

18 DEC 2012

For office use only

Application No: **320130010P**

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:  Surname:

Company name:

Street address:

Town/City:   
 County:   
 Country:   
 Postcode:

Telephone number: 

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

### 2. Agent Name, Address and Contact Details

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:   
 County:   
 Country:   
 Postcode:

Telephone number: 

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="01282 604674"/>	<input type="text"/>

Mobile number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

### 3. Description of Proposed Works

Please describe the proposed works:

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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Newlands		
Street address:	Back Lane		
	Chipping		
Town/City:	Preston		
County:	<input type="text"/>		
Postcode:	PR3 2QA		

Description:

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

Easting:	362398
Northing:	441788

#### 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:

Natural stone

Description of proposed materials and finishes:

Natural stone

##### Roof - description:

Description of existing materials and finishes:

Natural blue slate

Description of proposed materials and finishes:

Natural blue slate

**11. (Materials continued)**

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**Windows - description:**

Description of existing materials and finishes:

White Upvc

Description of proposed materials and finishes:

White Upvc

**Doors - description:**

Description of existing materials and finishes:

Solidwood

Description of proposed materials and finishes:

White upvc and white aluminum

**Boundary treatments - description:**

Description of existing materials and finishes:

Fences

Description of proposed materials and finishes:

None

**Vehicle access and hard standing - description:**

Description of existing materials and finishes:

Gravel

Description of proposed materials and finishes:

None

**Lighting - add description**

Description of existing materials and finishes:

None

Description of proposed materials and finishes:

None

**Others - description:**

Type of other material:

None

Description of existing materials and finishes:

None

Description of proposed materials and finishes:

None

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:

Drawings ref 2012/37/1, 2012/37/2B and 2012/37/3 together with a DAS

**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

18/12/2012



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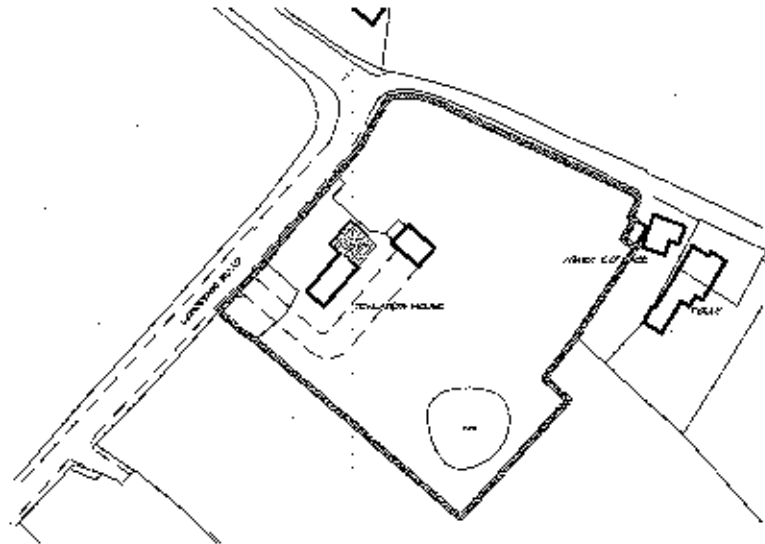
**Design, Access  
Statement in Support  
of a  
Planning  
Application**

for a  
Proposed Extension  
At  
Newlands House,  
Back Lane,  
Chipping

# PROPOSED EXTENSION

## 1. 0 Introduction

1.1 This Design and Access Statement (DAS) accompanies an full application for the construction of an extension to the existing dwelling. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).



**LOCATION PLAN H250**

## 2. 0 Proposal

2.1

The proposal is to construct an extension to the north of the existing dwelling at ground floor and first floor levels



View looking across the front garden towards the north west elevation

### **3.0 Land Use**

3.1 The application site is located entirely within Longridge & Bowland Ward of Ribble Valley Council Borough Council. The land use implications of the proposed development are that of a residential dwelling

### **4.0 Amount**

4.1 The proposed development consists of an extension at first floor level above the existing single storey building some 8.5m in width and 6.47m in length. The height of the first floor extension will be 6m to the eaves and the height to the ridge is 7.55m. The internal area of the extension is approx. 44 sq m. The single storey extension is 8.1m long by 3.75m in width the height to the top of the parapet wall is approx. 3.8m and to the ridge on the atrium is 4.4m, internally the area is some 26.5 sq m.



View looking the single storey outshot

### **5.0 Layout**

5.1 The layout of the proposed development is shown on application drawings 2012/37/1, 2012/37B and 2012/37/3. The proposed layout is balanced and in keeping with the existing features of the existing dwelling

## 6.0 Security

6.1 The Council's Supplementary Planning Guidance "Crime Reduction Through Environmental Design" has also been taken into account. A key factor is that the site is currently open to the access road and the vegetation offers considerable potential for concealment and access to the rear. Its development will reduce the opportunity for crime. Windows, doors and locks will all be designed to meet "Secured by Design" standards.



Front of the single storey outshot

## 7.0 Scale

7.1 The extension is proportionate with the surrounding environment and will sit well within the context of the existing building. The site area is some 1.8 hec.

## 8.0 Context

8.2 The proposed extension sits on the north of the existing dwelling, to the north west is Longridge Road, to the south west, north east and south east is open countryside,



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## **13.0. Access**

### **Disabled Access**

13.1 The proposed design of the new extension will also adhere to BS8300:2001—Design of Buildings and their Approaches to Meet the Needs of Disabled People and Part M of the Approved Building Regulations.

### **Access to the Transport Network**

13.2 The existing residential is located within the open countryside and therefore access transport network is somewhat limited, however there is a bus stop within 0.5miles of the dwelling

13.3 Footpaths - There are several easily accessible footpaths adjacent to and from the dwelling

13.4 There are no local special routes for cyclists within the vicinity.

13.5 Schools are within one mile of the property

### **Access to the Site**

13.6 The access to the site is established and is off Longridge Road, no modifications are required in extending the premises.

### **Car Provision**

13.7 The car parking complies with the Lancashire County Vehicle Parking Standards.

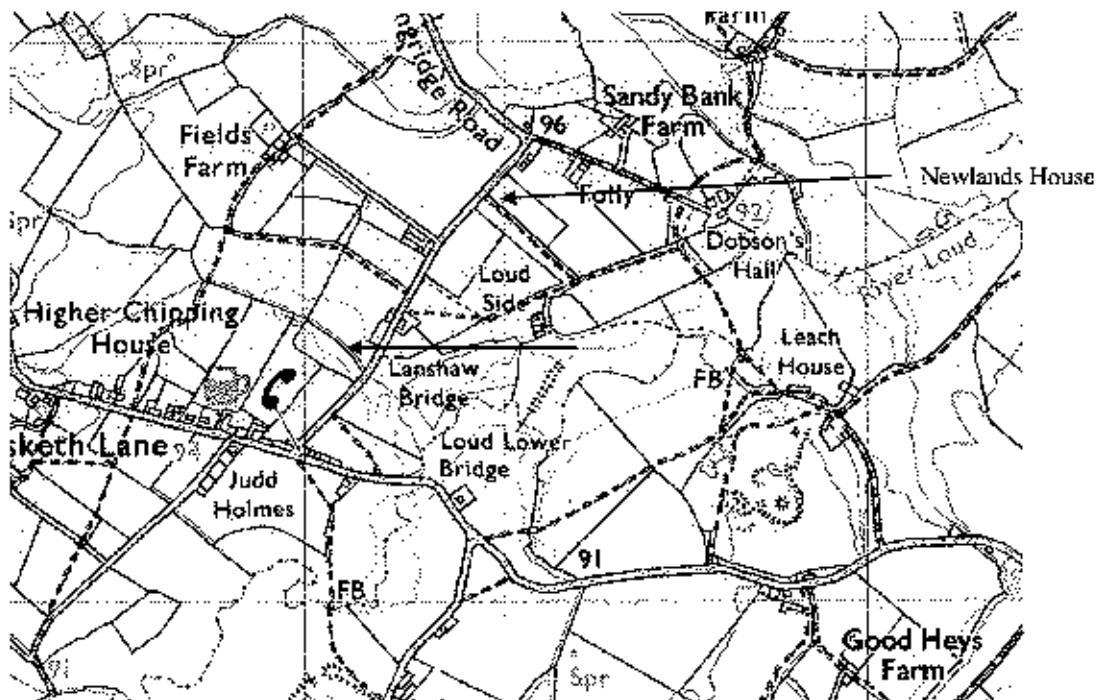
13.8 The standards within this development have been met and it is not proposed to increase or decrease the parking provision

## 14.0 Conclusion

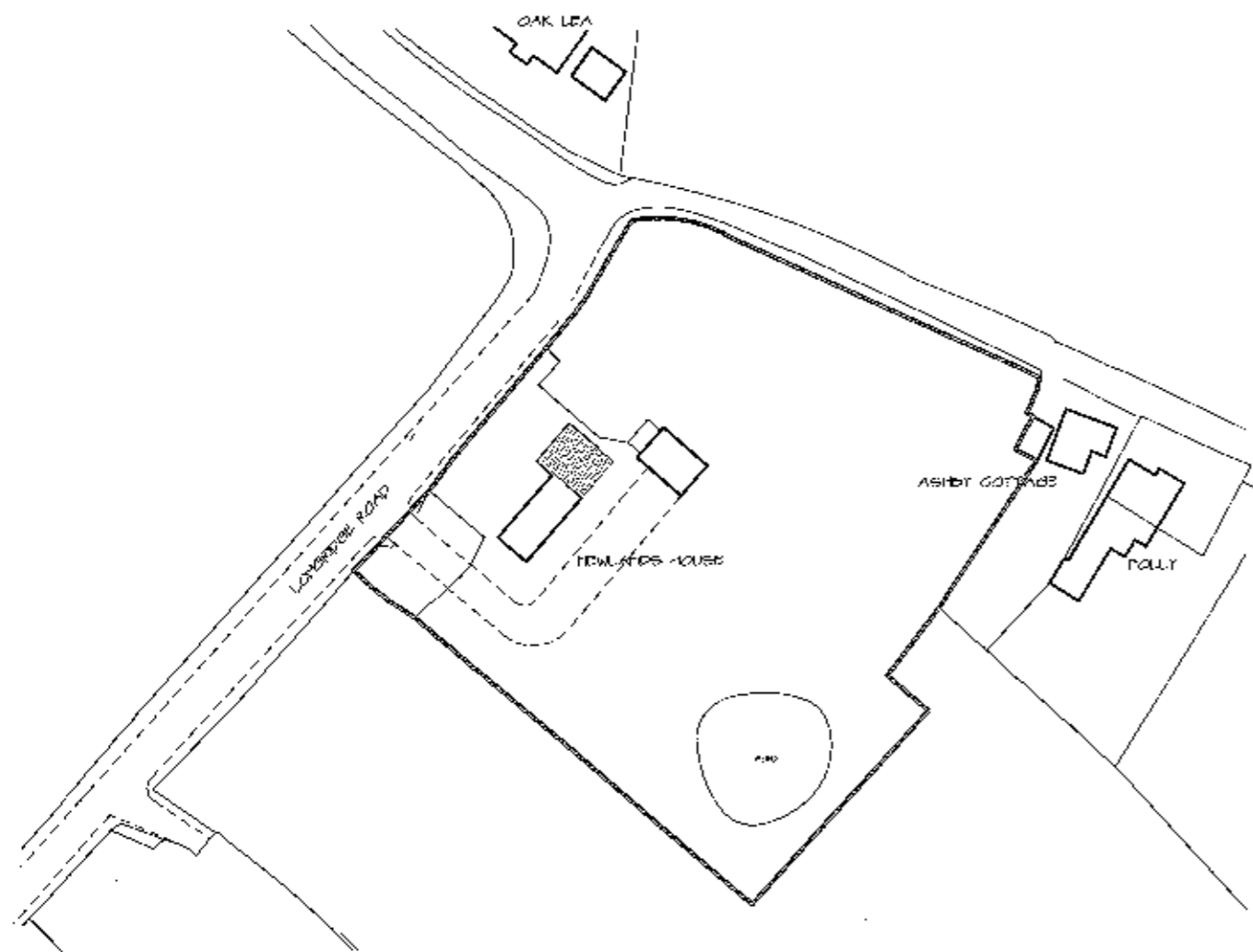
14.1 The proposed extension is in accordance with The Ribble Valley Local Plan.

14.2 Access to, into and within the proposed development are inclusive and sustainable.

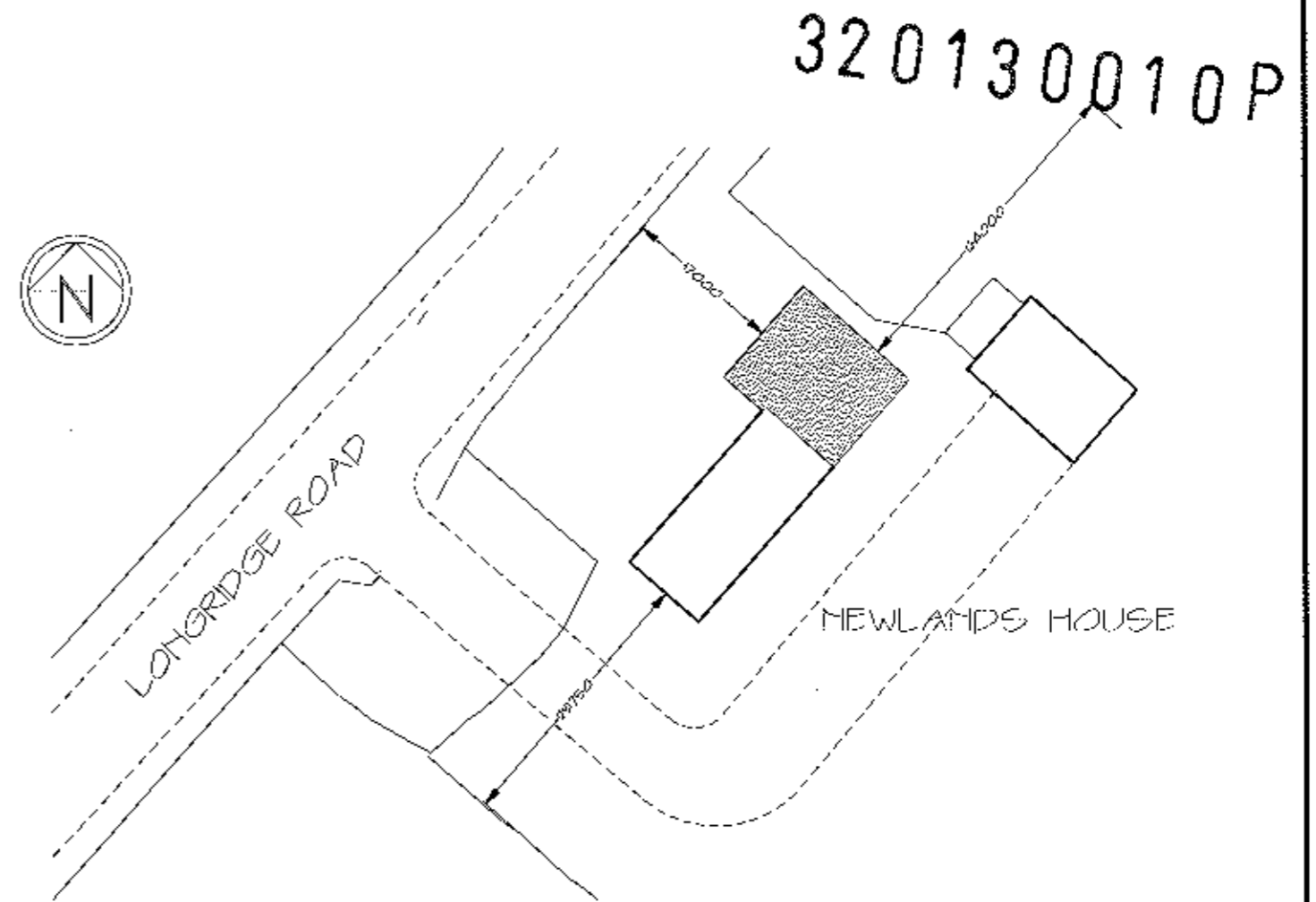
14.3 It is considered that the proposed scheme accords with the NPPF and that detailed planning permission should be granted.



**Location Plan**



LOCATION PLAN 1:1250



LOCATION PLAN 1:500

NO.	APPENDIX	DATE

**GEOFF HOOK**  
 Building & Planning Consultants

Stonehaven,  
 Jinny Lane,  
 Roughley, Burnley,  
 Lancashire BB12 9LI

tel 01282 604674  
 mobile 07831 583063  
 e-mail roughley@aol.com

SITE & LOCATION PLAN  
 FOR  
 NEWLANDS HOUSE  
 BACK LANE  
 CHIPPING  
 FOR  
 MR & MRS A HODGESON

SCALE 1:500 & 1:1250  
 DATE 2010/37/3



SOUTH WEST ELEVATION



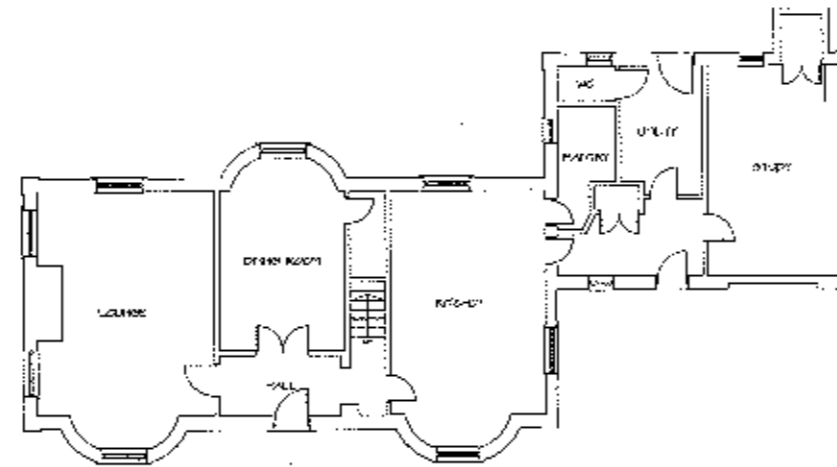
SOUTH EAST ELEVATION



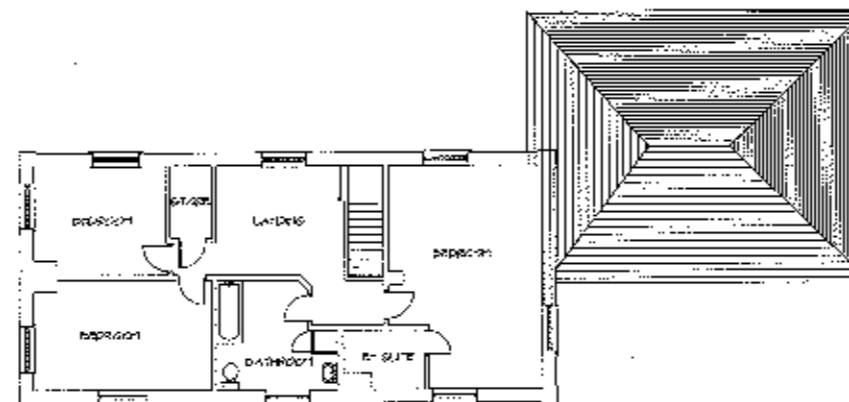
NORTH WEST ELEVATION



NORTH EAST ELEVATION



GROUND FLOOR PLAN VIEW



FIRST FLOOR PLAN VIEW

320130010P

NO	DESCRIPTION	DATE

**GEOFF HOOK**  
 Building & Planning Consultants

Strettleven,  
 Thuby Lane,  
 Roughlee, Birtley  
 Lancashire BB12 9LL

tel 01282 604674  
 mobile 07831585063  
 e-mail roughlee@snl.com

SURVEY DRAWINGS  
 OF  
 NEWLANDS HOUSE  
 BACK LANE  
 CHIMTS  
 FOR  
 MR & MRS A FODGSON

Small text at the bottom right corner, including a scale of 1:500 and a date of 3/12/12.



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

SLAB SLATE ROOF TO MATCH THE EXISTING  
 MASONRY IN WHITE LIMES  
 STONEWORK AND GABLES TO MATCH THE EXISTING  
 WHITE ALUMINIUM CONDENSED DOORS



NORTH WEST ELEVATION

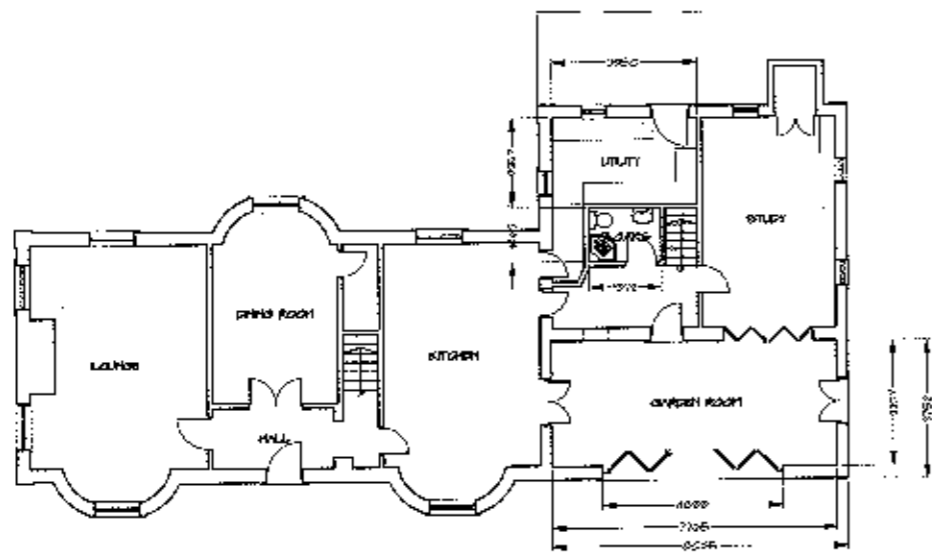


NORTH EAST ELEVATION

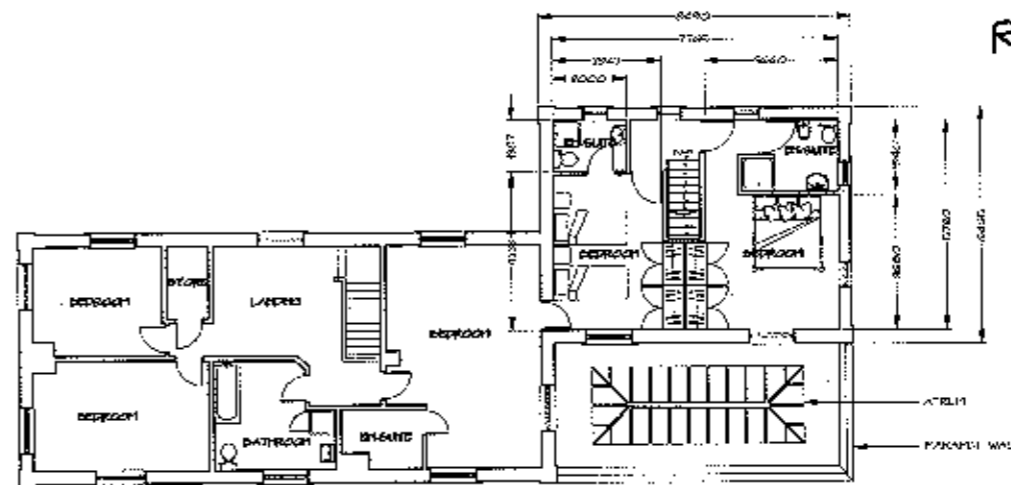
320130010P



ROOF PLAN 1:200



GROUND FLOOR PLAN VIEW



FIRST FLOOR PLAN VIEW

APPROVED		DATE
<b>GEOFF HOOK</b>		
Building & Planning Consultants		
Stonehaven, Finlay Lane, Roughlee, Burnley Lancashire BB12 9LL	tel 01282 604674 mobile 0783158363 e-mail roughlee@aol.com	

PROPOSED EXTENSION  
 AT  
 NEWLANDS HOUSE  
 BACK LANE  
 CHIPPING  
 FOR  
 MR & MRS A HODGSON

Scale 1:50  
 Date 3/12/12  
 2012/37/25