



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: 320130055 P

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: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of Proposed Works

Please describe the proposed works:

Proposed 3rd double bedroom over existing kitchen extension & site car parking & turning area at Rose Cottage Main St Grindleton.

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:

Rose Cottage

Address 1:

Main Street

Address 2:

Grindleton

Address 3:

Town:

Clitheroe

County:

Postcode
(optional):

BB7 4QT

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:

A sycamore tree to be cut down.

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.

T1 Sycamore tree

Two individual trees to remain

8. Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes ☐ No

If Yes, please describe:

With the demolition of the existing garage access to the site is gained and at least 3 car parking places off the road

9. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff
(b) an elected member

Do any of these statements apply to you?

- (c) related to a member of staff
(d) related to an elected member

☐ 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	Rendered & pebble dash to main wall of extension.	Rendered & pebble dash to match existing.	☐	☐
Roof	Blue slate	Blue slate recovered from existing	☐	☐
Windows	Timber painted white	Timber painted.	☐	☐
Doors	Wood painted white	N/A	☒	☐
Boundary treatments (e.g. fences, walls)	Woven fence panel	Woven fence panels to remain	☐	☐
Vehicle access and hard-standing	Existing concrete	Crushed stone chipping	☐	☐
Lighting		N/A	☒	☐
Others (please specify)		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:

Design & Access Statement + Photos
 Site Layout Existing & Location Plan 101/4/1
 Existing house plan & Elevations 101/4/3
 Proposed Site Layout 101/3/4
 Proposed house Plan & Elevations 101/3/2 A

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 no body 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):

St Marshall

26/11/2012

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

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

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:

- 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:

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Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

Reviewing date (which must not be earlier than 21 days before the date of the application):

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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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:

Date (DD/MM/YYYY):

	<i>J Marshall</i>	26/11/2012
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(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):

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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):

2

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):

26/11/2012

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

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:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

jmarshall.grindleton@tiscali.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:

Jeff Marshall

Telephone number:

01200 440157

Email address:

jmarshall.grindleton@tiscali.co.uk

320130055P

Rec'd
4/11/13

**ROSE COTTAGE, MAIN STREET, GRINDLETON
First floor bedroom**

DESIGN & ACCESS STATEMENT

There are two aspects to this development.

- a) The removal of the existing garage built around 2001, enabling a car parking further into the site with turning area adjacent to the existing stone outbuilding and store.
- b) The construction of a third bedroom and en-suite facility above the existing kitchen extension constructed in 2001.

Access

The present access to the site is by a pedestrian gate adjacent to the house which is to remain. There is separate access to the garage and a rear door. It is proposed that the garage be removed to give vehicle access to the rear of the site. This will enable a further area for cars to turn around and will allow further parking within the site.

This will help part relieve the existing parking problem on Main Street.

Design

Bedroom Extension over the existing Kitchen

The requirement is to amend the first floor accommodation (to create a second and third double bedroom) and build a master bedroom with en-suite above the kitchen extension. This master bedroom suite will be accessed by a corridor along the rear of the house from the existing stair case.

This design is to incorporate the existing extension better into the fenestration of the existing house by means of incorporating window jambs, heads and sill and to introduce quoins to the front corner of the existing kitchen extension.

The rear backs on to part of a blank wall of an existing house "Rocking Castle" and part onto a room 1800mm away. This is a recent extension of a garden room with its main window and view onto the garden of "Rocking Castle".

The garden is to be modified to incorporate a turning area within the site. This area will be lowered.

The outbuilding 'Garden Store' is to be maintained as it is and kept in good order.

History

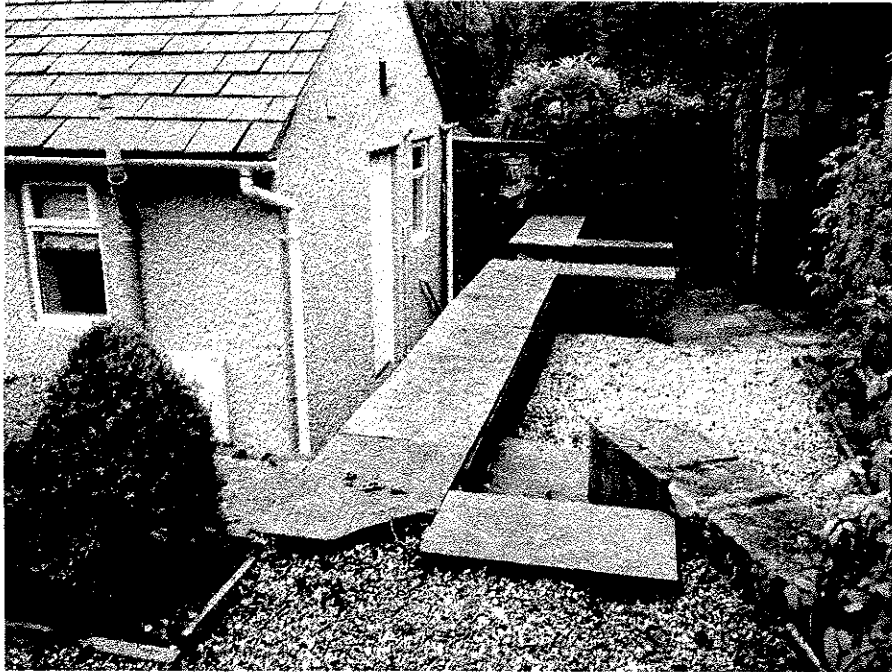
The original house was constructed around 1906 with the front elevation looking south over the garden at right angles to Main Street. The rear of the property backs onto Rocking Castle separated by a pathway. Further to the south there are four ex council properties constructed around the mid thirties.

The houses to the west side of Rose Cottage were constructed in the seventies, and are a considerable distance away.

The west side of the house, which is elevated from the road, is directly on to Main Street with a separation of a tarmac footpath.

Rose Cottage itself is in authentic condition. The single storey kitchen extension to the east side was constructed in 2001 and requires some modification to bring it up to the visual standard of the main house, ie. stone quoins and opening surrounds

Jeff Marshall



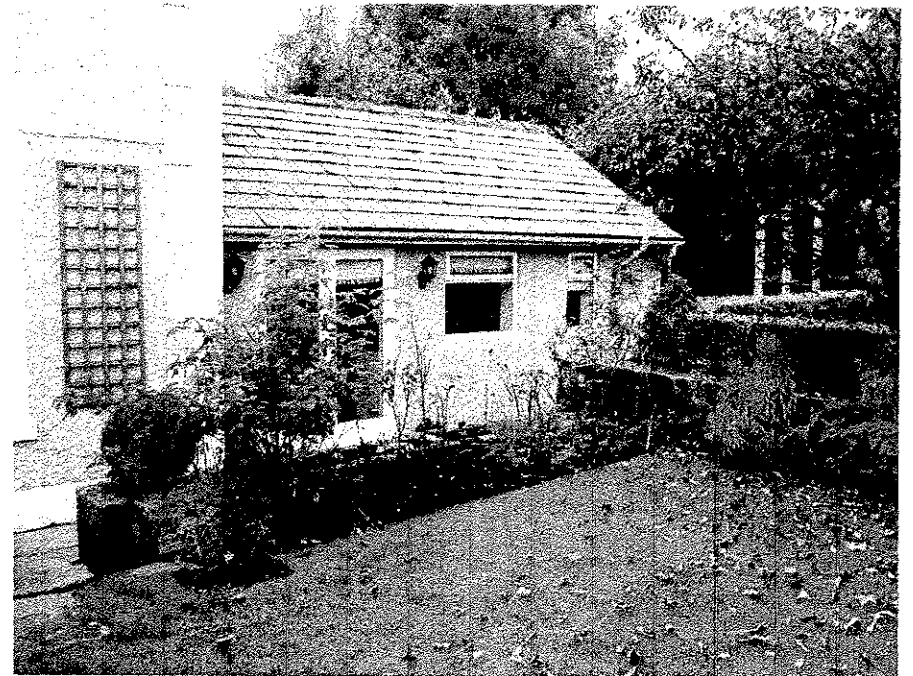
End elevation of existing extension



Main house & existing extension



Back view to adjoining property



Front elevation



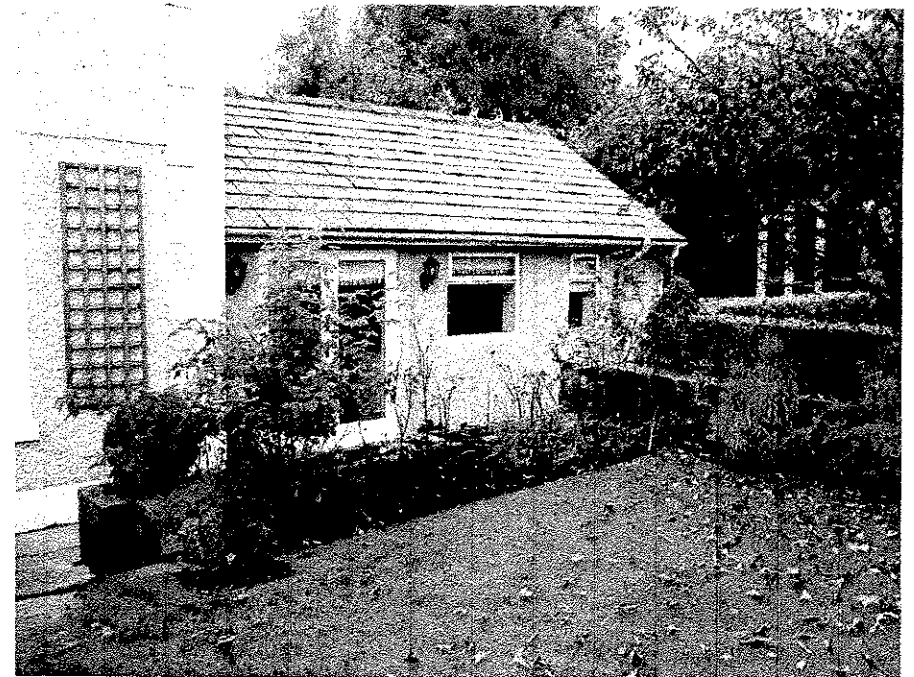
End elevation of existing extension



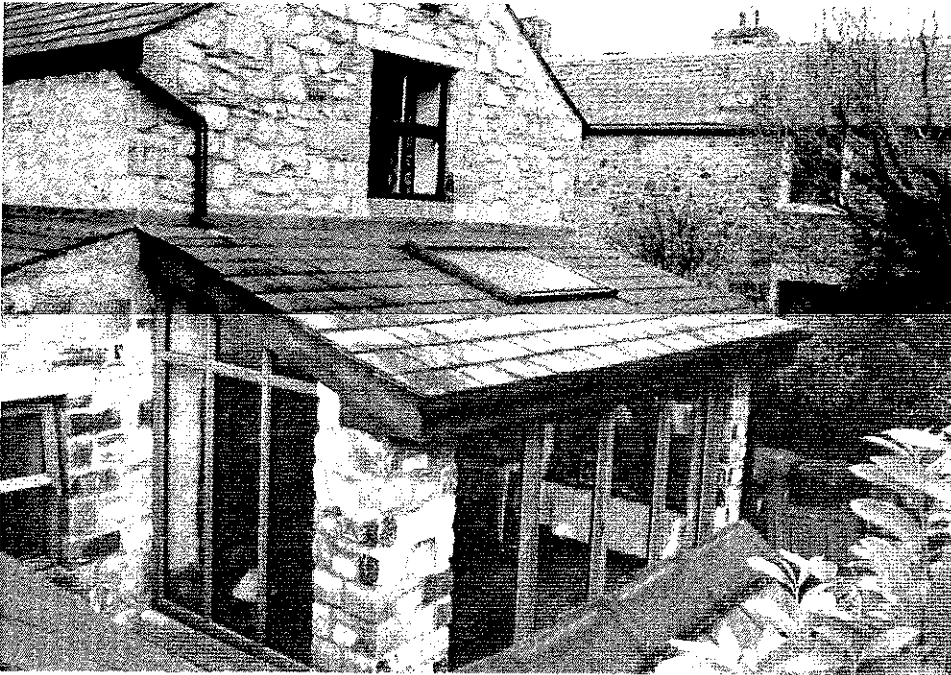
Main house & existing extension



Back view to adjoining property



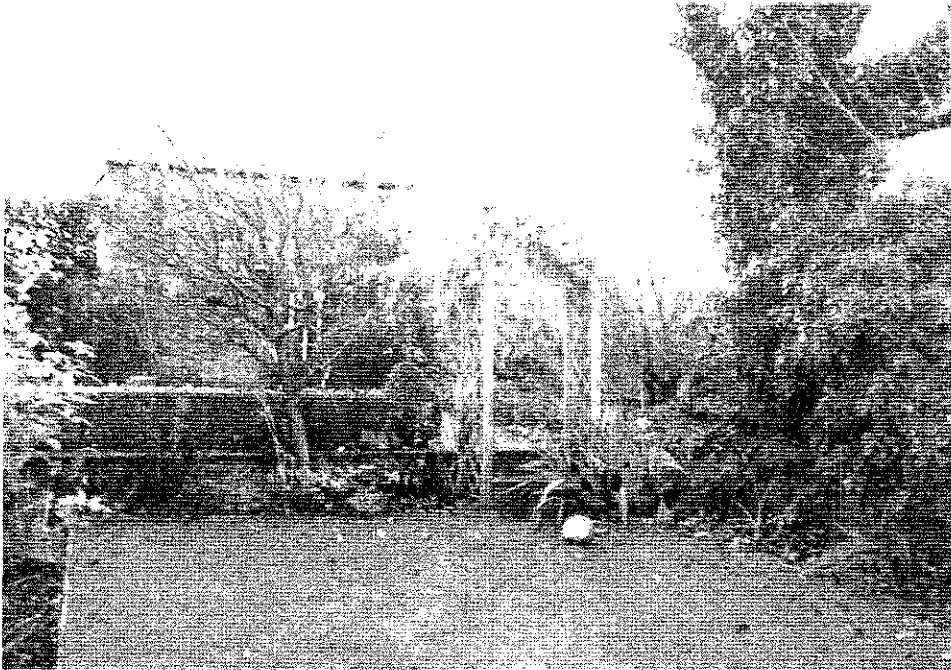
Front elevation



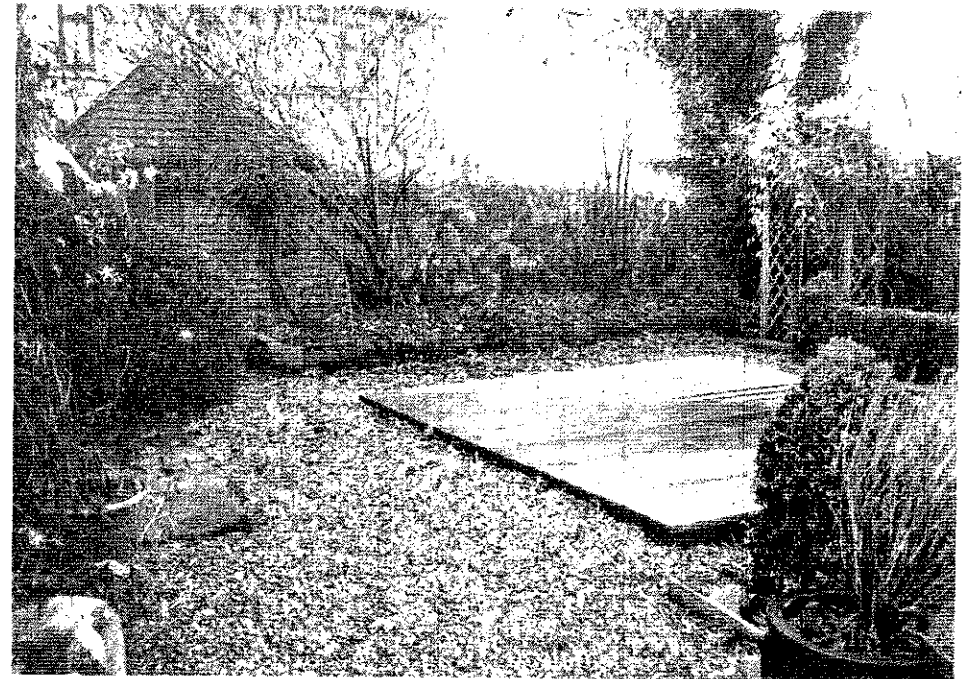
Sun room to 'Rocking Castle.'



Removal of garage and tree creating new access and parking area



Area of proposed car parking and turning to be reduced in the level



Area of proposed car parking and tree to be removed.