



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No. 320130040P

Date received

Fee paid £

Receipt No:

14 DEC 2012

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: **JOHN**
Last name: **BURGESS**
Company (optional):
Unit: House number: **1-2** House suffix:
House name: **LADYCROFT COTTAGE**
Address 1: **HOLDEN**
Address 2: **BOLTON BY BOLTON**
Address 3: **CLITHEROE**
Town:
County: **LANCS**
Country:
Postcode: **BB7 4PE**

2. Agent Name and Address

Title: **MR** First name: **TOM**
Last name: **NOLAN**
Company (optional): **Tom Nolan Design**
Unit: House number: **4** House suffix:
House name:
Address 1: **MOUNT AVE.**
Address 2: **WATERFOOT**
Address 3: **RUSSELDALE**
Town:
County: **LANCS**
Country:
Postcode: **BB4 7BH**

3. Description of Proposed Works

Please describe the proposed works:

CONSTRUCTION OF SINGLE STOREY GARDEN ROOM
AND DETACHED GARAGE (SINGLE) WITHIN GARDEN
AREA.

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: **1-2** House suffix:

House name: **LADYCROFT COTTAGE**

Address 1: **HOLDEN**

Address 2: **BOLTON BY BOLTON**

Address 3: **CUTHBERT**

Town:

County: **LANCS**

Postcode (optional): **BB7 4PE**

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:

RAIMON HORTON

Reference:

3/2011/0373

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

**PLANNING APPLICATION
REQUIRED FOR PROPOSAL.**

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:

**AS SUBMITTED DRWGS.
JJB/EX 01 ; PR 01 ; PR 02**

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	NATURAL STONE PAINTED RENDER	NATURAL STONE / RENDER.	☐	☐
Roof	GREY / BLUE SLATE	GREY / BLUE SLATE GARAGE SLATE GROW THGS.	☐	☐
Windows	TIMBER	TIMBER	☐	☐
Doors	TIMBER	TIMBER	☐	☐
Boundary treatments (e.g. fences, walls)	AS EXISTING.		☒	☐
Vehicle access and hard-standing	AS EXISTING.		☒	☐
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:

PLANS : JJB/Ex 01,
JJB/Rr 01 ; JJB/Rr 02
O/S Location Plan. ; Design + Access Statement.

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

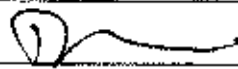
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



21/12/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) 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 or building to which this application relates.

Name of Owner	Address	Date Notice Served
	N/A	

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served
	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):

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:

N/A

Date (DD/MM/YYYY):

21/12/2012

(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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

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):

21/12/2012

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

01203 447851

Country code:

Mobile number (optional):

07841 816146

Country code:

Fax number (optional):

Email address (optional):

Johnburgessandco@btinternet.com

16. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

07706 600750

Country code:

Mobile number (optional):

07787 516090

Country code:

Fax number (optional):

Email address (optional):

townolamdesign@hotmail.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:

320130040P

tom nolan design

4 Mount Ave. Rossendale
Lancashire . BB4 7BH
Tel 01706 600750
Mob 07787 516040
tomnolandesign@hotmail.co.uk

DESIGN AND ACCESS STATEMENT

3.12.2012

1-2 Ladycroft Cottage, Holden, Bolton by Bolton, Clitheroe, Lancs.

Proposed garden room and Detached Single Garage within existing Garden Curtilage.

This statement is to be read in conjunction with the planning application and appended Drawings, JJB/Ex 01, JJB/PR 01 and Pr02 and Ordnance survey plan ref.02477700.

Design Principles/ Process: The proposal is to construct a single storey 'garden room' to allow extra living space and light into the existing cottage. The design is intended to be similar to in scale and to balance the existing extension to the neighbouring property in terms of the overall elevation to the South East.

The proposal is also to construct a single storey detached garage in a position to the South East of the garden currently occupied by outbuildings which will be shielded by existing and enhanced planting to the perimeter of the garden in order to minimise any impact it may have.

Layout: The layout is designed around the clients requirements for an additional lounge area and dining space adjacent to the existing kitchen. The garden room is intended to be open plan with an internal area of approx 16m² with an attached porch of approx 2m². The Detached Garage is designed in simple form sympathetic to neighbouring garage buildings and to allow single car parking. Overall plan area is approx 17.6m².

Crime prevention: The development is within the curtilage of the clients site. Site boundaries are already secured in the form of walls, railings or fences. Physical security to the garden room and garage will be provided by the nature of its construction and the use of recommended proprietary secure locking systems to doors and windows.

Scale: The scale of the development has been seriously considered and buildings are of domestic scale and design and construction will be sympathetic to the existing architecture of the adjacent buildings and those of the surrounding area.

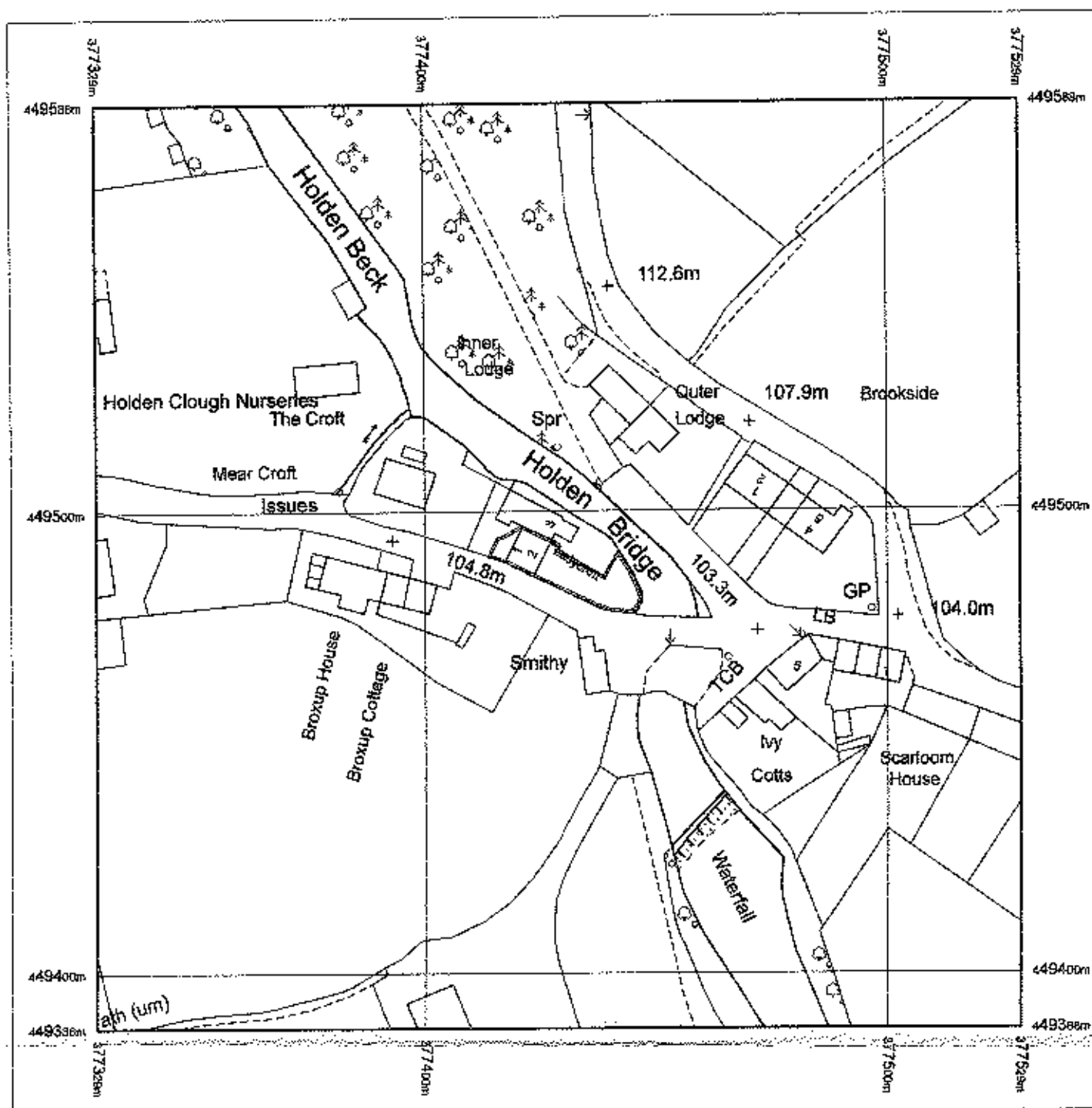
Appearance: It is intended to construct the Garden room and Garage in materials which are in keeping with the existing architecture. Natural construction materials as described and indicated on the appended drawings are utilised throughout the design. Landscape and other external materials will be as existing and in keeping with and sympathetic to the neighbouring environment.

Landscape: Assessment: The site is generally level existing garden space which is fenced to the north with a combination of shrubs, trees and dry stone walls to the South and mature shrubs to the Eastern boundary.

Proposed landscaping will be as presented on the submitted plans, which will have a minimal impact on the existing garden. Existing trees and grassed areas to the perimeter of the site are to be retained and enhanced.

Access: Vehicular and pedestrian access to the site is via existing gates from Barret Hill Brow which will remain unchanged. There is sufficient area for provision of level vehicular and pedestrian access and 2no parking spaces in front of the proposed Garage.

DOC Design and access statement/TN-JJB /03/12/2012



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Produced 13.05.2011 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2011.

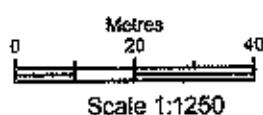
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

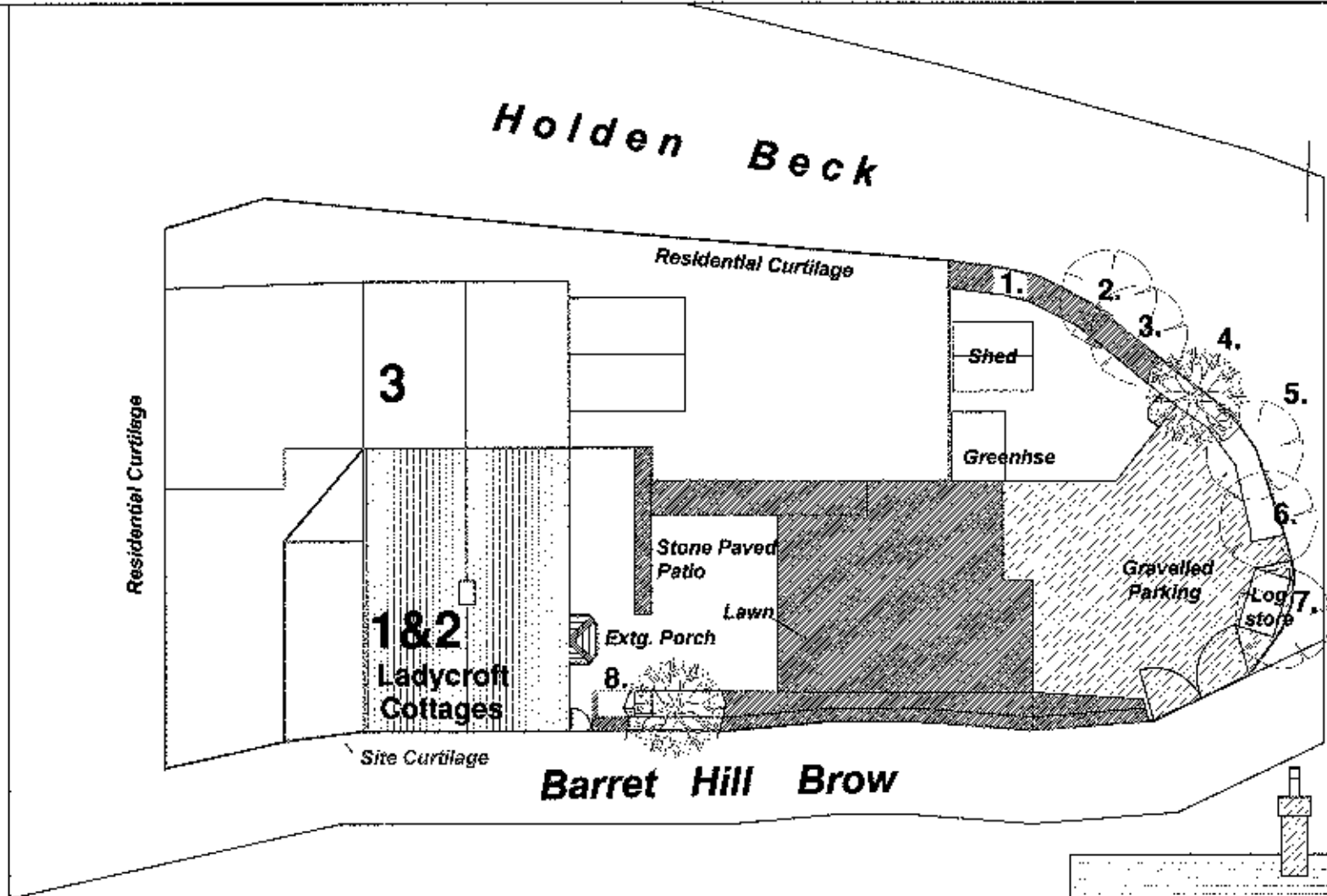
Part or all of this OS Sitemap is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500, 1:10000.



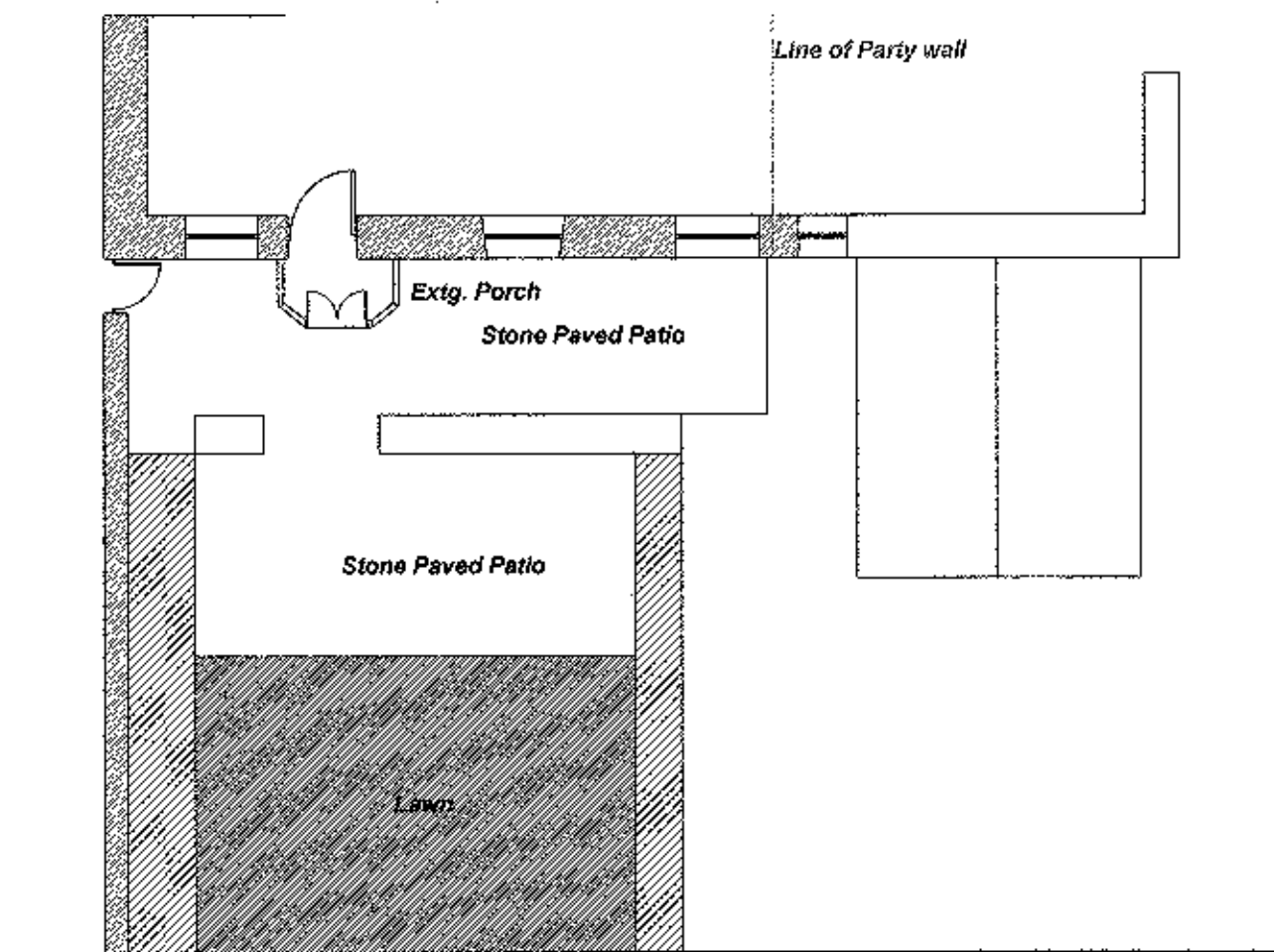
Supplied by: www.ukmapcentre.com
Serial number: 02477700
Centre coordinates: 377429 449488

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk

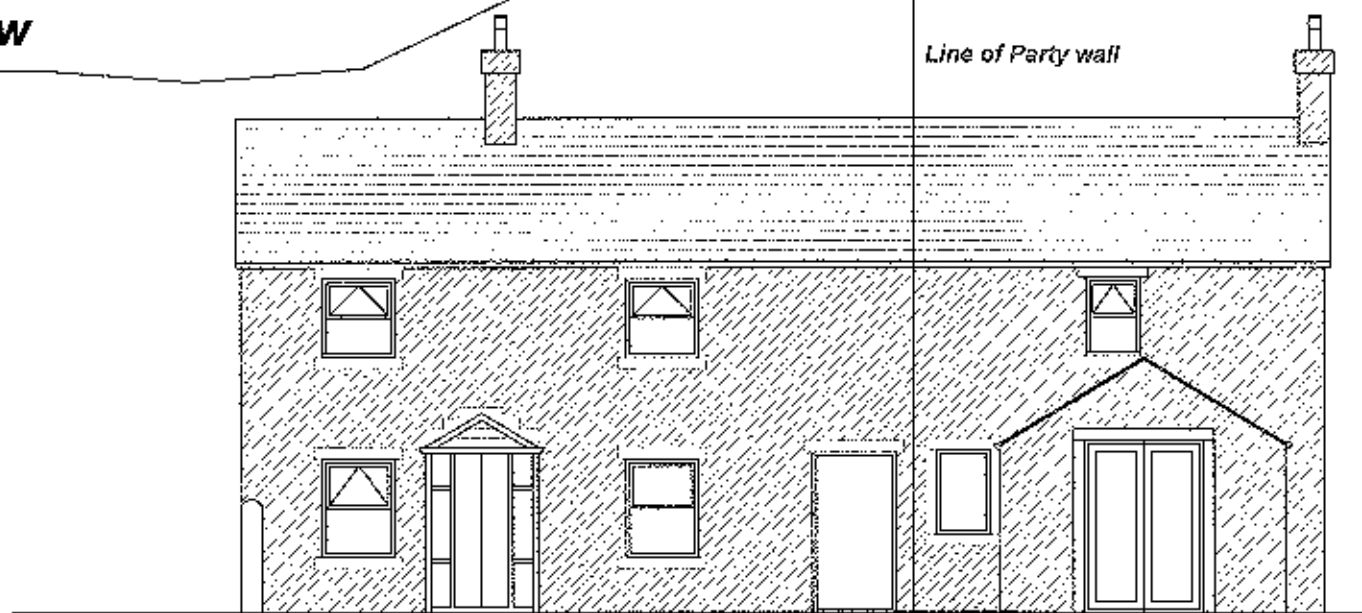
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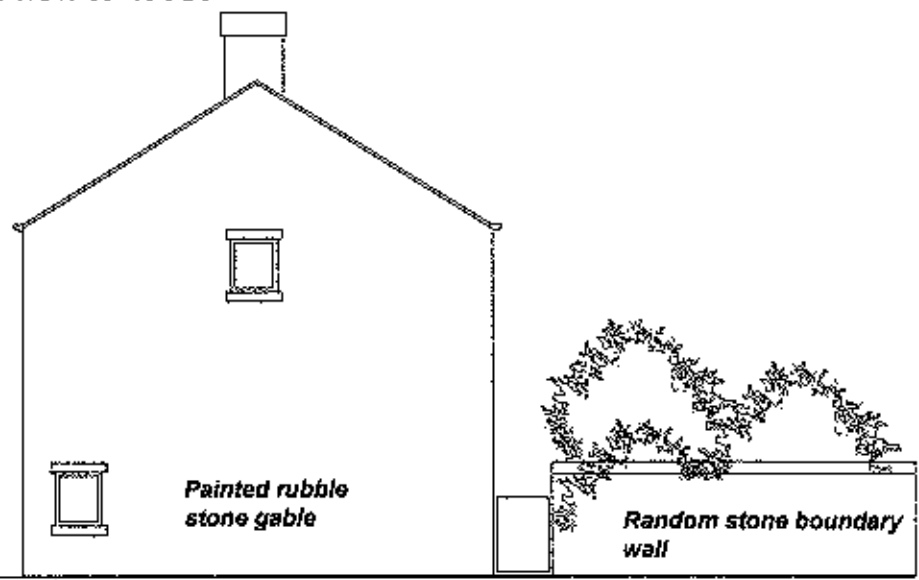
Existing Curtilage Plan 1:200



Existing Ground Floor (Part) Plan



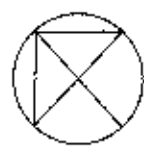
Existing Elevation to West



Existing Elevation to South

Schedule of Existing Trees and Shrubs:

1. Spirea Hedge to be retained.
2. Common Ash DBH 50mm (self seeded) to stream boundary wall, to be retained.
3. Rowan DBH 40mm to be retained.
4. Maple (Acer campestre) DBH 150mm to be retained.
5. and 6. Green and Yellow Conifers to be retained.
7. Pine DBH 150mm to be retained.
8. Cotoneaster to be retained.



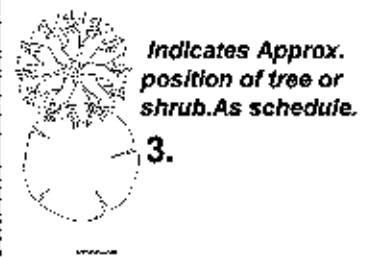
Planning Notes: Materials for Garden room.

Roof : Slate to match existing main roof.
Velux type rooflights with integral flashings
2 no to each pitch.
Code 4 lead flashings generally.
Walls : Random stone walling or coursed rubble to match existing. new lintels and cills to be cut natural stone to match existing walling to house.
Windows : Stained Timber double glazed units to match existing house windows.
Stained Timber doors generally.
Rainwater Gutters, downpipes and RWP's in Pvcu.
Black/Brown to match existing.

Drawing Notes

Drawings to be read in conjunction with Dwg JJB/Pr01, Pr02 (Shed Dwg.) and Site Location plan.
Do not Scale this drawing.
All dimensions to be measured and checked on site prior to any construction works.

- Indicates Residential curtilage.
- Indicates Application Site curtilage.
- ▨ Indicates extent of planted borders.



tom nolan design
design . architectural services

4 mount ave, rossendale, waterfoot, lancashire, BB4 7BH

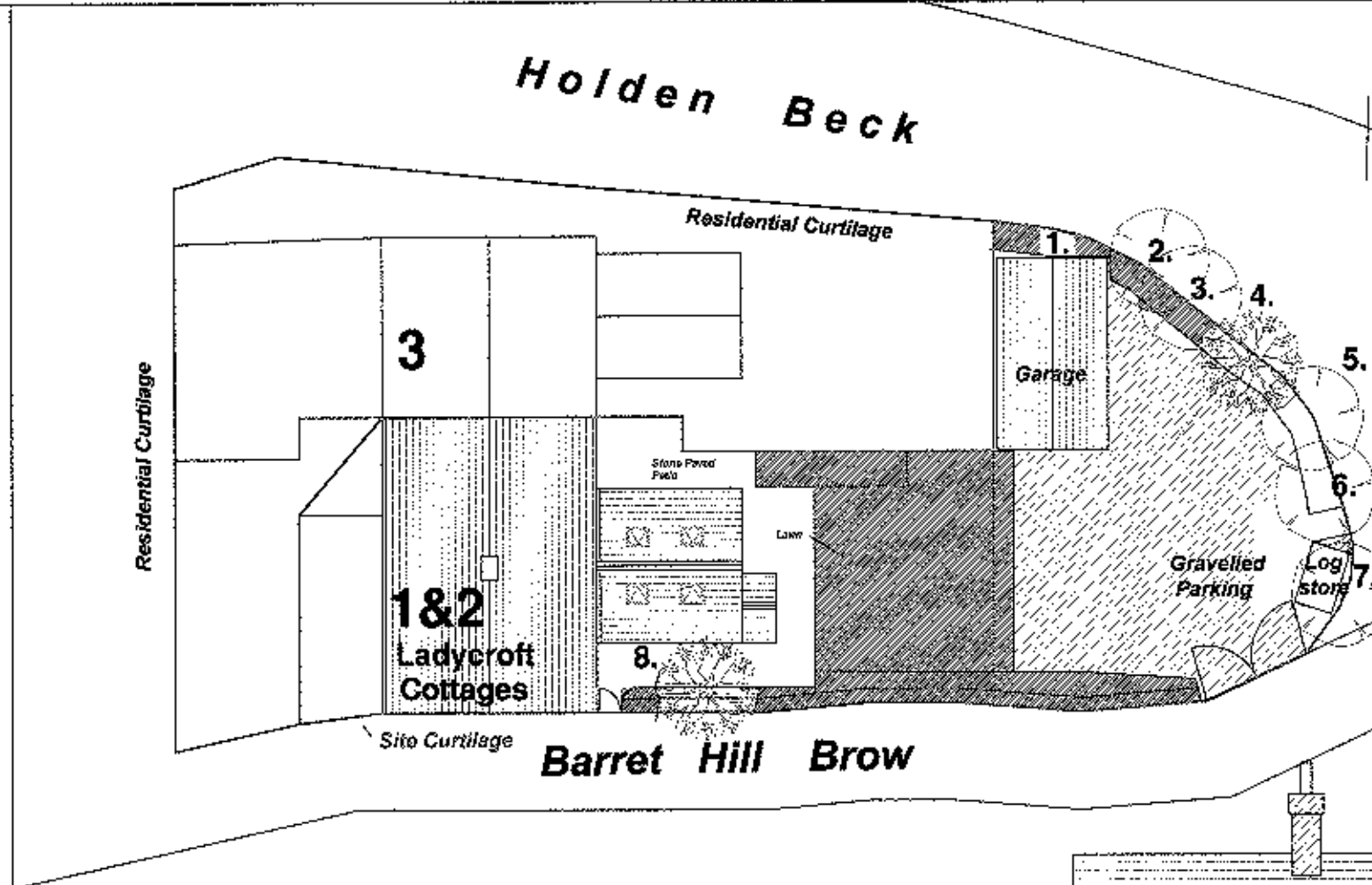
T: 01706 800750. M: 07787 516040
e: tomnolandesign@hotmail.co.uk
www.tomnolandesign.co.uk

Title
Ladycroft Cottage.
Holden, Clitheroe,
Lancs. BB7 4PE

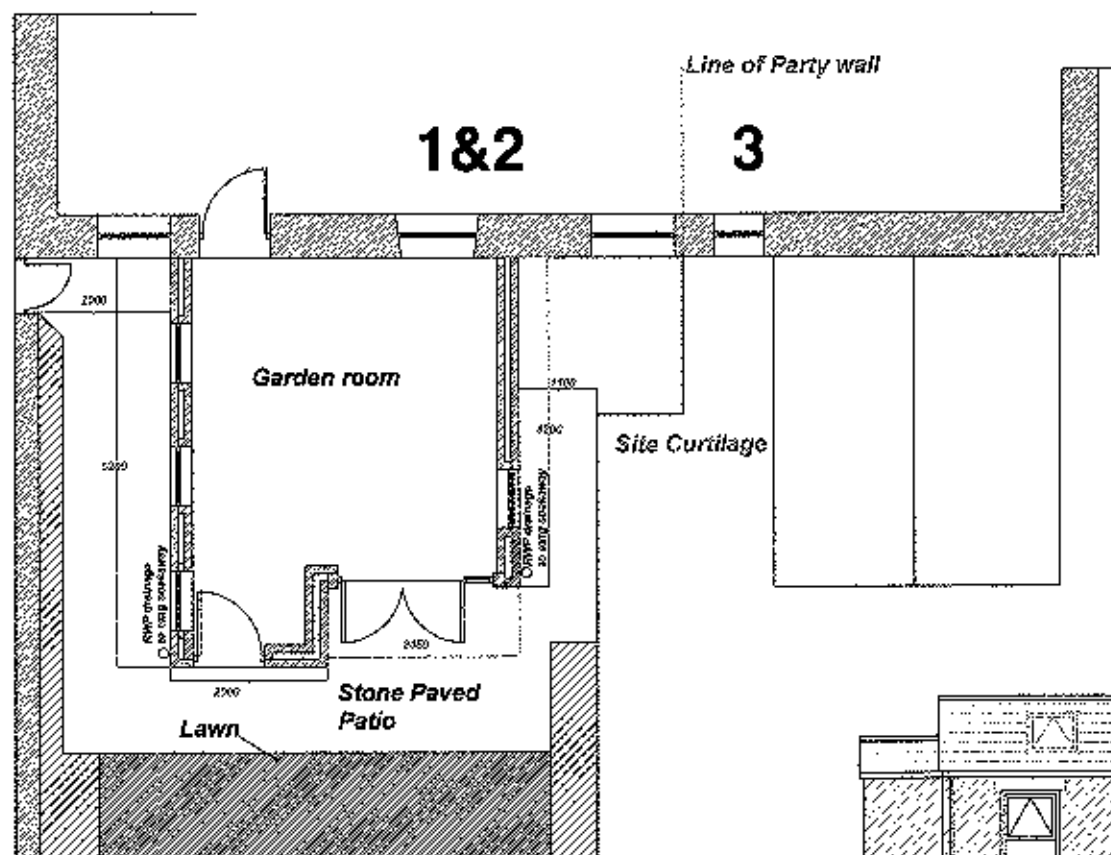
Proposed Garden Room and Garage.

Drawing Plans and Elevations. as Existing. #		
Scale June 2012	1:100/ 1:200	Drawn by
Drawing no JJB/Ex 01		Rev

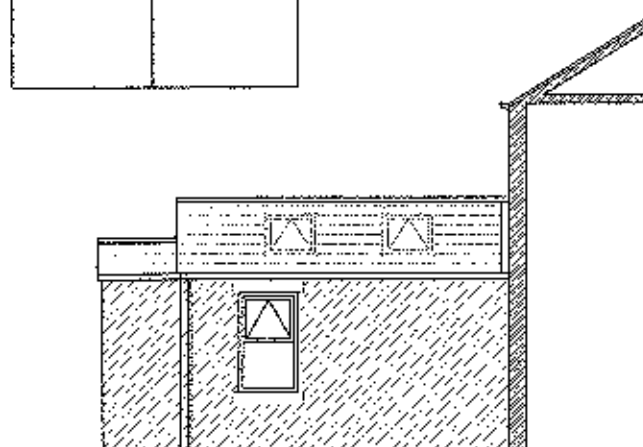
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Existing Curtilage Plan 1:200



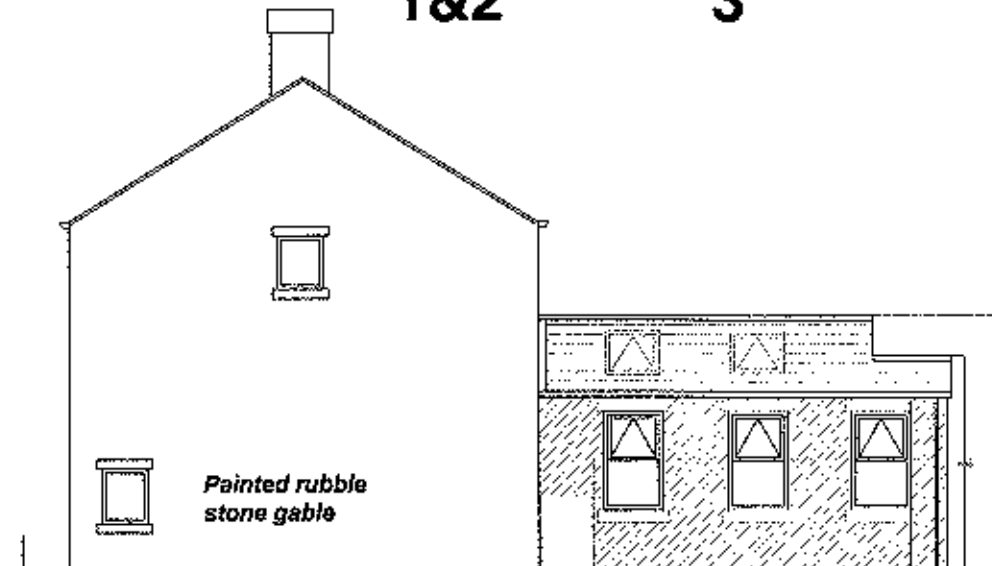
Proposed Ground Floor (part) Plan



Proposed Elevation to North



Proposed Elevation to West



Proposed Elevation to South

Schedule of Existing Trees and Shrubs:

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3. Rowan DBH 40mm to be retained.
4. Maple (Acer campestre) DBH 150mm to be retained.
5. and 6. Green and Yellow Conifers to be retained.
7. Pine DBH 150mm to be retained.
8. Cotoneaster to be retained.



Planning Notes: Materials for Garden room.

Roof : Slate to match existing main roof.
Velux type rooflights with integral flashings
2 no to each pitch.
Code 4 lead flashings generally.
Walls : Random stone walling or coursed rubble to match existing. new lintels and cills to be cut natural stone to match existing walling to house.
Windows : Stained Timber double glazed units to match existing house windows.
Stained Timber doors generally.
Rainwater Gutters , downpipes and RWP's in Pvcu.
Black/Brown to match existing.

Drawing Notes

Drawings to be read in conjunction with Dwg JJB/Pr01, Pr02 (Shed Dwg.) and Site Location plan.
Do not Scale this drawing.
All dimensions to be measured and checked on site prior to any construction works.

— Indicates Residential curtilage.

— Indicates Application Site curtilage.

■ Indicates extent of planted borders.

○ Indicates Approx. position of tree or shrub. As schedule.

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4 mount ave, Rossendale, Waterfoot, Lancashire, BB7 7BH

t. 01705 600750. m. 07787 518040
e. tomnolandesign@hotmail.co.uk
www.tomnolandesign.co.uk

Title
Ladycroft Cottage.
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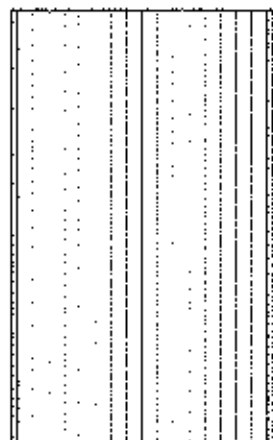
Proposed Garden Room and Garage.

Drawing
Plans and Elevations.
as Proposed
#

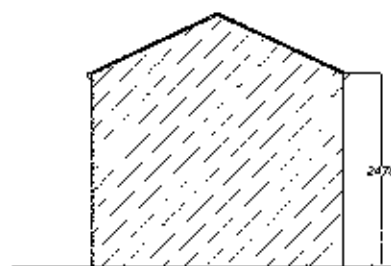
Scale
June 2012 **1:100/ 1:200**

Drawing no
JJB/Pr 01

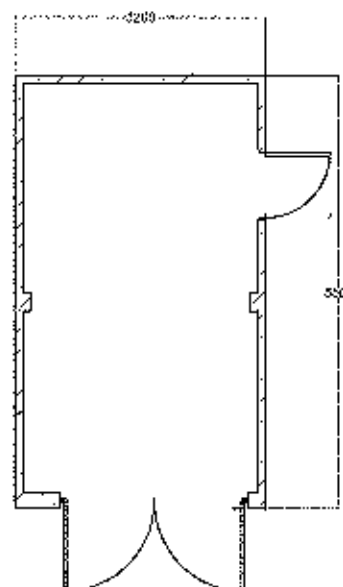
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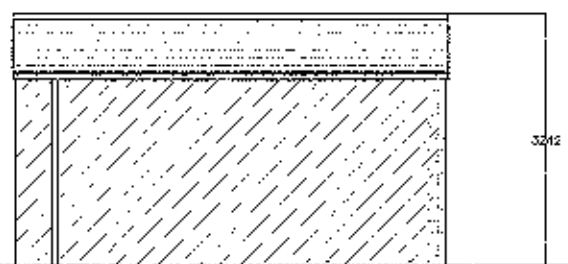
Roof Plan



Proposed Elevation to North



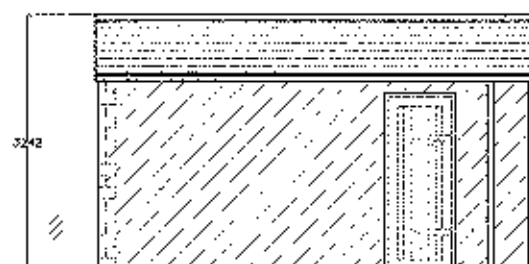
Ground Plan



Proposed Elevation to West



Proposed Elevation to South



Proposed Elevation to East

Planning Notes: Materials for Garage.

Roof : Slate colour tiles to match existing main roof. Roof pitch 25deg. min.

Code 4 lead flashings generally.

Walls : South and West Elevations to be Stone quoins with Random stone walling (or coursed rubble infill) to match existing house.

North and East elevations to be Stone quoins and infill to be rendered blockwork.

Doors: Stained Timber doors and Steel hinges..

Rainwater Gutters, downpipes and RWP's in Pvcu. Black/Brown to match existing house to Extg. soakaway.

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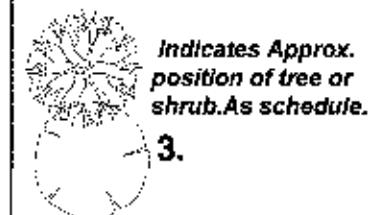
Drawings to be read in conjunction with Dwg JJB/Pr01, Ex01 and Site Location plan. Do not Scale this drawing. All dimensions to be measured and checked on site prior to any construction works.

Drawing Notes

--- Indicates Residential curtilage.

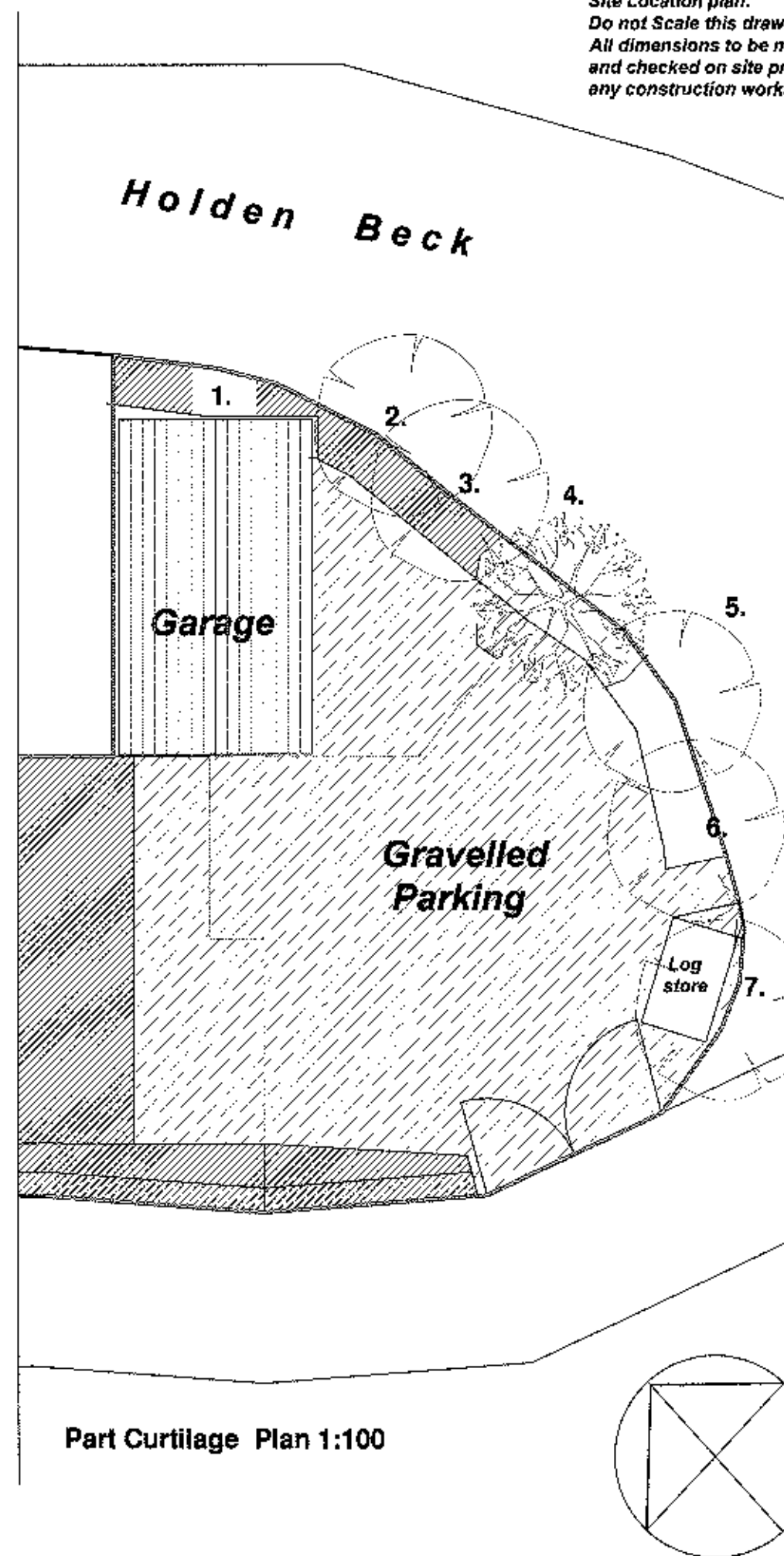
--- Indicates Application Site curtilage.

▨ Indicates extent of planted borders.



Schedule of Existing Trees and Shrubs:

1. Spirea Hedge to be retained.
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5. and 6. Green and Yellow Conifers to be retained.
7. Pine DBH 150mm to be retained.
8. Cotoneaster to be retained.



Part Curtilage Plan 1:100

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design . architectural services

4 mount ave. mossesdale, waterfoot, Lancashire, BB4 7BH

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e.tomnolandesign@hotmail.co.uk
www.tomnolandesign.co.uk

Title

**Ladycroft Cottage,
Holden, Clitheroe,
Lancs. BB7 4PE**

**External Sun Room
and Garage.**

Drawing

**Plans and Elevations.
Proposed Garage.
#**

June 2012 Scale 1:100 Drawn by

Drawing no JJB/Pr 02 Rev