



5 APR 2013

FOR THE ATTENTION OF

For office use only

Application No: 320130369 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

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: RICHARD
Last name: SLINGER
Company (optional):
Unit: House number: House suffix:
House name:
Address 1: C.O. AGENT.
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: MISS First name: SHARON
Last name: COCKER
Company (optional):
Unit: House number: 217 House suffix:
House name:
Address 1: BABYLON LANE
Address 2: HEATH CHARNOCK
Address 3:
Town: CHORLEY
County: LANCASHIRE.
Country:
Postcode: PR6 9ET.

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED SINGLE STOREY GARDEN ROOM TO THE REAR OF PROPERTY

3. Description of Proposed Works (continued)

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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:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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:

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	STONE.	STONE TO MATCH EXISTING.	☐	☐
Roof	SLATE	GLAZED PANELS.	☐	☐
Windows	TIMBER	TIMBER	☐	☐
Doors	TIMBER	TIMBER.	☐	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
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:

PL/01, PL/02, PL/03, PL/04.

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):

 01/04/2013
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:

- 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:

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):

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Scel

01/04/2013

(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 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 correct fee: **FEE EXEMPT** ☐
AS IS UNDER PERMITTED DEVELOPMENT.

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):



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):

01/04/2013

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

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Country code: Mobile number (optional):

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Country code: Fax number (optional):

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Email address (optional):

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16. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

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Country code: Mobile number (optional):

	07811358883
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Country code: Fax number (optional):

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Email address (optional):

S025316@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:

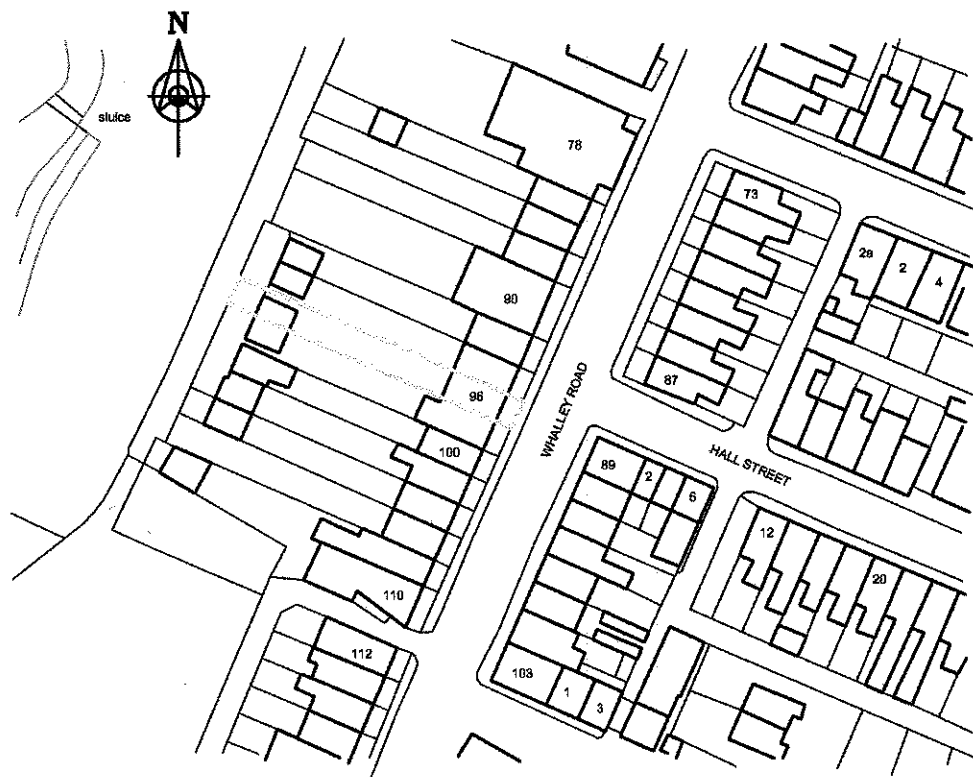
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Telephone number:

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Email address:

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320130369P

96 Whalley Road, Clitheroe, Ribble Valley, Lancashire, BB7 1EE.		21/03/2013
		Job No. 031
Site Location Plan	1:1250@A4	PL/01

DESIGN AND ACCESS STATEMENT

In support of a planning application for proposed garden room at.

96 WHALLEY ROAD
CLITHEROE
RIBBLE VALLEY
LANCASHIRE
BB7 1EE

1.0 INTRODUCTION

- This report accompanies an application for a proposed single storey garden room extension at 96 Whalley Road, Clitheroe in Ribble Valley.
- This report is accompanied by the following plans:

1:1250 Location plan.

Existing site layout plan.

Proposed site layout plan.

Existing and proposed plans and elevations

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2.0 SITE AND SURROUNDINGS

- The site is situated in a mainly residential area of Clitheroe. The site falls within the Clitheroe conservation area. The conservation area is surrounded by urban development in the centre of the town of Clitheroe which is a market town with a rural setting within an area of lowland fringe farming.
- The existing property is a Grade II listed stone mid terrace property, the existing property is split levels with 2 storeys to the front elevation and 3 storeys to the rear with stone steps leading to the upper ground floor at the rear of the property from the garden area
- The town of Clitheroe is situated between the River Ribble to the west and Mearley Brook to the east, up until the beginning of the 19th Century, development was restricted to the historic core of the town and immediate surroundings. In the early 19th Century as a result of the growing industrial base, development spread south-west including Whalley Road and also north-east.

3.0 AMOUNT

- The proposal is for a single storey garden room with a glazed roof and bi-folding doors to complement the existing building.
- The existing external stone steps are to remain unaltered by the proposals.

4.0 LAYOUT & SCALE.

- The proposed single storey garden room is to be neatly situated to the rear of the property which is not visible from the public highway.
- The garden room is to be 3.5m x 4m and will be approximately 2.1m to the underside of the fascia and 2.6 to the top of the fascia, the highest point of the glazed roof is to be approximately 3.4m.
- The access and parking will not be effected by the proposals.

5.0 APPEARANCE.

- The proposed extension has been designed to enhance the existing building using materials to match and compliment the existing.
- The proposals are to use high quality materials that meet all current regulations.
- Windows are to be timber windows to match existing.

6.0 ACCESS.

3 2 0 1 3 0 3 6 9 P

- Access to the site will not be affected in any way by the proposals.
- The existing external staircase is to remain unaltered by the proposals to retain access to the upper ground floor level from the garden area.
- Access to the proposed garden room will be through bi-folding doors the existing rear doorway and window features on the rear elevation are to remain unaltered by the proposals.

7.0 SUMMARY.

- This proposal are for a new single storey garden room which is to be neatly situated to the rear of the property. The application would usually fall under permitted development but a planning application is being submitted, as the property is a Grade II listed building and falls within the Clitheroe conservation area.
- The single storey rear extension is to be neatly situated on the back elevation which cannot be seen from the road or by neighbouring properties.
- The existing access will not be effected in any way by the proposal.
- The property will be finished to a high standard and will be in keeping with the surrounding properties.
- Overall it is believed that this proposal is suitable as it will improve the existing site, it will also have little effect on the surrounding area. Therefore, it is hoped that the planning submission will be considered in a favourable manner and be recommended for approval.

Heritage Statement of Significance and Impact.

In support of a planning application for a single storey garden room to the rear of.

96 WHALLEY ROAD
CLITHEROE
RIBBLE VALLEY
LANCASHIRE
BB7 1EE

The site is situated in a mainly residential area of Clitheroe on the edge of the Clitheroe Conservation area. The conservation area is located within a townscape setting. It is typical of a The town of Clitheroe is situated between the River Ribble to the west and Mearley Brook to the east, up until the beginning of the 19th Century , development was restricted to the historic core of the town and immediate surroundings. In the early 19th Century as a result of the growing industrial base, development spread south-west including Whalley Road and also north-east. The conservation area is surrounded by urban development in the centre of the town of Clitheroe which is a market town with a rural setting within an area of lowland fringe farming.

This proposal are for a new single storey garden room which is to be neatly situated to the rear of the property. The application would usually fall under permitted development but a planning application is being submitted, as the property is a Grade II listed building and falls within the Clitheroe conservation area. The proposals will be finished to a high standard and will be in keeping with the surrounding properties.

Overall it is believed that this proposal is suitable as it will improve the existing site, it will also have little effect on the surrounding area. Therefore, it is hoped that the planning submission will be considered in a favourable manner and be recommended for approval.

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90

parking

path

garage

hardstanding
retaining wall

path

grass

boundary wall

stone steps

boundary wall

dwarf wall

patio area

front garden

100

WHALLEY ROAD

96 Whalley Road, Clitheroe, Ribble Valley,
Lancashire, BB7 1EE.

Site Layout as Existing

1:200@A3

01/04/2013

Job No. 031

PL/03



320130369P

90

parking

path

garage

hardstanding

retaining wall

path

grass

boundary wall

stone steps
to be retained

dwarf wall to
be removed

patio area

garaden room
extension

front garden

100

WHALLEY ROAD

96 Whalley Road, Clitheroe, Ribble Valley,
Lancashire, BB7 1EE.

Site Layout as Proposed

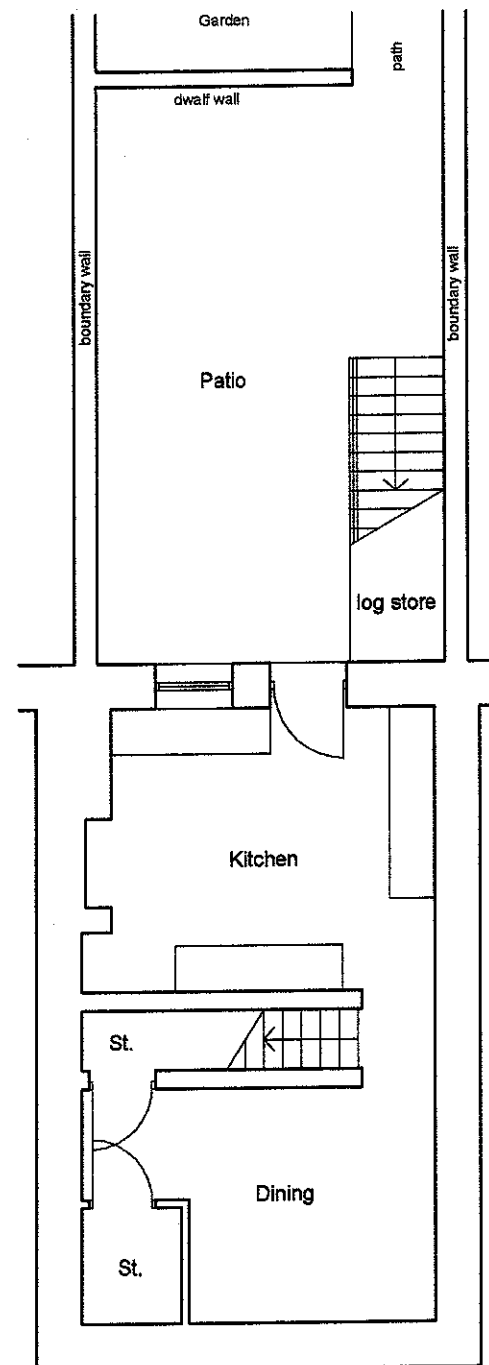
1:200@A3

01/04/2013

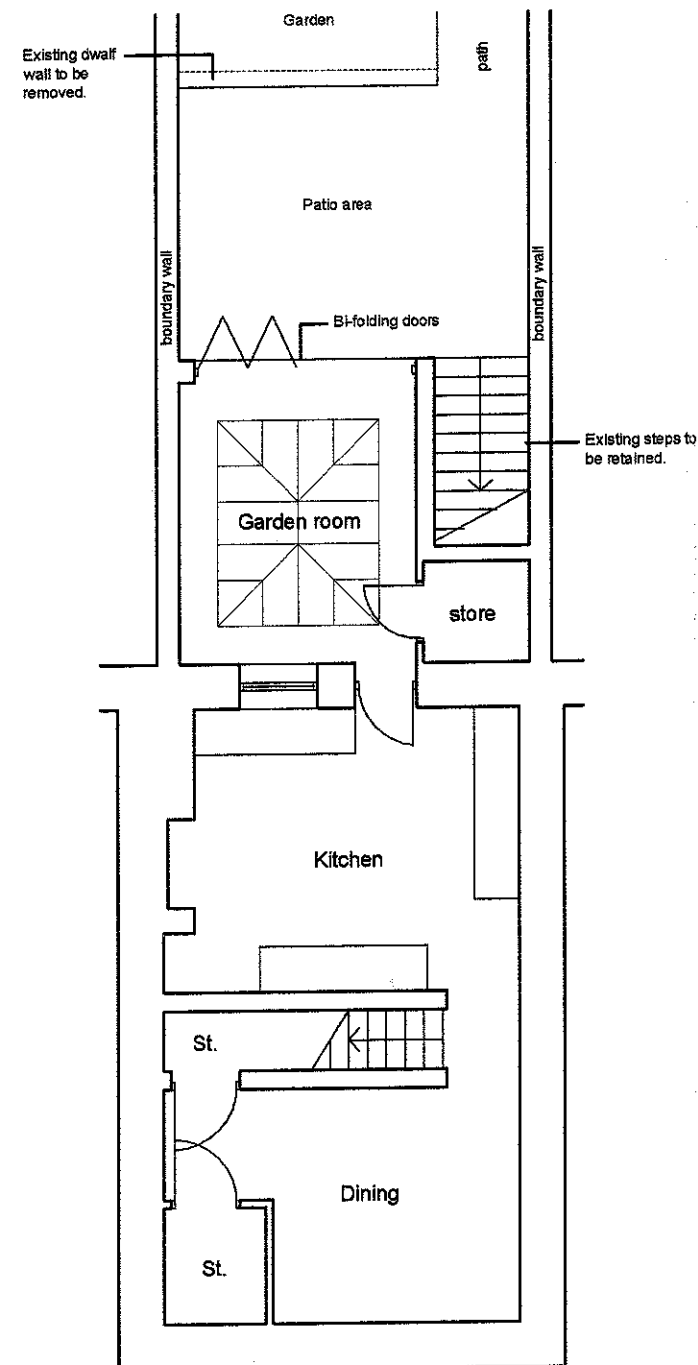
Job No. 031

PL/04

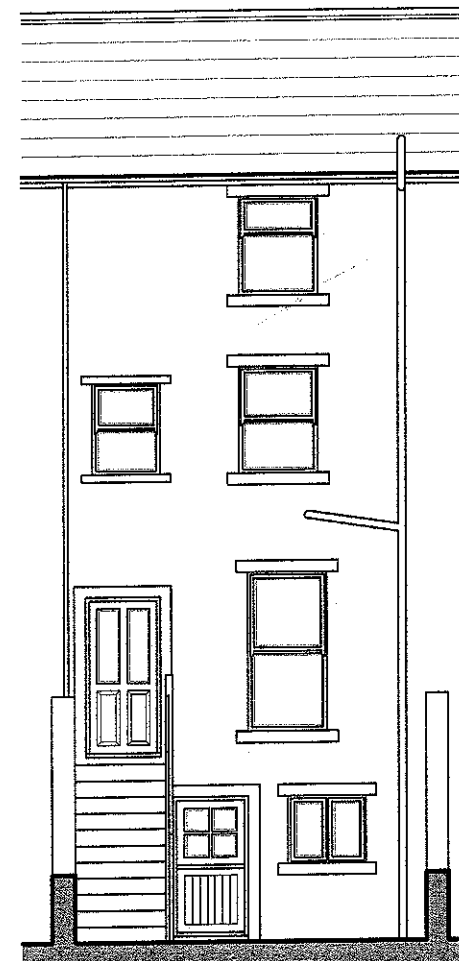
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EXISTING LOWER GROUND FLOOR PLAN



PROPOSED LOWER GROUND FLOOR PLAN



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

96 Whalley Road, Clitheroe, Ribble Valley, Lancashire, BB7 1EE.		16/03/2013
Existing and Proposed Plans and Elevations		Job No. 031
1:100@A3		PL/02