

320130475P

Public



**RIBBLE VALLEY
BOROUGH COUNCIL**

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

24 MAY 2013

FOR THE ATTENTION OF

For office use only

Application No

Date received

Fee paid £172.00 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: **MR** First name: **DAVID**

Last name: **SMALLEY**

Company (optional):

Unit: House number: House suffix:

House name: **ORCHARD HOUSE**

Address 1: **BACK LANE**

Address 2: **GRINDLETON**

Address 3:

Town: **CLITHEROE**

County: **LANCASHIRE**

Country: **UNITED KINGDOM**

Postcode: **BB7 4RZ**

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:

**ERECTION OF SINGLE STOREY GARAGE TO REAR
OF PROPERTY**

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:

ORCHARD HOUSE

Address 1:

BACK LANE

Address 2:

GRINDLETON

Address 3:

Town:

CLITHEROE

County:

UNITED KINGDOM

Postcode
(optional):

BB7 4RZ

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

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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		CONCRETE BLOCK WALLS RENDER TO NORTH, SOUTH & WEST. COURSED SANDSTONE TO FRONT (EAST SIDE)	☐	☐
Roof		MANUFACTURED TIMBER ROOF TRUSSES, WELSH SLATE OR SIMILAR	☐	☐
Windows		UPVC OAK EFFECT 40MM DOUBLE GLAZED	☐	☐
Doors		UPVC OAK EFFECT	☐	☐
Boundary treatments (e.g. fences, walls)		2.0M HIGH F/E FENCE TO SOUTH SIDE OF BOUNDARY	☐	☐
Vehicle access and hard-standing		3.0M ACCESS DOWN SOUTH SIDE OF ORCHARDHOUSE ON 9000 FOUNDATION	☐	☐
Lighting		INTERIOR LIGHTS LED EXTERIOR NIGHT + DAY LED 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:

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):

D Smalley

15/5/2013

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):

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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):

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

	15.04.2013
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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):

D Smalley		15.5.2013
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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):

		15.5.2013
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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):



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):

D Smalley

15.5.2013

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

01200440347

Country code: Mobile number (optional):

07914496034

Country code: Fax number (optional):

Email address (optional):

david.smalley@hotmail.co.uk

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):

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:

DAVID SMALLEY

Telephone number:

07914496034 / 01200440347

Email address:

david.smalley@hotmail.co.uk

copy

15.12.2013

stry

Title number **LAN121098**

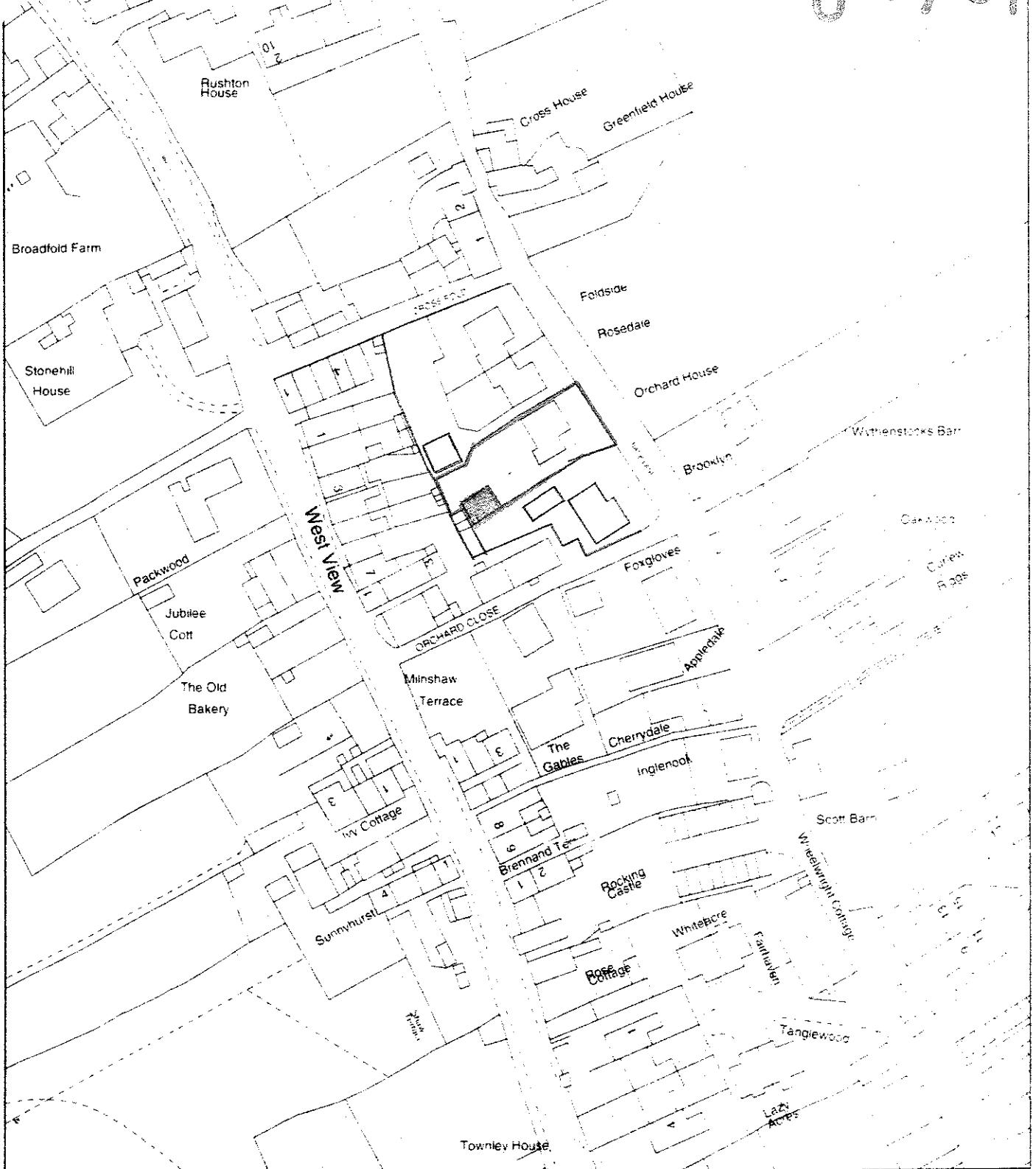
Ordnance Survey map reference **SD7545NE**

Scale **1:1250** enlarged from 1:2500

Administrative area **Lancashire Ribbles Valley**

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This official copy issued on 5 October 2011 shows the state of this title plan on 5 October 2011 at 15:06:56. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Fylde Office.

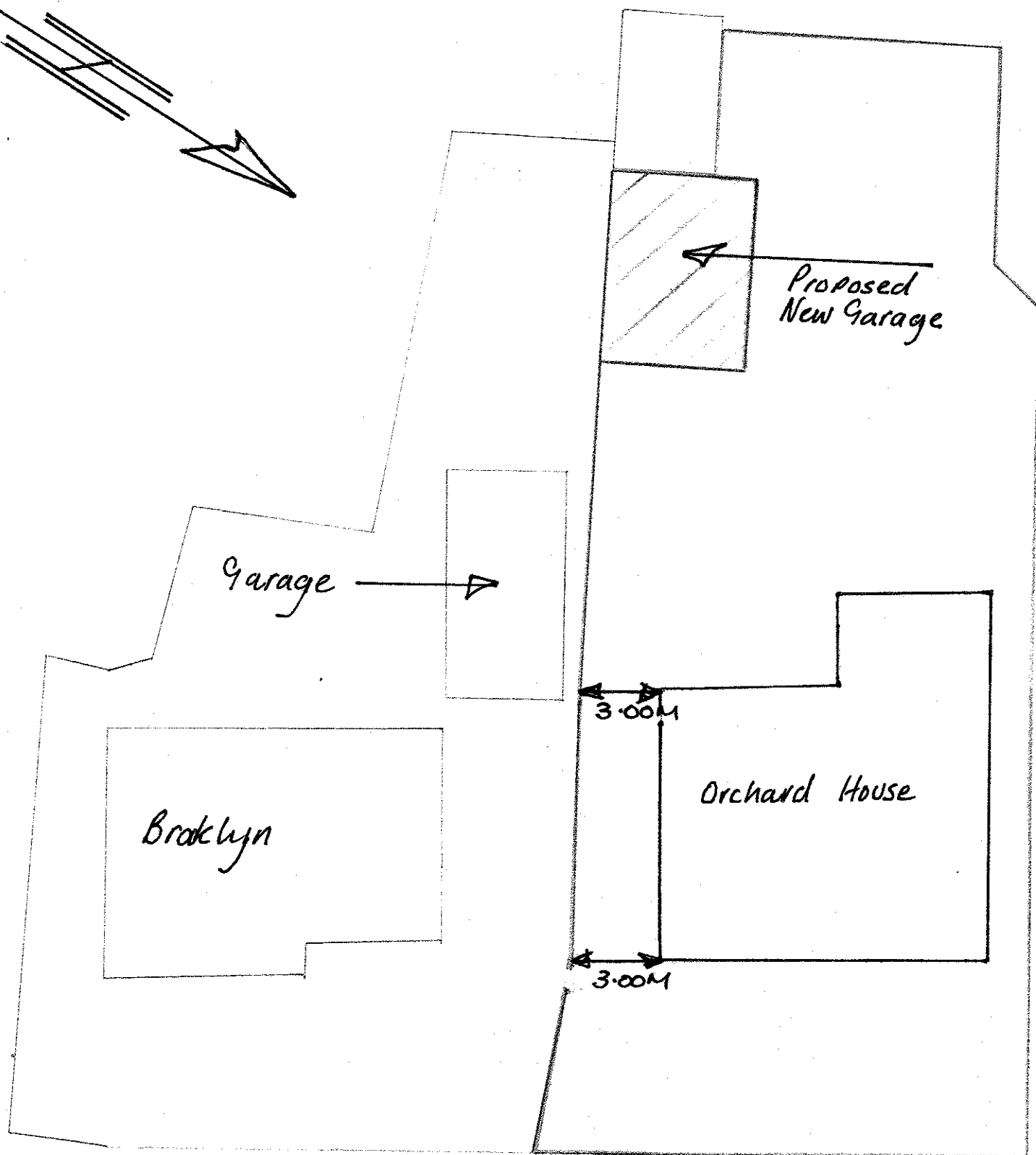
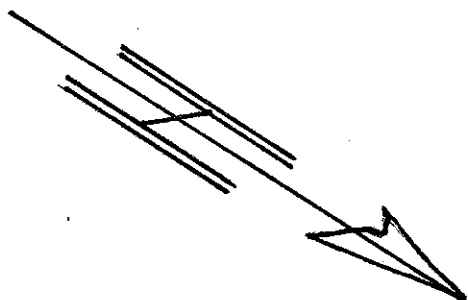
DEED PLAN

SCALE 1:200

BOUNDARY ———

NEW GARAGE ////

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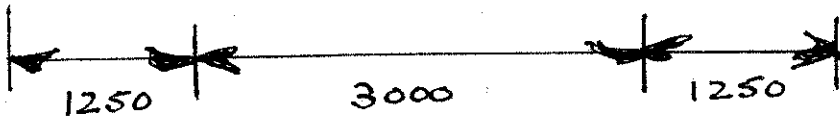
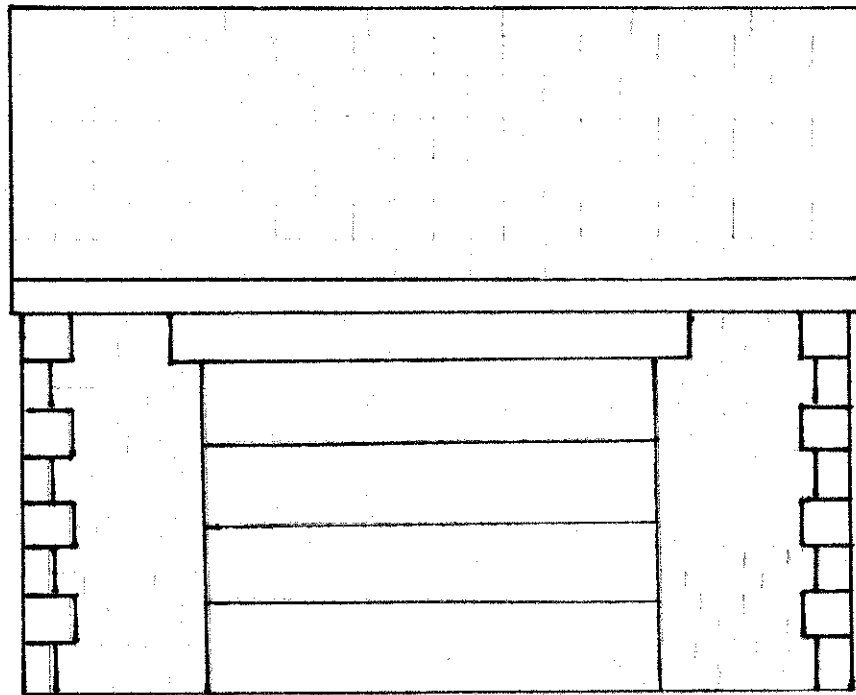


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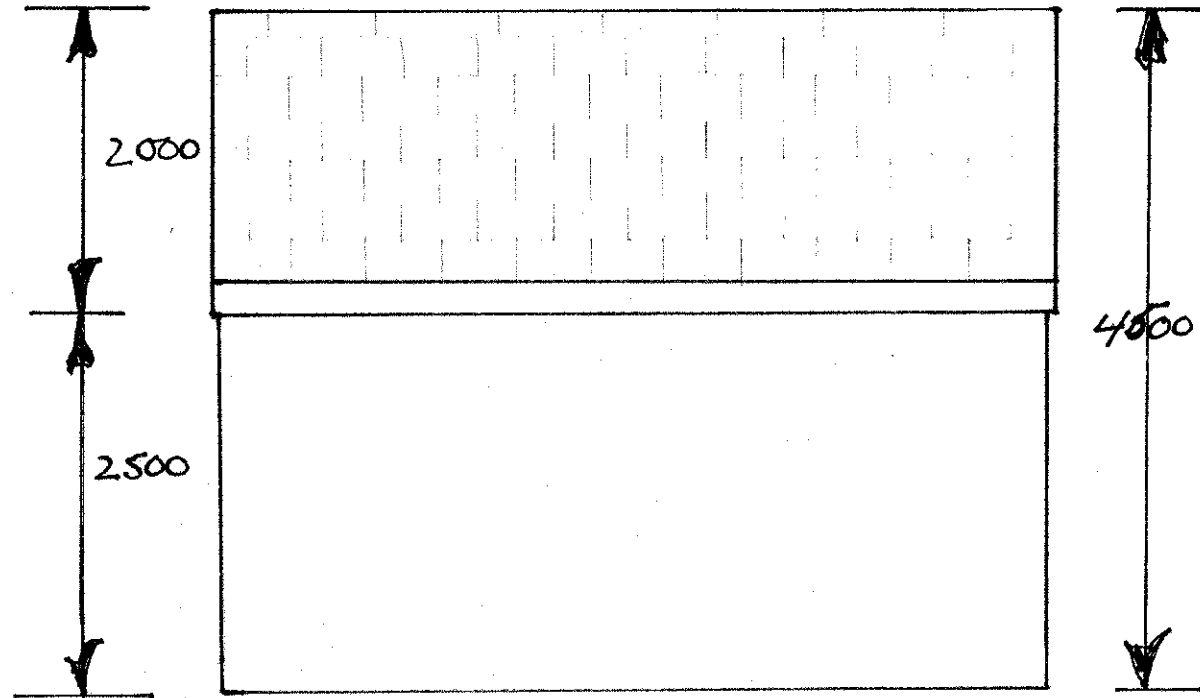
Scale 1:50

FRONT VIEW (EAST)



REAR VIEW (WEST)

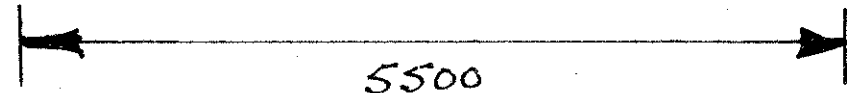
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2000

2500

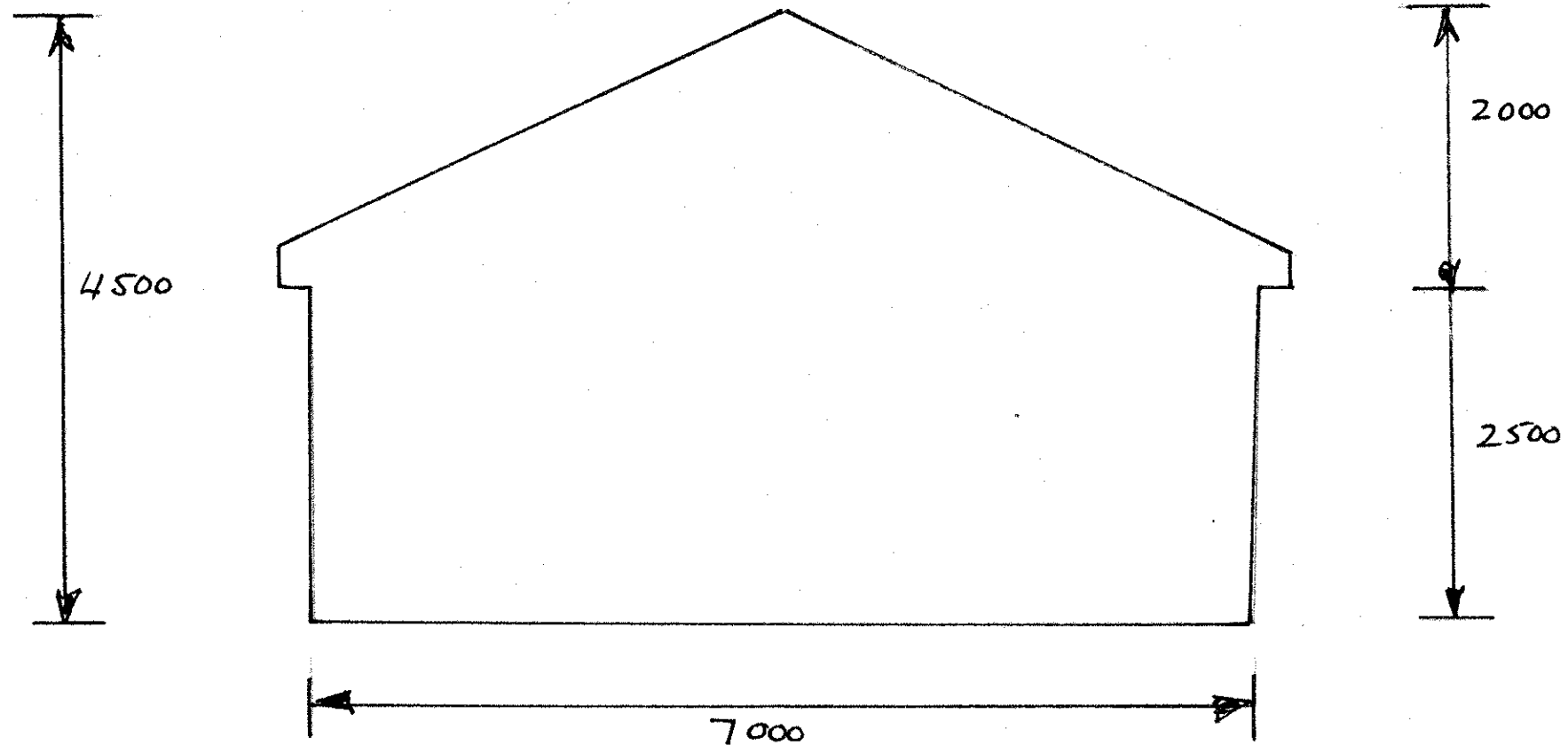
4500



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Scale 1:50

SOUTH SIDE

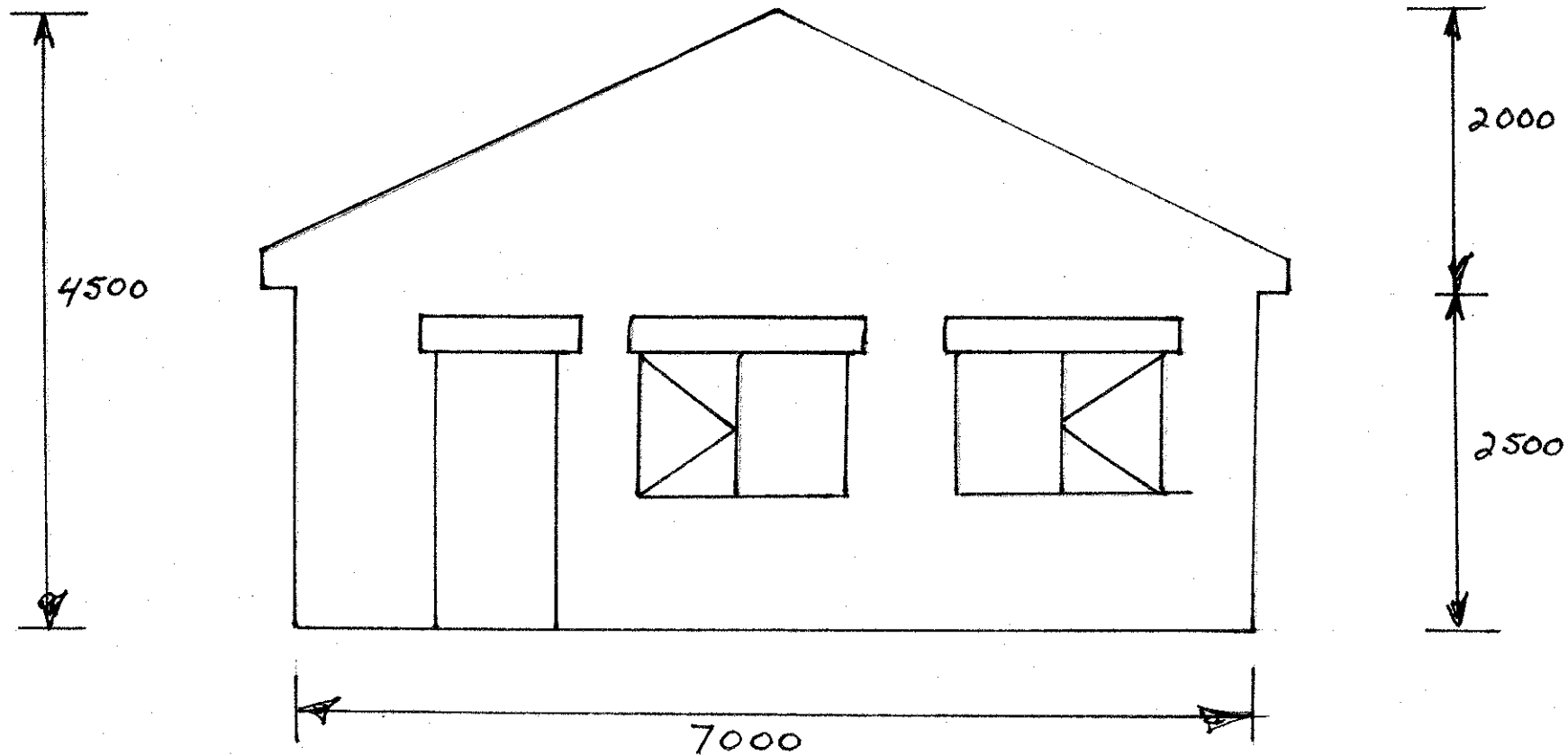


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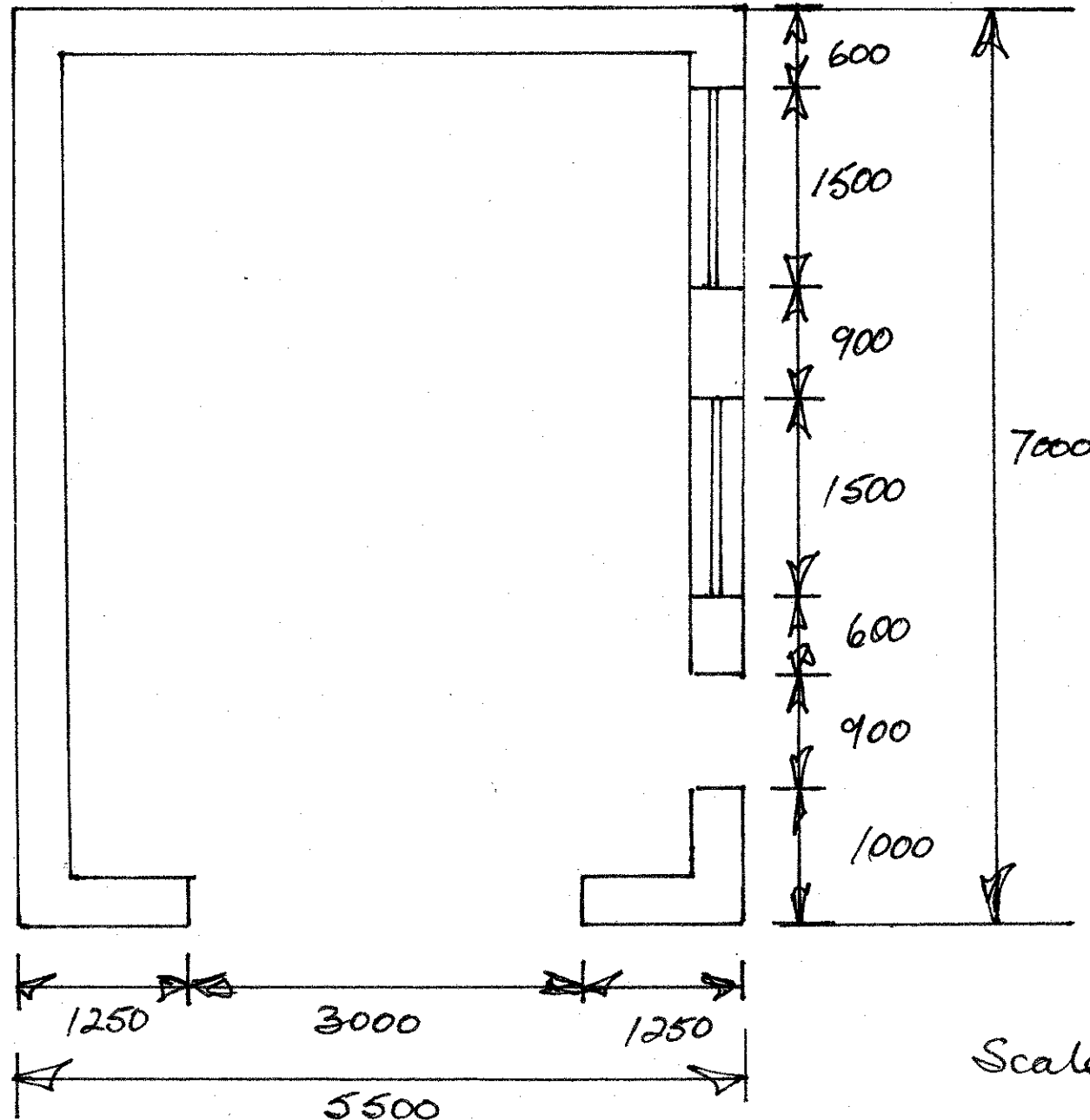
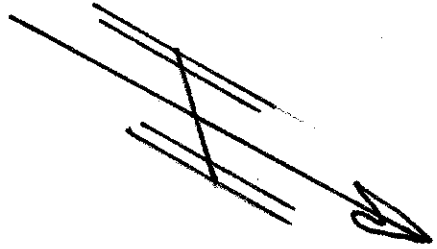
NORTH SIDE



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Garage Floor Plan



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Scale 1:50

Access Statement

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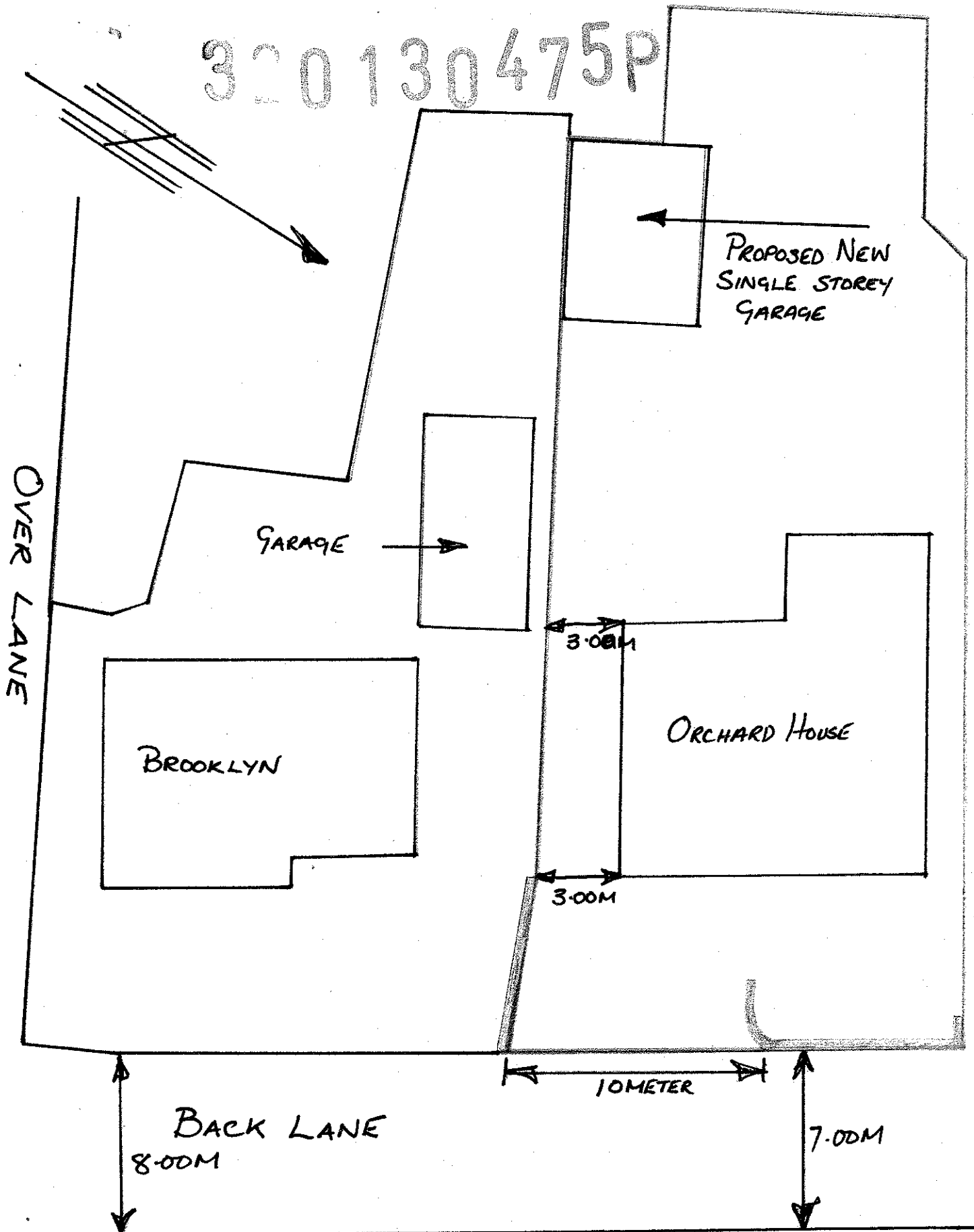
ORCHARD HOUSE BACK LANE GRINDLETON LIES WITHIN A CONSERVATION AREA. ACCESS IS BY TRAVELING EAST ON SAWLEY RD WHEN ENTERING THE VILLAGE FROM CHATBORN, THEN TURNING NORTH ON TO BACK LANE, THIS IS A UNADOPTED RD, WITH A TARMAC SURFACE AND IS MAINTAINED BY SOME OF THE RESIDENTS WHO CONTRIBUTE TO ITS UPKEEP, ME BEING ONE OFF THEM. ENTRY TO ORCHARD HOUSE IS ON THE WEST SIDE OF THE LANE, THE ENTRANCE IS 10 METERS WIDE WITH A ROAD WIDTH OF 7 METERS, ACCESS TO THE PROPOSED GARAGE IS BY A DRIVE WAY ON THE SOUTH SIDE OF THE HOUSE, THE WIDTH OF THIS IS 3 METERS. SEE FIG 1A.

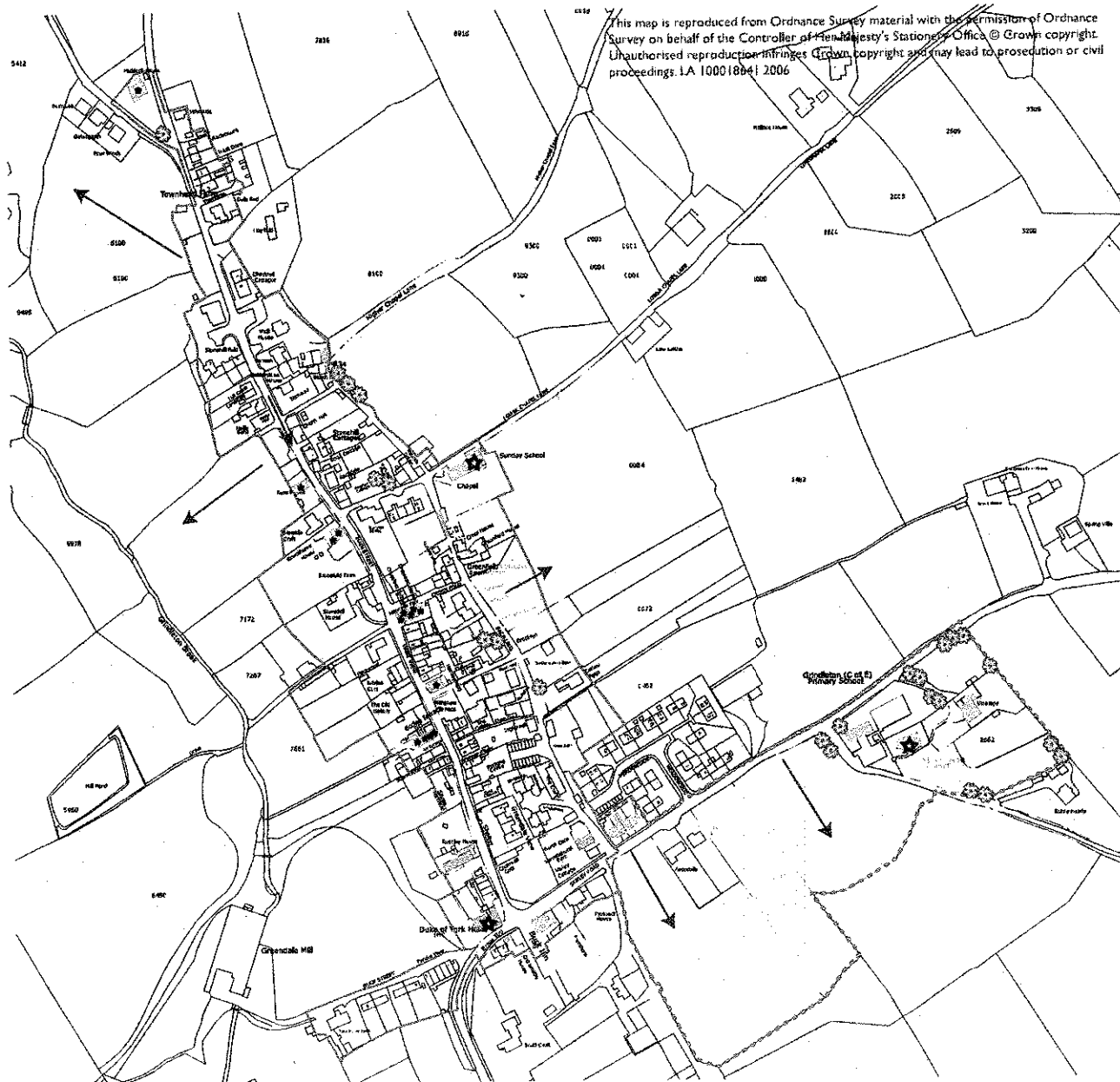
D. Smalley.

ACCESS DIAGRAM

Fig 1A.

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Ribble Valley Borough Council

Grindleton Conservation Area

Townscape Appraisal Map

-  Conservation area boundary
-  Proposed extension to conservation area boundary
-  Listed Buildings
-  Buildings of Townscape Merit
-  Significant open spaces
-  Historic surfaces
-  Important trees
-  Proposed Article 4 Direction
-  Important views
-  Focal buildings



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