

21 JAN 2013

For office use only

Application No. 320130107 P.

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:	Mr & Mrs	First name:	Colin	Surname:	Clemmey
Company name:					
Street address:	Foxcroft, Whalley Road				
Town/City:	Biltington				
County:	Clitheroe				
Country:	Lancashire				
Postcode:	BB7 9HY				
Telephone number:				Country Code	National Number
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Geoff	Surname:	Hook						
Company name:	Geoff Hook										
Street address:	Geoff Hook			Telephone number:	<table border="1"> <tr> <td>Country Code</td> <td>National Number</td> <td>Extension Number</td> </tr> <tr> <td></td> <td>01282 604674</td> <td></td> </tr> </table>	Country Code	National Number	Extension Number		01282 604674	
Country Code	National Number	Extension Number									
	01282 604674										
	Stonehaven, Jinny Lane			Mobile number:	<table border="1"> <tr> <td></td> <td></td> <td></td> </tr> </table>						
	Roughlee			Fax number:	<table border="1"> <tr> <td></td> <td></td> <td></td> </tr> </table>						
Town/City:	Burnley			Email address:	roughlee@aol.com						
County:	Lancs										
Country:	United Kingdom										
Postcode:	BB12 9LL										

3. Description of Proposed Works

Please describe the proposed works:

Construction of a conservatory

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:
Northings:

Description:

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. 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 as part of the 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:

Description of proposed materials and finishes:

Roof - description:

Description of existing materials and finishes:

Description of proposed materials and finishes:

11. (Materials continued)

320130107P

Windows - description:

Description of existing materials and finishes:

Upvc

Description of proposed materials and finishes:

Upvc

Doors - description:

Description of existing materials and finishes:

Upvc

Description of proposed materials and finishes:

Upvc

Boundary treatments - description:

Description of existing materials and finishes:

Fence

Description of proposed materials and finishes:

None

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Bit/mac

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 2012/38/1, 2012/38/2 and 2012/38/3 together with a Design & Access Statement

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:

Mr

First name:

Geoff

Surname:

Hook

Person role:

Agent

Declaration date:

21/01/2013

☒ 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:

Mr

First Name:

Geoff

Surname:

Hook

Person role:

Agent

Declaration date:

21/01/2013

☒ Declaration Made

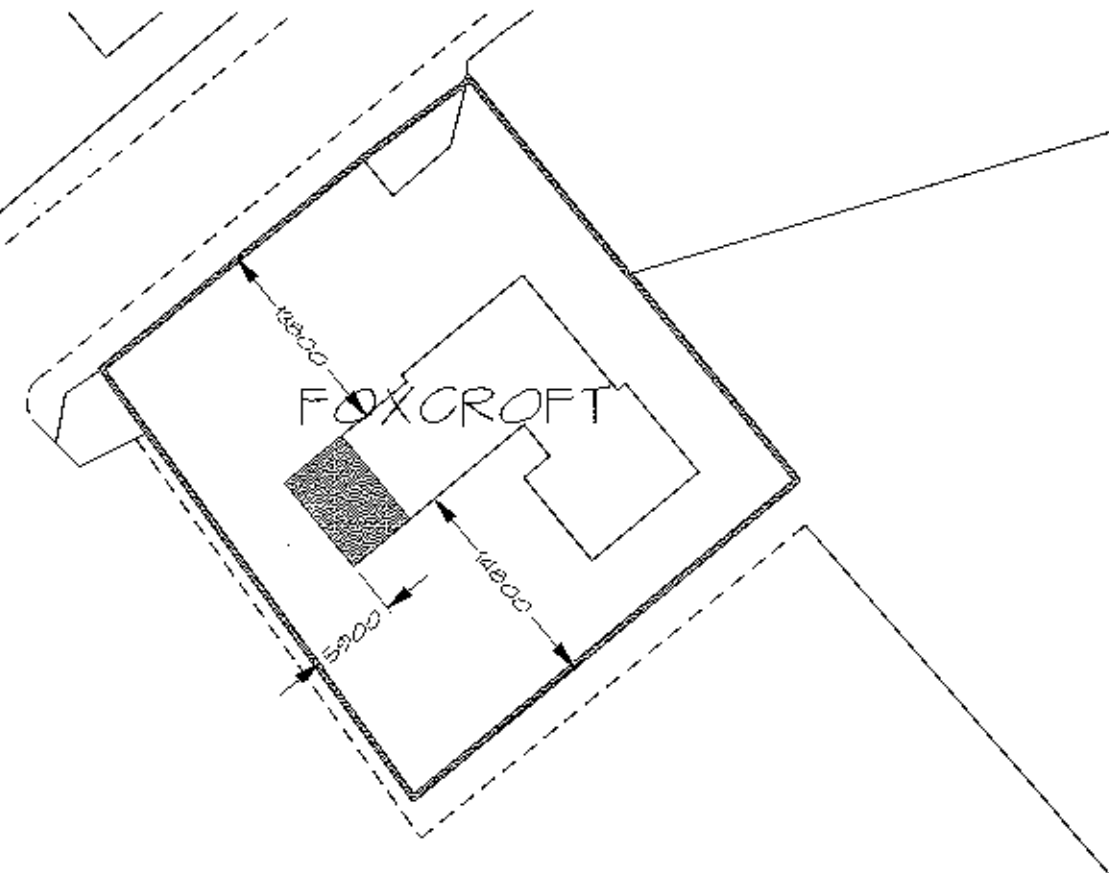
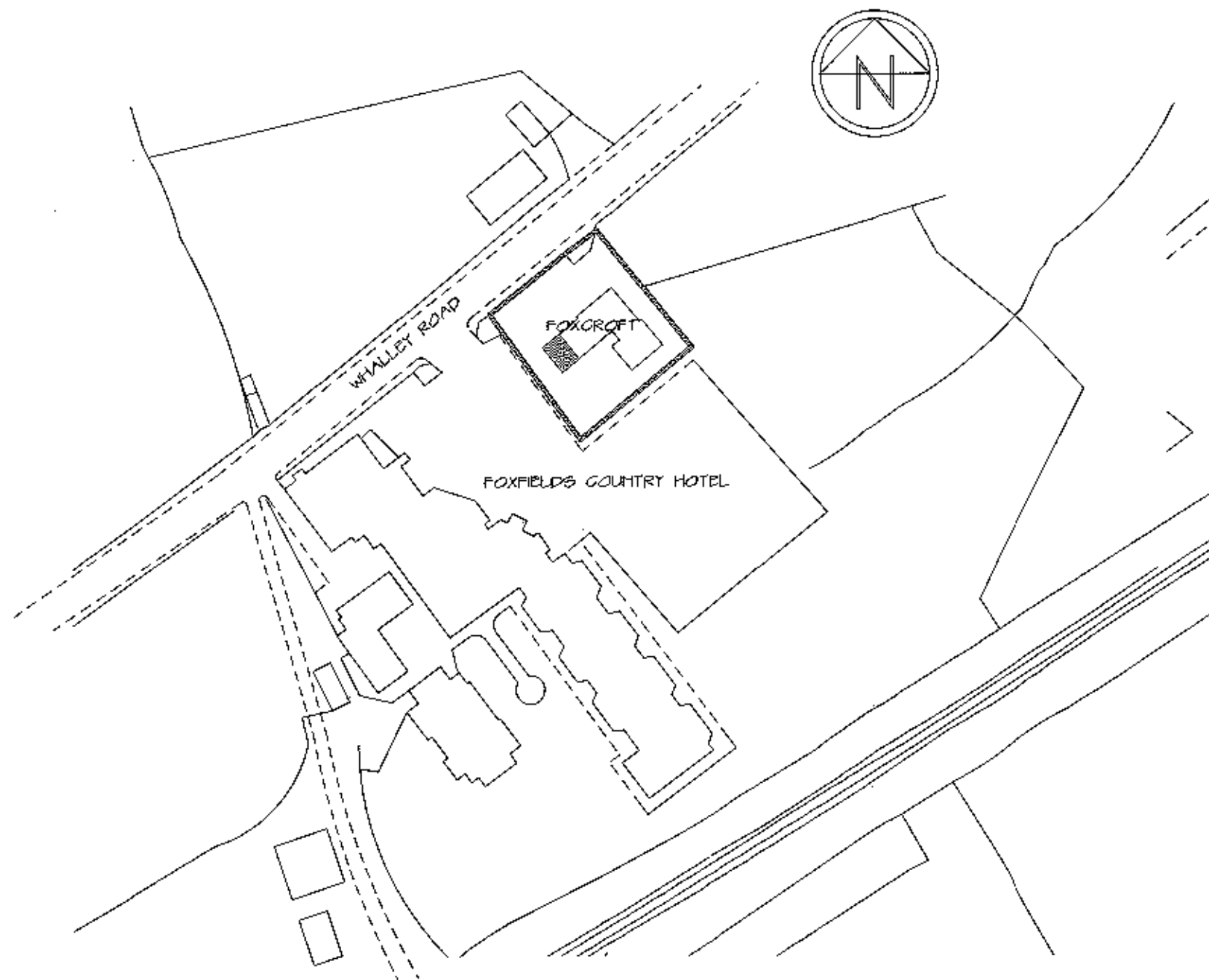
13. Declaration

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

21/01/2013



320130107P

NO	REVISION	DATE



GEOFF HOOK

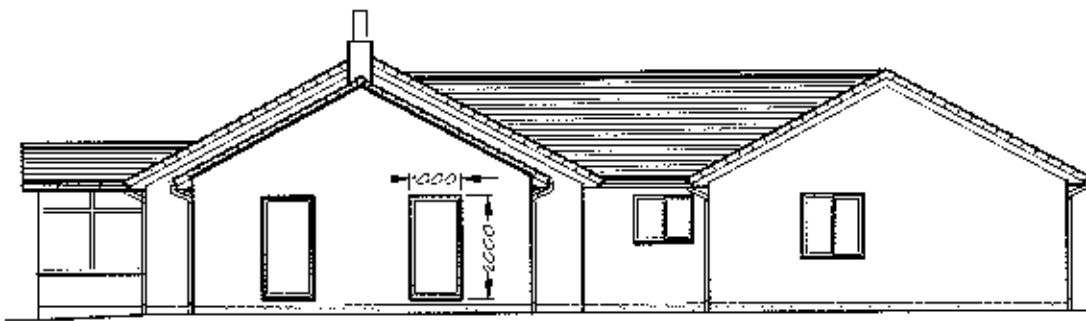
Building & Planning Consultants

Stonehaven,
Jimmy Fane,
Roughlee, Burnley
Lancashire BB12 9JL

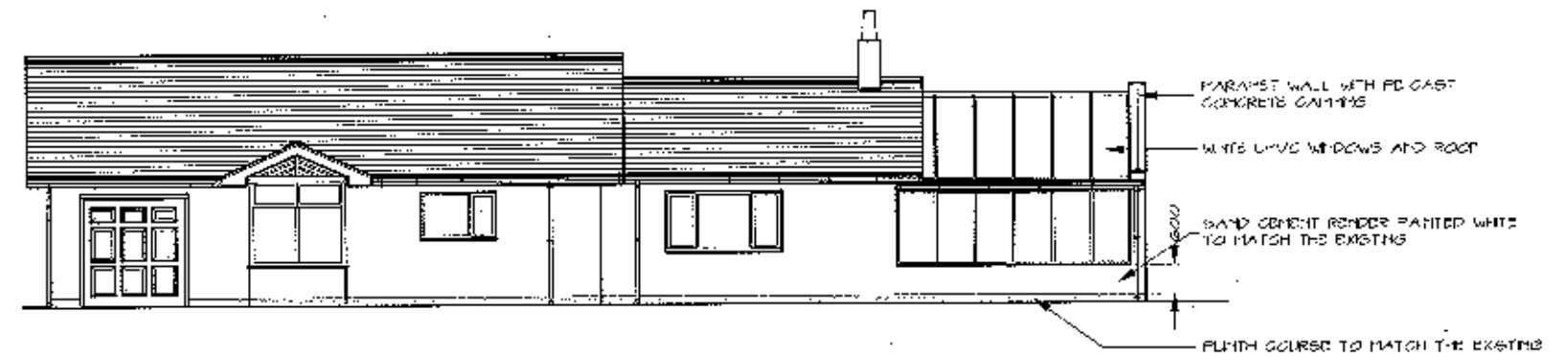
tel 01282 504674
mobile 07831 335063
e-mail roughlee@bnl.co.uk

LOCATION PLAN
OF
FOXGROFT
WHALLEY ROAD,
BURNLEY
FOR
MR & MRS CLARKE

Scale 1:500 & 1:1250 DATE 09/09/13
Dwg No 320130107P

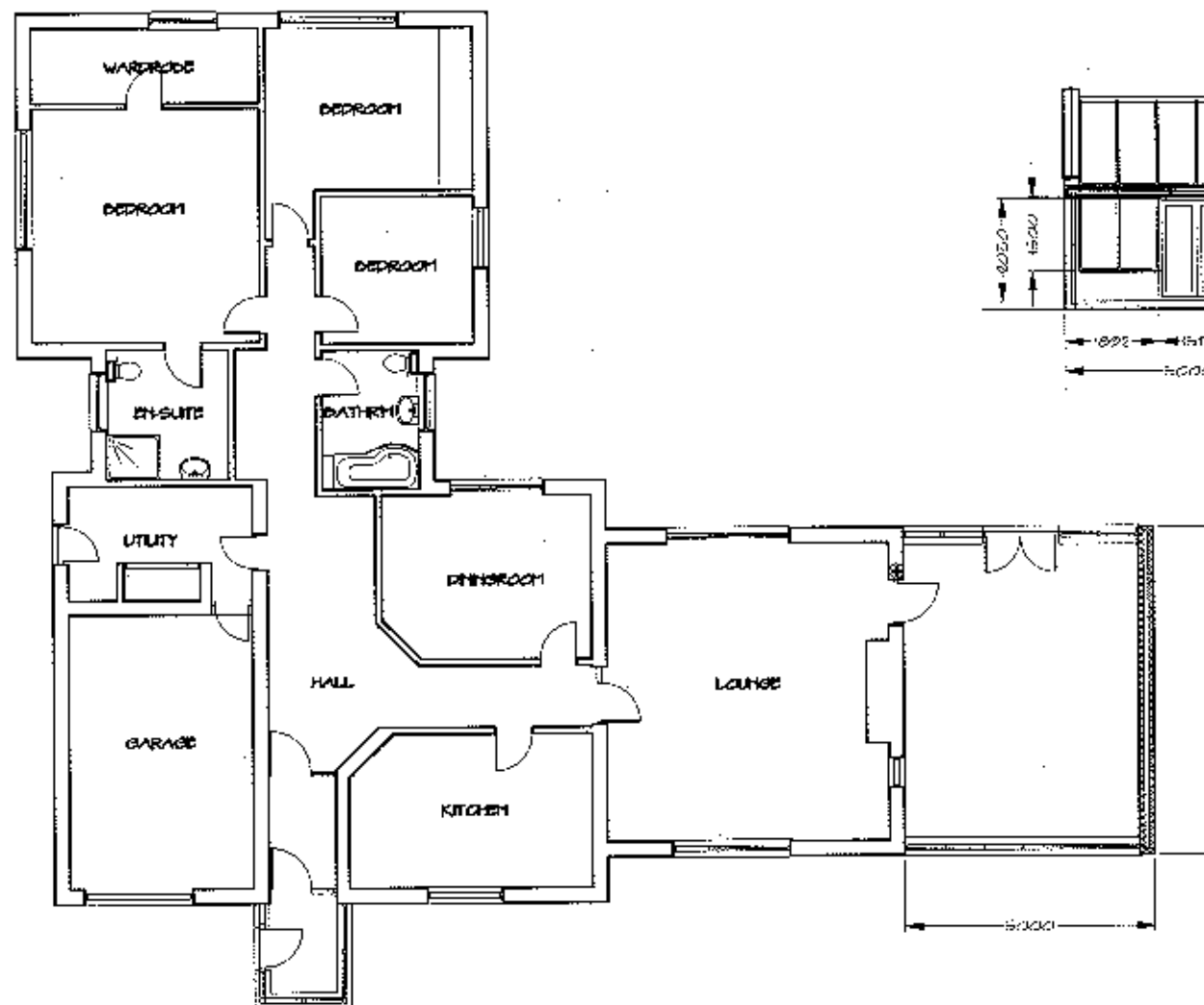


SOUTH WEST ELEVATION

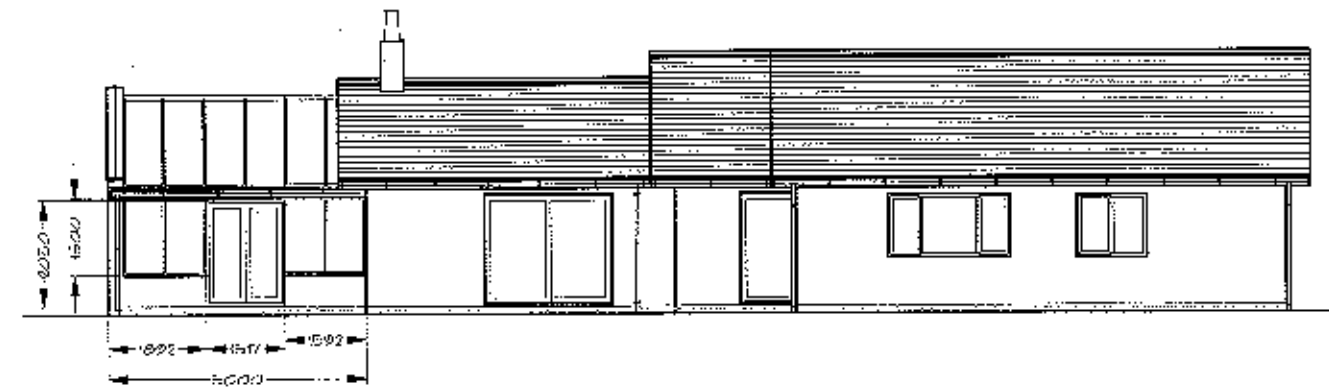


NORTH WEST ELEVATION

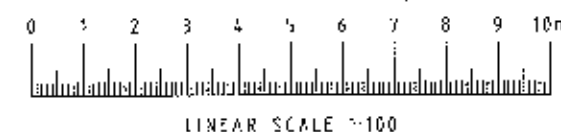
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GROUND FLOOR PLAN VIEW



SOUTH EAST ELEVATION



NO.	REVISION	DATE



GEOFF HOOK

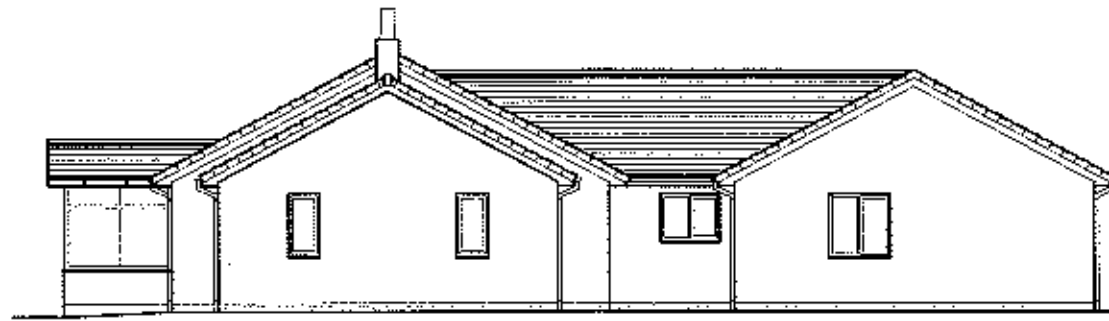
Building & Planning Consultants

Stonchaven,
Jenny Lane,
Roughlee, Burnley
Lancashire BB12 9LL

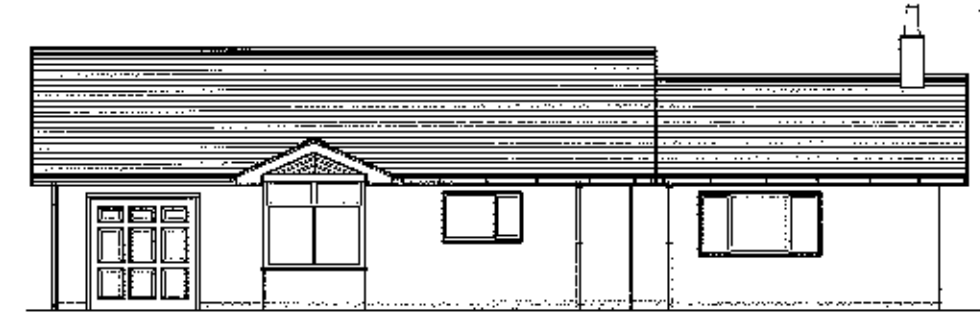
tel 01282 604674
mobile 0783153063
e-mail roughlee@aol.com

CONSERVATORY
AT
FOXGROFT
WHALLEY ROAD,
BILLINGTON
FOR
MR & MRS CLEMMEY

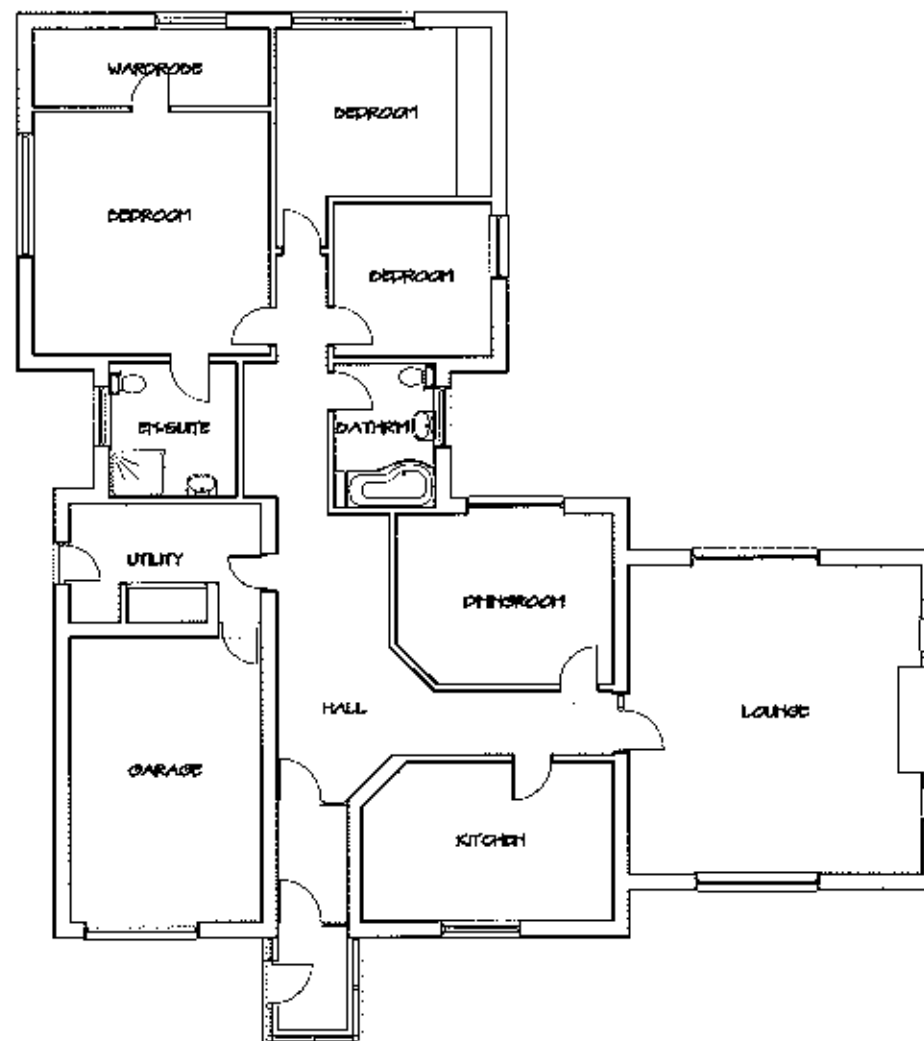
Scale 1:100 DATE 18/11/13
2012/38/2



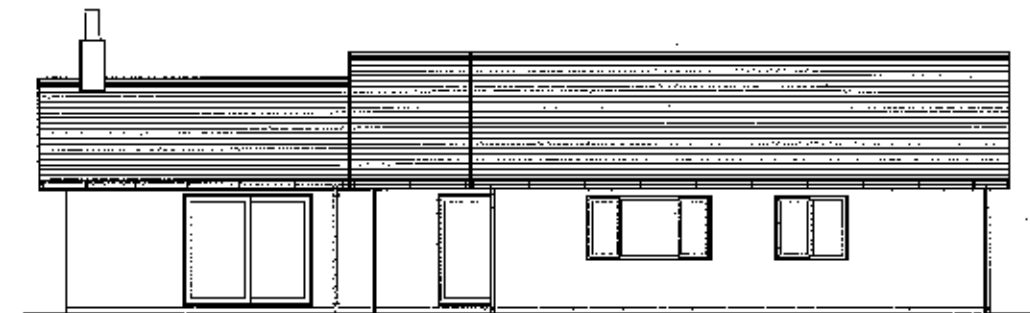
SOUTH WEST ELEVATION



NORTH WEST ELEVATION

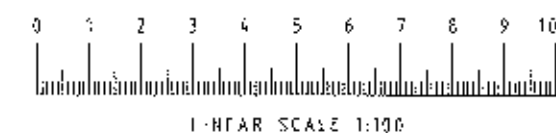


GROUND FLOOR PLAN VIEW



SOUTH EAST ELEVATION

320130107P



NO.	REVISION	DATE



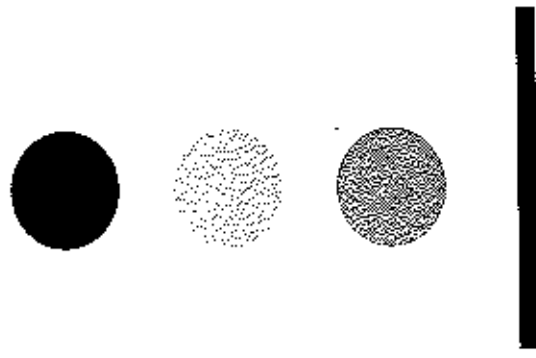
Stonelands,
Jimmy Lane,
Roughlee, Burnley,
Lancashire BB12 9UL

tel 01282 604674
mobile 07831583063
e-mail roughlee@aol.com

SURVEY DRAWING
OF
FOXGROVE
WHALLEY ROAD,
BILLINGTON
FOR
MR & MRS CLEMMY

www.geoffhook.co.uk
on this drawing or for any other drawing,
Geoff Hook is not responsible for the
accuracy of the information shown.
31/10/13

SCALE 1:100 DATE 18/11/13
02012/38/1



Design, Access in Support of a Planning Application

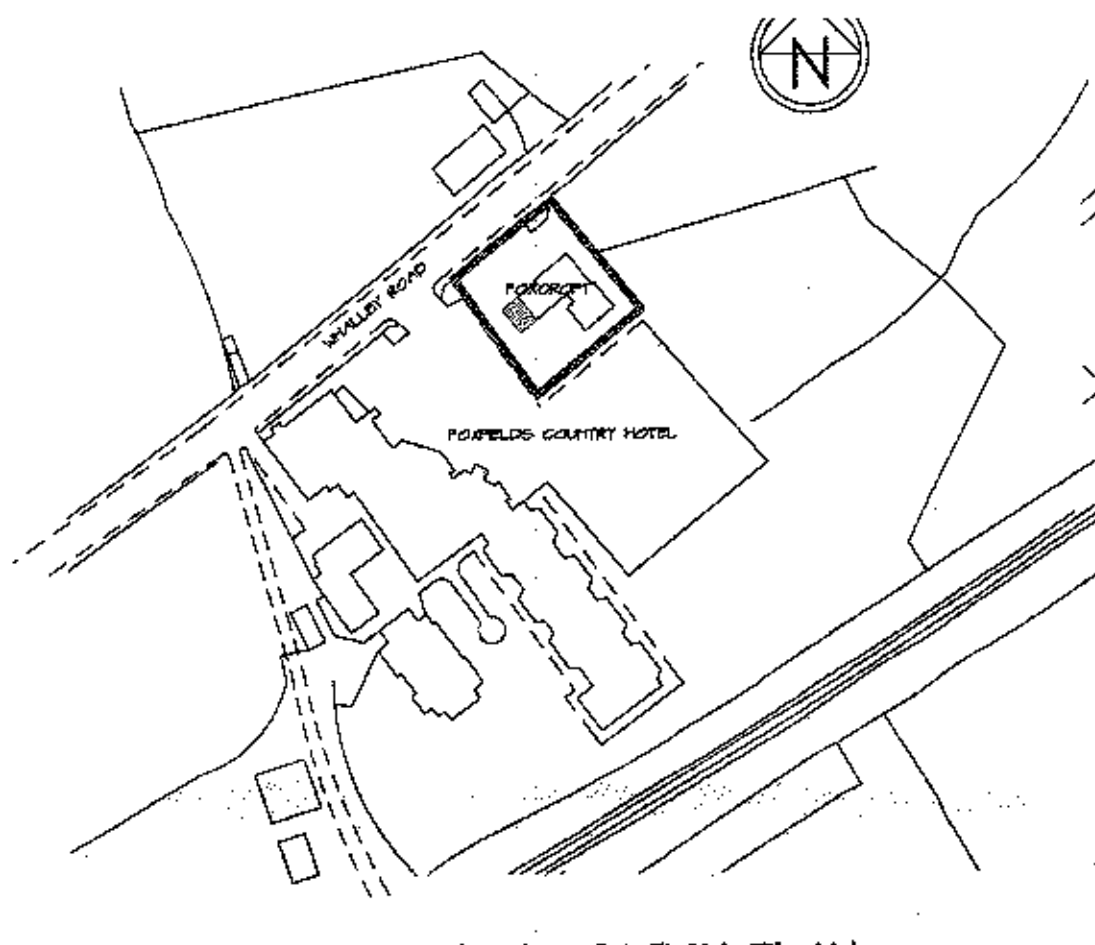
for
Proposed Conservatory
at
Foxcroft
Whalley Road, Billington

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PROPOSED CONSERVATORY

1. 0 Introduction

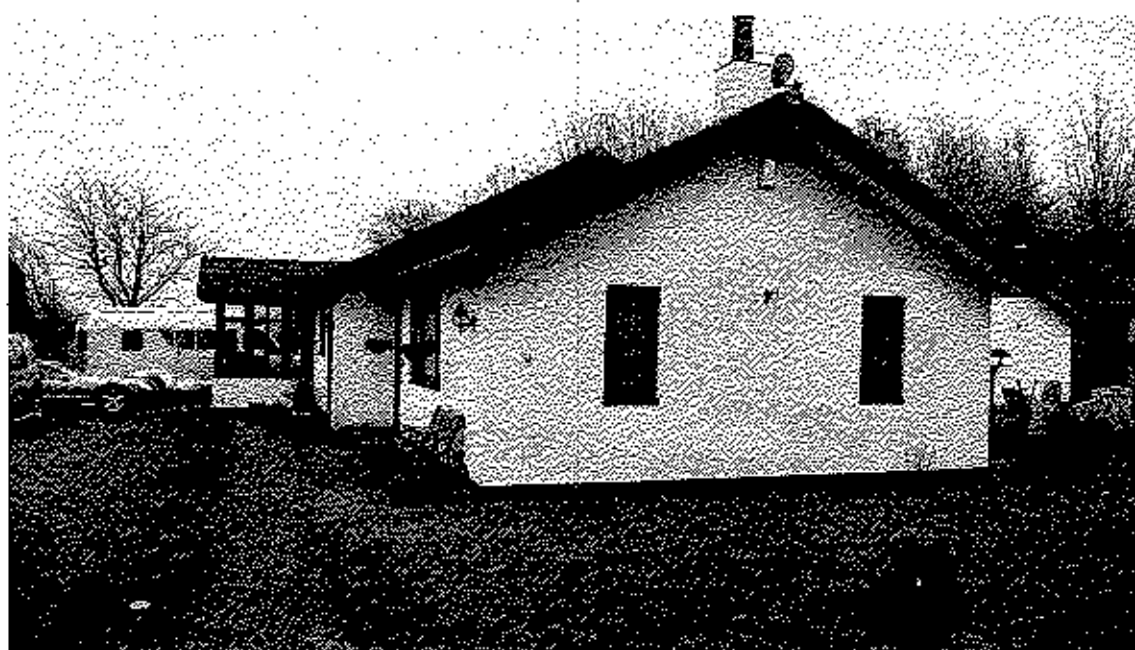
1.1 This Design and Access Statement (DAS) accompanies an full application for the construction of a conservatory to the side of the existing dwelling. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).



2. 0 Proposal

2.1

The proposal is to construct a conservatory to the side of Foxcroft, Whalley Road, Billington



View looking across the garden towards the south west elevation

3.0 Land Use

3.1 The application site is located entirely within Billington and Old Langho Ward of Ribble Valley Council. The land use implications of the proposed development are that of residential.

4.0 Amount

4.1 The proposed development consists of an extension of 5m in width and 6.55m in depth. The height of the extension is 2.4m and the height to the ridge on the parapet is 4.41m. The area of the extension is approx. 32.75 sq m.

The total area of the site is some 1170sq m



View Looking East

5.0 Layout

5.1 The layout of the proposed development is shown on application drawings 2012/38/1, 2012/38/2B and 2012/38/3. The layout shows the siting to avoid any disturbance of existing trees. The proposed extension will be visible from Whalley Road but the design is sympathetic with the existing modern bungalow.

320130107P

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.



View from Foxfields Hotel Car Park

7.0 Scale

7.1 The extension is proportionate with the surrounding buildings and will sit well within the context of the existing environment

8.0 Context

8.1 The proposed extension sits on the south west of the existing bungalow, to the south west is Foxfields Country Hotel, to the south east is Foxfields car park and open country beyond, to the north west is Whalley Road and to the north east is open countryside.

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 well located with regards to access transport network, there is are bus stops adjacent to the Foxfields Hotel which serve both Clitheroe, Whalley and Blackburn in the other direction.

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

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

13.5 Schools are within 0.3 and 0.35 of the property

Access to the Site

13.6 The access to the site is established and is Whalley 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

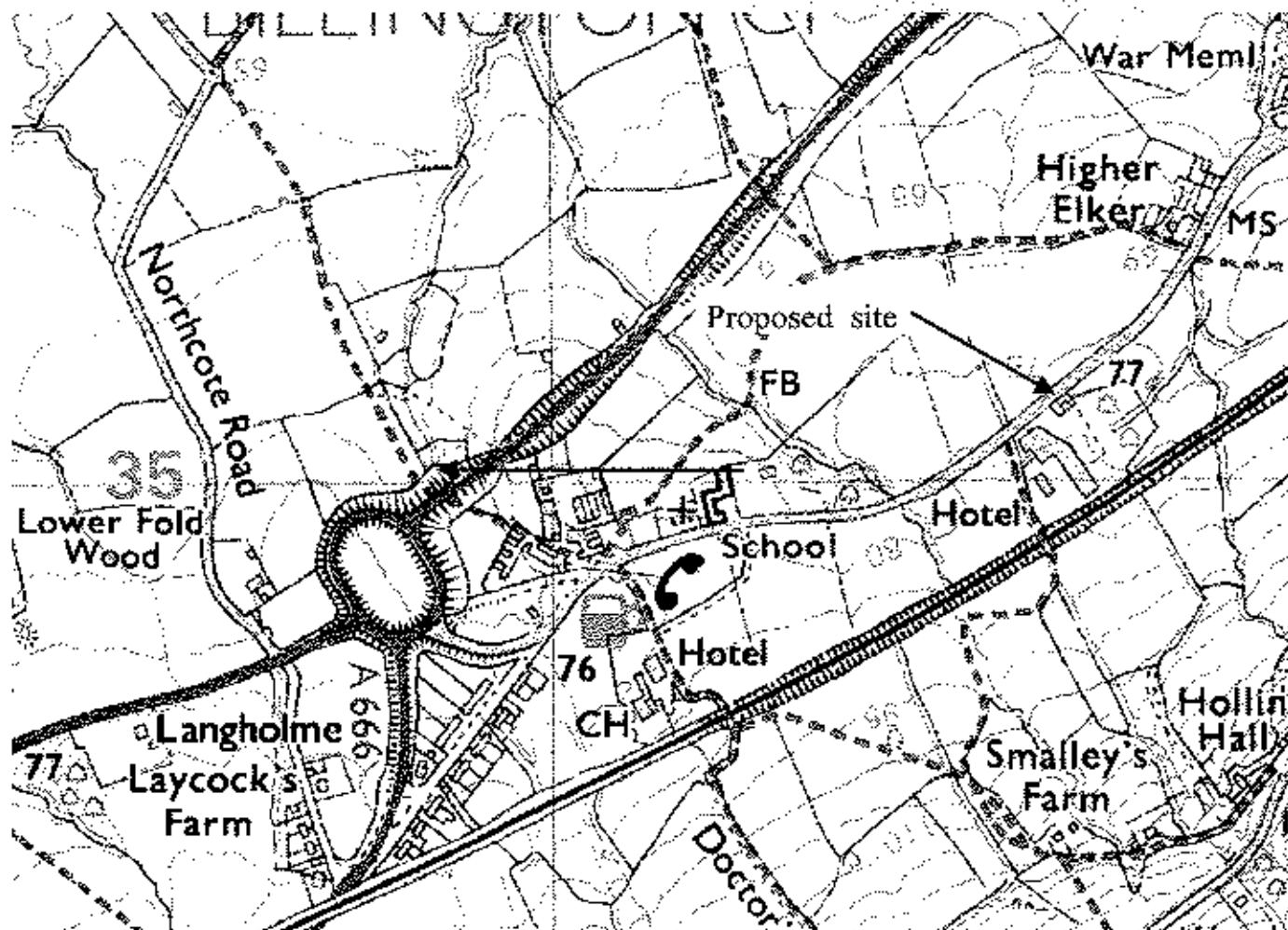
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14.0 Conclusion

14.1 The proposed conservatory 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

HERITAGE STATEMENT

Details of the proposed alterations are clearly outlined in the submitted Design & Access Statement. The appraisal for the Conservation area is as follows:-

NO APPRAISAL IS CURRENTLY AVAILABLE.

The conservation area includes a mixture of late nineteenth century property combined with a mixture of early terraced dwellings and nineteen thirty style semi-detached housing. Several listed buildings are located within the area. The predominant feature is the openness of the countryside enclosed by its boundaries.