concrete slip footings
maximum thickness 150mm

lead flashing along both adjacent walls
100 x 50 timber rafters @ 400 spacing
150 x 50 ceiling joists @ 400mm spacing supported on masonry wall with suitable galvanneal steel hangers
75 gaps with 150mm thick mineral wool insulation
internal wall 100 brick hold with suitable cavity ties lined with 50mm thick mineral wool cavity batts
75mm thick solid cavity partial fill with weak concrete mix to floor level
external wall to be random stone to match existing
asphalt floor on 100mm thick concrete floor slab on heavy duty viqueson dpm on sand bedding on min 150mm thick hardcore base



new door and window to be hardwood to style as per clients choice
finish sills and jambs to be natural stone to match existing

All alterations to conform with planning and building regulations current at time of alteration
No alterations to be carried out until full agreement with local planning and building authorities is granted

A	EXISTING EAST ELEVATION ADDED ROOF HEIGHT 3203 DIM ADDED	13/12/13
rev	description	
	PROPOSED ALTERATION TO WOODHOUSE GATE FARM HOLIDAY LET COTTAGE SLAIDBURN	
DATE	1/11/2012	SCALE 1:100

3201300054

