



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

Date received

Fee paid £

Receipt No:

320130104P

## 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](http://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: **MRS** First name: **ANTHEA**  
Last name: **ROGERS**  
Company (optional):  
Unit: House number: **2** House suffix:  
House name:  
Address 1: **ST DENYS CROFT**  
Address 2: **PIMLICO ROAD**  
Address 3:  
Town: **CLITHEROE**  
County:  
Country:  
Postcode:

### 2. Agent Name and Address

Title: **MR** First name: **STEPHEN**  
Last name: **BIALECKI**  
Company (optional):  
Unit: House number: House suffix:  
House name: **ROSEDALE**  
Address 1: **BACK LANE**  
Address 2: **GRINDLETON**  
Address 3:  
Town: **CLITHEROE**  
County:  
Country:  
Postcode: **BB7 4RZ**

### 3. Description of Proposed Works

Please describe the proposed works:

**RESUBMISSION (APP NO 3/2012/0737/P)**  
**RETROSPECTIVE PROPOSAL FOR THE ERECTION**  
**OF A TIMBER POST AND RAIL WITH VERTICAL**  
**BOARD FENCE.**

**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):

04/07/2012

(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):

06/07/2012

(date must be pre-application submission)

**4. Site Address Details**

Please provide the full postal address of the application site.

Unit:  House number: 2 House suffix: 

House name: ST DENYS CROFT.

Address 1: PIMLICO ROAD.

Address 2: Address 3: 

Town: CLITHEROE

County: 

Postcode (optional): BB7 2BY

**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 ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoDo 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:

 PLAN NO 4007/a
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 ☐ Yes ☒ No
- (b) an elected member ☐ Yes ☒ No
- (c) related to a member of staff ☐ Yes ☒ No
- (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<br>(where applicable)   | Proposed                                                             | Not<br>applicable                   | Don't<br>Know            |
|---------------------------------------------|----------------------------------|----------------------------------------------------------------------|-------------------------------------|--------------------------|
| Walls                                       |                                  |                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Roof                                        |                                  |                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Windows                                     |                                  |                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Doors                                       |                                  |                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Boundary treatments<br>(e.g. fences, walls) | STONE WALL WITH<br>LEYLAND TREES | STONE WALL WITH<br>TIMBER POST - RAIL<br>AND VERTICAL BOARD<br>FENCE | <input type="checkbox"/>            | <input type="checkbox"/> |
| Vehicle access and<br>hard-standing         |                                  |                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lighting                                    |                                  |                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Others<br>(please specify)                  |                                  |                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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:

PLAN NO 4407/a  
STATEMENT

320130104P

**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):



**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):

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**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:

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

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

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Signed - Applicant:

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Or signed - Agent:

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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:

|  |
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|--|

Or signed - Agent:

|    |
|----|
| YR |
|----|

Date (DD/MM/YYYY):

|          |
|----------|
| 21/01/13 |
|----------|

(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:

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Or signed - Agent:

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|  |
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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 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 other plans and drawings or information necessary to describe the subject of the application:



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: (No fee)



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



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



320130104P

**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):

8/2

21/01/13

(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:

01200

441782

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

**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:

320130104P

PROPOSED  
TIMBER BOUNDARY FENCE  
AT  
2 ST DENYS CROFT  
CLITHEROE

ADDENDUM STATEMENT

8/13 21/01/13

320130104P

ADDENDUM SECTION

This application follows refused planning application No 3/2012/0737/P

We reiterate our comments of the original statement relating to litter . The south section of exposed garden to the boundary of adjacent footpath is presently littered with beer cans , chip trays etc.,

If the application site was similarly exposed then the whole garden length would become littered, unsightly, an environmental health hazard and unreasonable for the applicant to tolerate.

The applicant is entitled to provide appropriate protection to her property. In lieu of dialogue and compromise "Enforcement Action" should not be the answer.

Amended drawing No 4007/a shows a reduction in height of the fence by 700mm, giving a post height from the footpath of 2.10m , with a 100mm raised curves line to the panels between capped posts.

The amended drawing shows a timber fence with a degree of character maintaining partial privacy to the applicants garden , but most of all protection against discarded litter, with significantly improved visible impact from the highway.

We hope the amendments can be considered acceptable.

8/13 21/01/13

ORIGINAL STATEMENT.

320130104P

PROPOSED  
TIMBER BOUNDARY FENCE  
AT  
2 ST DENYS CROFT  
CLITHEROE

DESIGN AND ACCESS STATEMENT

320130104P

### LOCATION

The property is the corner plot entering St Denys Croft with vehicular access and front elevation from the south. The side elevation and garden facing east along Pimlico Road.

The east boundary is staggered and is separated from the public footpath by a 900mm high mature stone wall with similar varying levels. The footpath is further separated from the road by a partial raised grass verge and two mature trees.

The east side garden is separated by a 1.80m high timber fence forming parking from the south and enclosed garden to the remainder with a 13.0m frontage to the highway. It is this boundary line that relates to this application.

### ASSESSMENT

Prior to the erection of the new fence protection and privacy was formed by Leylandi trees forming a hedge with an 800mm high timber fence in front of the trees against the stone boundary wall.

The timber fence had become vandalised on a regular basis exposing the base of the trees and general privacy to the garden.

The exposed nature of the boundary protection becoming a haven for general litter discarding including chip trays, beer cans and bottles etc., on a regular basis becoming an attraction as a dumping ground by passer bys.

In mitigation the applicant had the existing hedge removed and replaced with the timber fence as detailed on Drawing No 4007.

The fence is set back and does not impair visibility site lines by virtue of the two mature trees when entering and departing St Denys Croft.

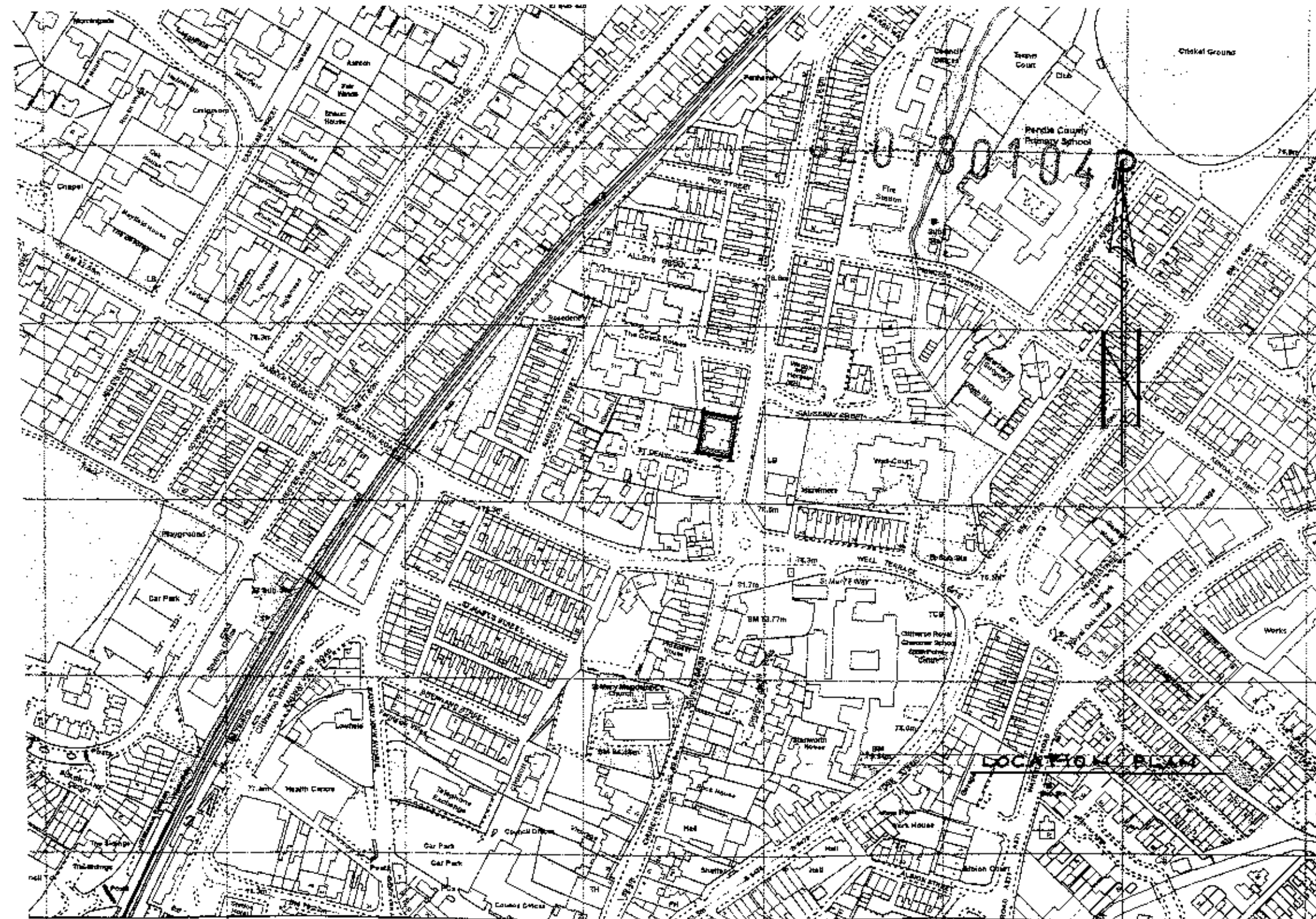
320130104P

PROPOSALS

The fence is 1.90m high from the garden level which is within permitted heights, provides protection and privacy to the garden.

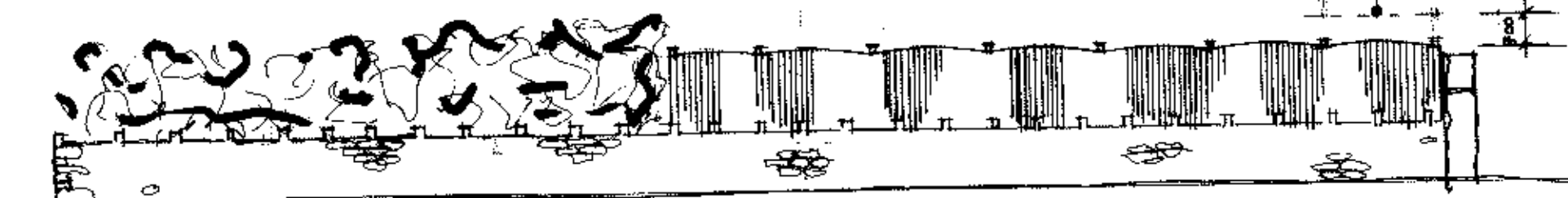
To improve the visible impact of the fence two coats of Cuprinol green stain shall be applied to both sides .

Under the circumstances in retrospect we proposed the fence should remain.

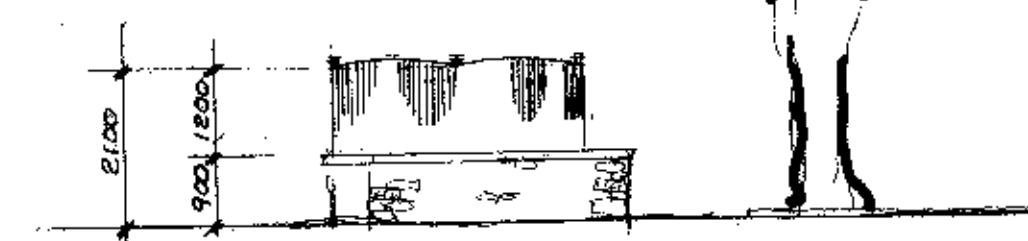


320130104P

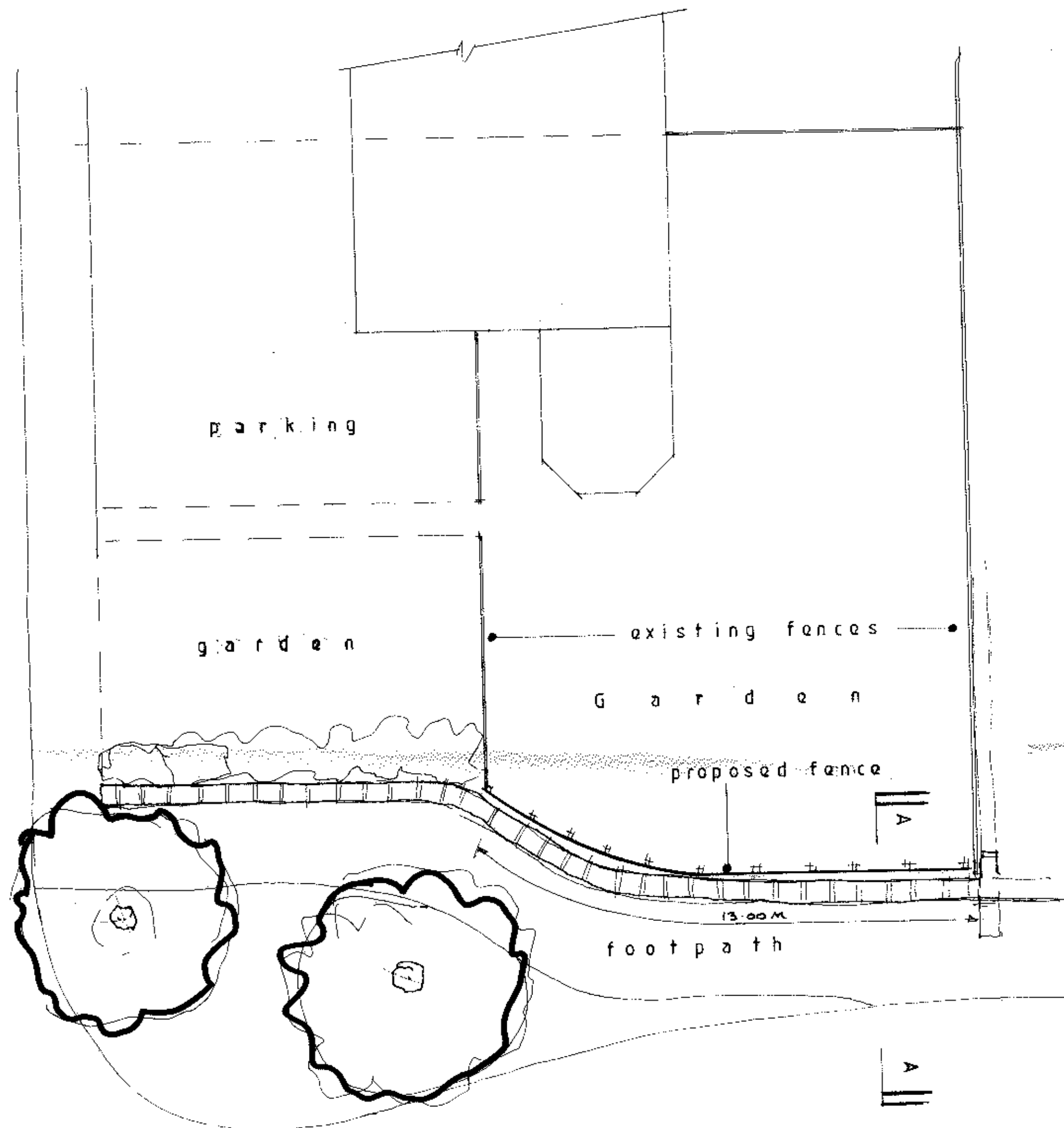
existing fence  
reduced in height  
700 mm



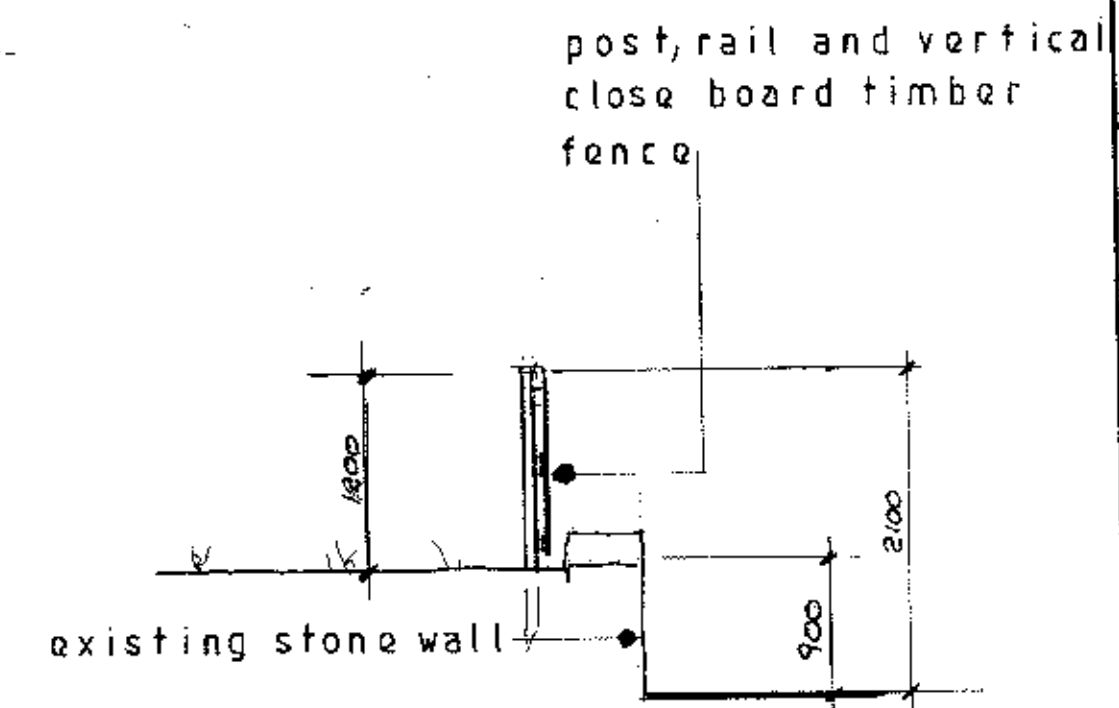
Proposed Front Elevation



Proposed Side Elevation



Proposed Plan



Section A-A

S.J. Bialacki Limited  
Building Surveyors

Drawing no 4007/a

Scale 1:100 & 1:50

Proposed  
Erection of Timber  
Boundary Fence  
At  
2 St Denys Croft  
Clitheroe