



**RIBBLE VALLEY  
BOROUGH COUNCIL**

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

For office use only

Application No: 320130027P

Date received

Fee paid £

Receipt No:

**Householder Application for Planning Permission for works or  
extension to a dwelling and conservation area consent.**

**Town and Country Planning Act 1990**

**Planning (Listed Buildings and Conservation Areas 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 & Mrs                       | First name:     | M                | Surname: | Cavannagh |
| Company name:     |                                |                 |                  |          |           |
| Street address:   | Greenbanks Barn, Moorside Lane |                 |                  |          |           |
|                   |                                |                 |                  |          |           |
|                   | Wiswell                        |                 |                  |          |           |
| Town/City:        | Clitheroe                      |                 |                  |          |           |
| County:           | Lancashire                     |                 |                  |          |           |
| Country:          |                                |                 |                  |          |           |
| Postcode:         | BB7 9DB                        |                 |                  |          |           |
| Telephone number: | Country Code                   | National Number | Extension Number |          |           |
|                   |                                | 01200 825277    |                  |          |           |
| Mobile number:    |                                | 07766058251     |                  |          |           |
| Fax number:       |                                |                 |                  |          |           |
| Email address:    | larana@hotmail.co.uk           |                 |                  |          |           |

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

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

|                   |                             |                 |                  |          |         |
|-------------------|-----------------------------|-----------------|------------------|----------|---------|
| Title:            | Mrs                         | First Name:     | Judith           | Surname: | Johnson |
| Company name:     | Millbrook Developments Ltd  |                 |                  |          |         |
| Street address:   | All Hallows House           |                 |                  |          |         |
|                   | Clitheroe Road              |                 |                  |          |         |
|                   |                             |                 |                  |          |         |
| Town/City:        | CLITHEROE                   |                 |                  |          |         |
| County:           | Lancashire                  |                 |                  |          |         |
| Country:          |                             |                 |                  |          |         |
| Postcode:         | BB7 9PH                     |                 |                  |          |         |
| Telephone number: | Country Code                | National Number | Extension Number |          |         |
|                   |                             | 01254826036     |                  |          |         |
| Mobile number:    |                             | 07816011385     |                  |          |         |
| Fax number:       |                             |                 |                  |          |         |
| Email address:    | judith@millbrookhomes.co.uk |                 |                  |          |         |

**3. Description of Proposed Works**

Please describe the proposed works:

Alteration to Windows on West Elevation of existing dwelling  
Conversion of attached Garage / Utility to Entrance Hall / Utility  
New Windows to North Elevation of attached garage  
Replace existing garage door with Oak Framed Entrance.  
Additional Velux windows

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:  Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

#### 5. 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):

Officer name:

Title:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

#### 6. 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

#### 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. 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:

Description of proposed materials and finishes:

**10. (Materials continued)**

320130027P

**Roof - description:**Description of *existing* materials and finishes:

Blue Slate with Velux Windows

Description of *proposed* materials and finishes:

Blue Slate with Velux windows

**Windows - description:**Description of *existing* materials and finishes:

Stained Softwood

Description of *proposed* materials and finishes:

Stained or Painted Softwood or Hardwood

**Doors - description:**Description of *existing* materials and finishes:

stained hardwood

Description of *proposed* materials and finishes:

Oak

**Boundary treatments - description:**Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

**Vehicle access and hard standing - description:**Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

**Lighting - add description**Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

Greenbanks Barn 2012-Proposed Elev&amp;Layout.pdf

**11. Explanation for Proposed Demolition Work**

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

There is no planned demolition work.

**12. 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**13. Certificates (Certificate A)****Certificate Of Ownership - Certificate A****Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990**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:

Mrs

First name:

Judith

Surname:

Johnson

Person role:

Agent

Declaration date:

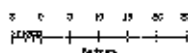
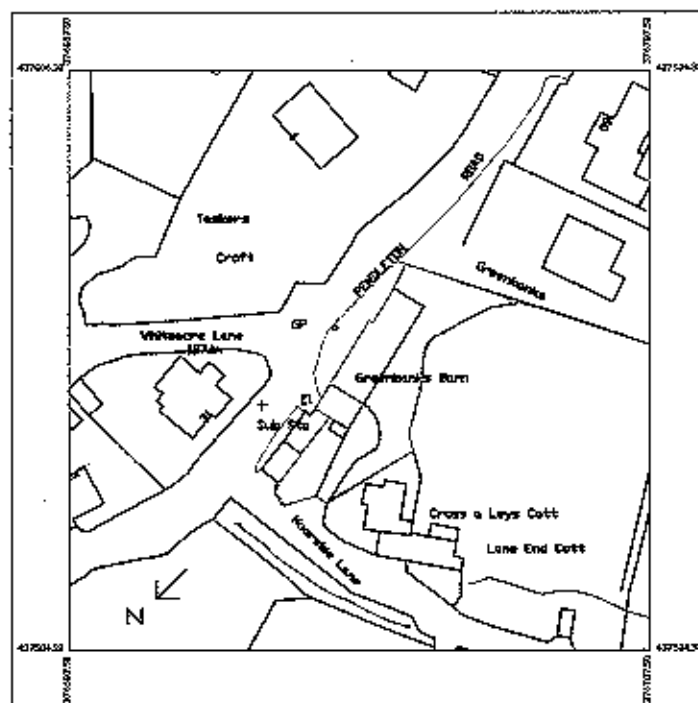
07/12/2012



Declaration made

Ordnance Survey

Ukmapcentre.com



© Crown Copyright and database right 2002  
Ordnance Survey License 100049107  
Reproduction in whole or part is prohibited  
without the prior permission of Ordnance Survey

320130027P

**Design , Access & Heritage Statement****Applicant : Mr & Mrs M Cavannagh****Application Detail : Green Banks Barn,****Moorside Lane,****Wiswell.****Conversion of attached garage to Entrance Hall , Alterations to  
Windows.****Site**

Greenbanks Barn is an existing detached traditional stone built barn conversion sited on the corner / junction of Pendleton Road and Moorside Lane in Wiswell. The property is within the defined conservation area and is not listed. The West elevation (rear) is an elevated position as you approach from Whitecare Lane. The neighbouring properties are modern additions ...Greenbanks House , Cross A Leys cottage & garage.

The property is accessed from Moorside Lane via a shared driveway with Cross A Leys Cottage. It is adjacent to an electricity substation and detached rendered garage ( belonging to Cross A Leys Cottage .. cottage outside of the conservation area , garage within the conservation area ) accessed from Pendleton Rd.

**Present Use**

The Barn was originally converted approx 10 years ago to form a single dwelling with an attached garage / store.

The attached garage / store is presently used as a store / utility area with a double garage up and over door to the front elevation.

No heating or insulation exists in the garage area , however the boiler / utilities for the dwelling are sited in this area .

There is existing parking for three vehicles within the existing site boundary.

**Proposed**

The proposals include formal conversion of the attached garage / store to provide large utility room , w.c and new entrance hall.

This will enable the existing accommodation to be remodelled internally to provide a large open plan family kitchen with dining and living areas.

In addition 3 new window openings will be required in the former garage and some existing openings remodelled.

### Design / Heritage

The building is a typical stonebuilt barn with no real distinctive architectural features. It is already a residential dwelling and is in a prominent position at the top of Wiswell lane. When the property was originally converted the new openings on the West elevation were non standard in size / position in order to retain the barn characteristics. Where the existing openings are to be remodelled care has been given to retain the non standard look / size of the openings.

The existing garage door elevation is that of a modern residential type and not really in keeping with the original use of the building. It is not really visible from any footpath or road within the village. The garden boundary on the East side of Greenbanks Barn forms the boundary of the Wiswell conservation area at this time, or will be replaced with stonework to match the existing structure at the lower level and an oak frame / glazed wall above.

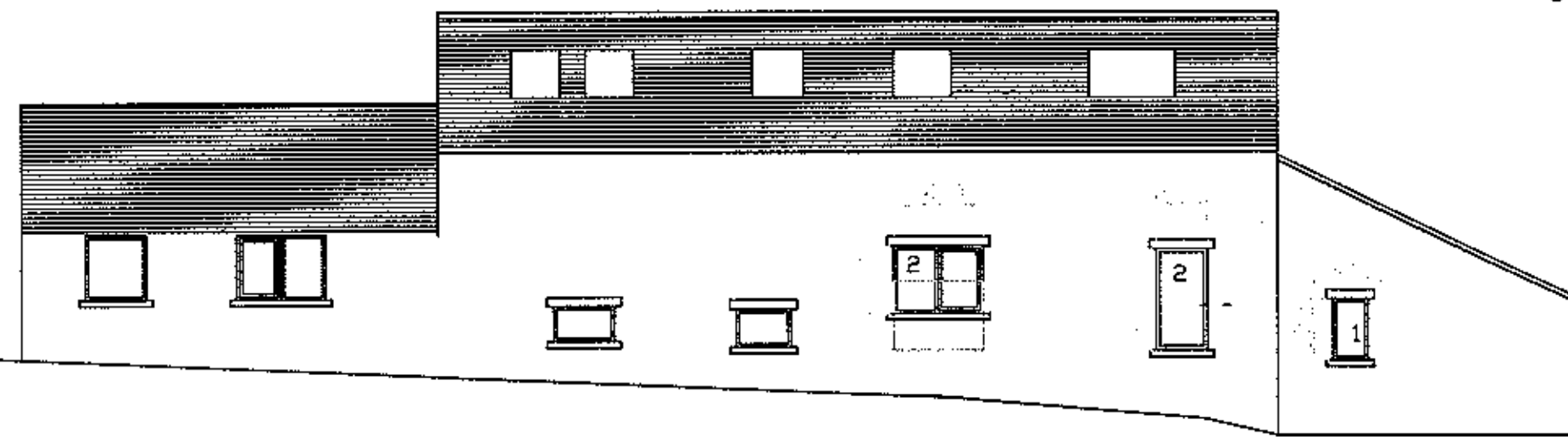
### Access.

The access to the building by foot or by vehicle remains unchanged.

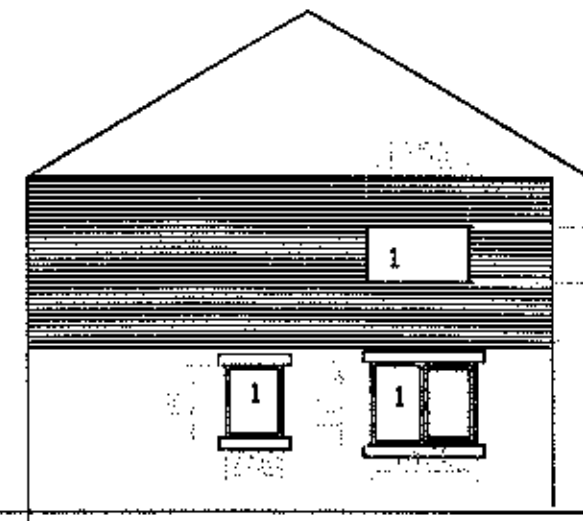
### Impact

There is no real change in the appearance from the highway or on the street scene.  
There is no loss of original features.

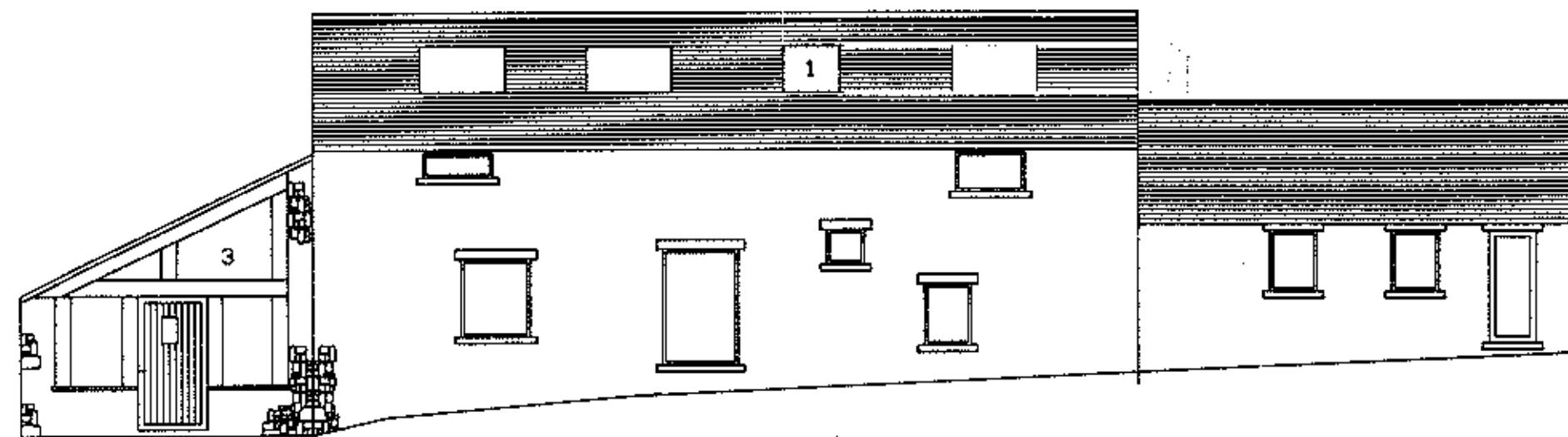
- 1 New Window Openings
- 2 Reposition Existing Opening
- 3 Former Garage Door replaced with Stone to match Oak Frame elevation



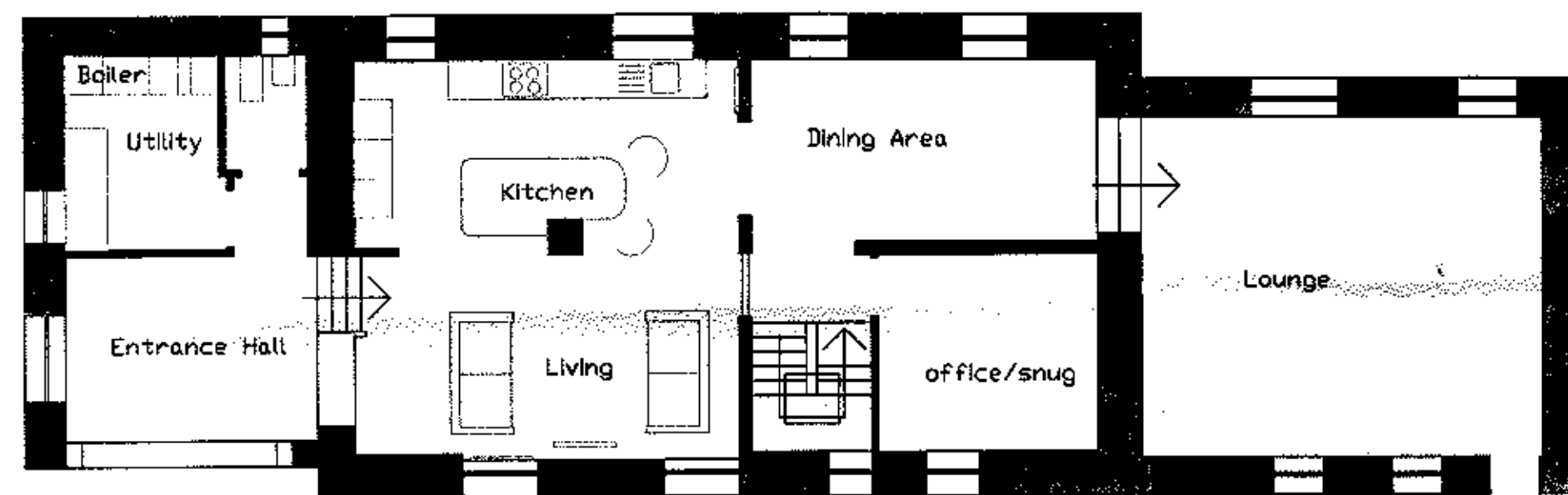
West Elevation



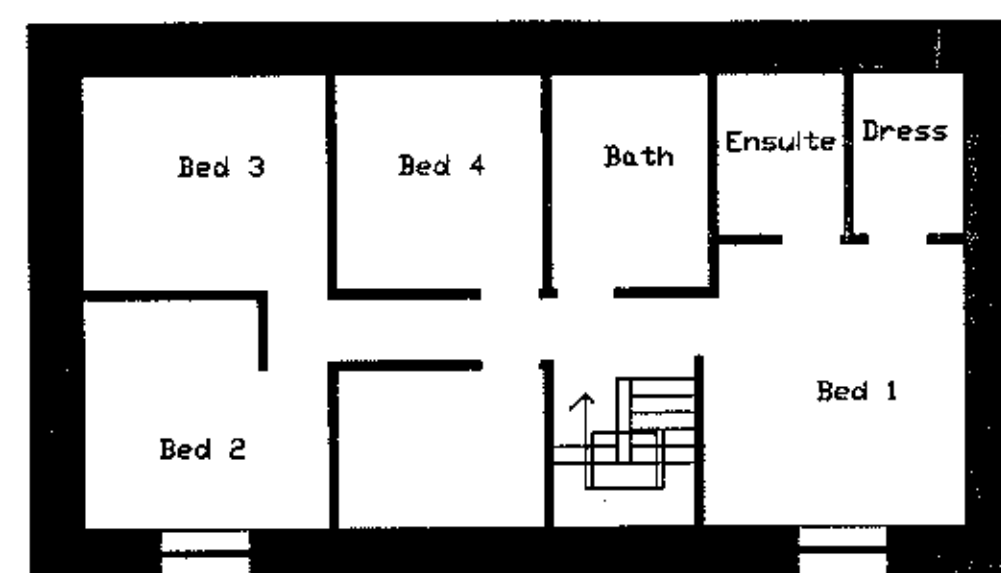
North elevation



East elevation



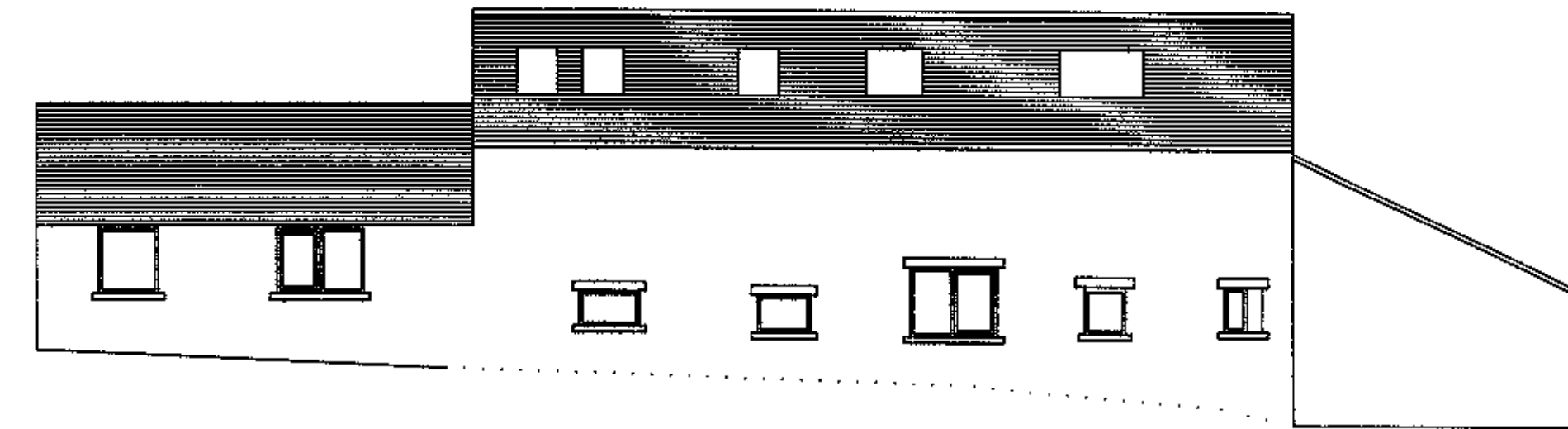
Ground Floor Layout



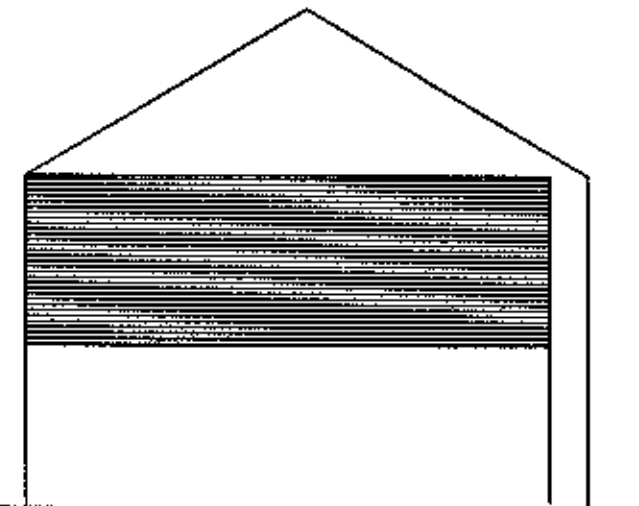
First Floor Layout

Proposed  
Scale 1:100

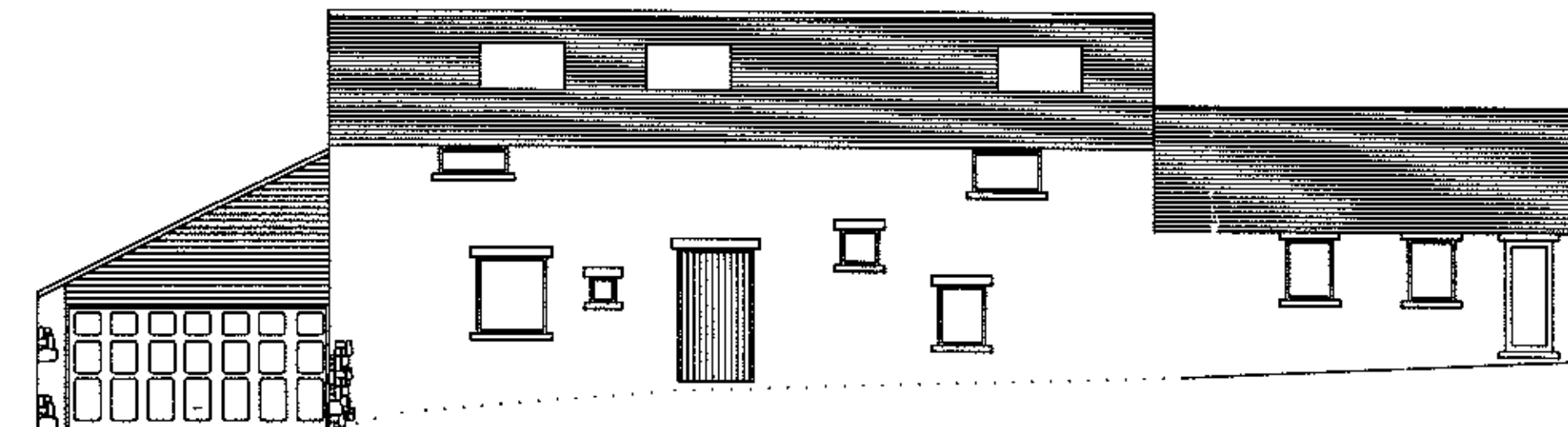
MILLBROOK DEVELOPMENTS LTD



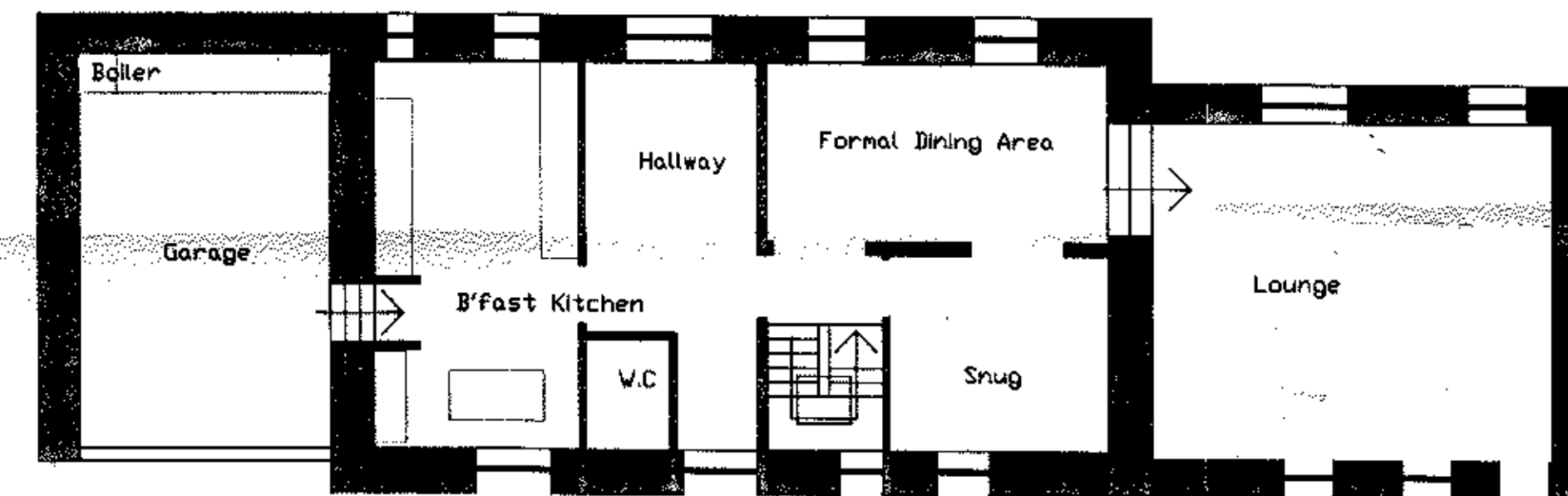
West elevation



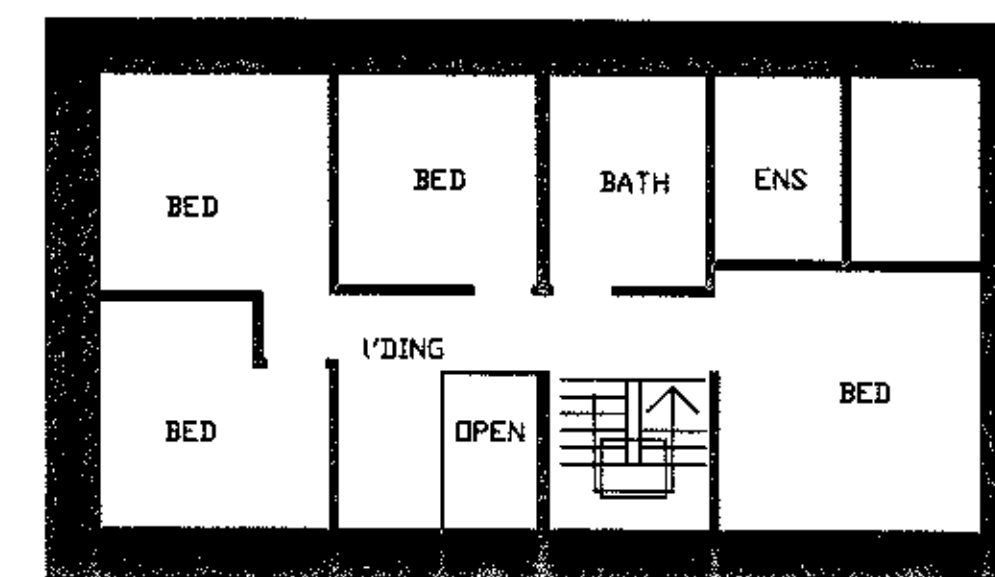
North elevation



East elevation



Ground Floor layout



First floor Layout

Existing  
Scale 1:100

project name : Greenbanks Barn, Mr & Mrs Cavannagh  
drawing ref : Existing & Proposed Layouts & Elev.  
drawn by : JJ date: 05/12/12