



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

320130534P

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 FIRST FLOOR EXTENSION, DEMOLITION
OF GARAGE AND PROVISION OF PARKING AND
TURNING AREA.

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):

N/A

(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):

N/A

(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: LANCASHIRE

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):

N/A.

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:

MS C. BOOTH

Reference:

Date (DD MM YYYY):

17.5.13

(must be pre-application submission)

Details of the pre-application advice received:

DISCUSSION, DEED FOR CONSERVATION AREA CONSENT. LARGER LAYOUT SHOWING DEVELOPMENT AND 1 CREENDALE VIEW

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:

CHERRY, DAMSON & SYCAMORE ALL TO BE RETAINED SEE DWG. 01/4/3

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.

N/A.

8. Parking

Will the proposed works affect existing car parking arrangements? ☒ Yes ☐ No

If Yes, please describe:

PROVISION OF 2Nº ON SITE CAR PARKING SPACES CREATED

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

N/A.

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	RENDER & PEBBLE DASH TO MAIN WALL OF EXTENSION	RENDER & PEBBLE DASH TO MATCH EXISTING.	☐	☐
Roof	BLUE SLATE	RE USE EXISTING BLUE SLATE	☐	☐
Windows	PAINTED TIMBER	PAINTED TIMBER	☐	☐
Doors	PAINTED TIMBER	PAINTED TIMBER	☐	☐
Boundary treatments (e.g. fences, walls)	WOVEN FENCE PANEL	REMAIN AS EXISTING	☐	☐
Vehicle access and hard-standing	CONCRETE	CRUSHED STONE CHIPPINGS	☐	☐
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:

DESIGN & ACCESS STATEMENT MAY 2013 - ROSE COTTAGE.

101/4/1 EXISTING SITE LAYOUT

101/4/2 EXISTING FLOOR PLAN & ELEVATIONS

101/4/3 PROPOSED SITE LAYOUT.

101/4/4 REV. B. SCHEME DRAWING

OS SITE MAP 1:250 (NO DWG. N^o).

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):

ST Marshall

21.5.13

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):

--

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):

--

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:

<i>J Marshall</i>

Date (DD/MM/YYYY):

21.5.13

(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:

--

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: **FREE-NO 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:

J Marshall

Date (DD/MM/YYYY):

21.5.13

(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 440157

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)

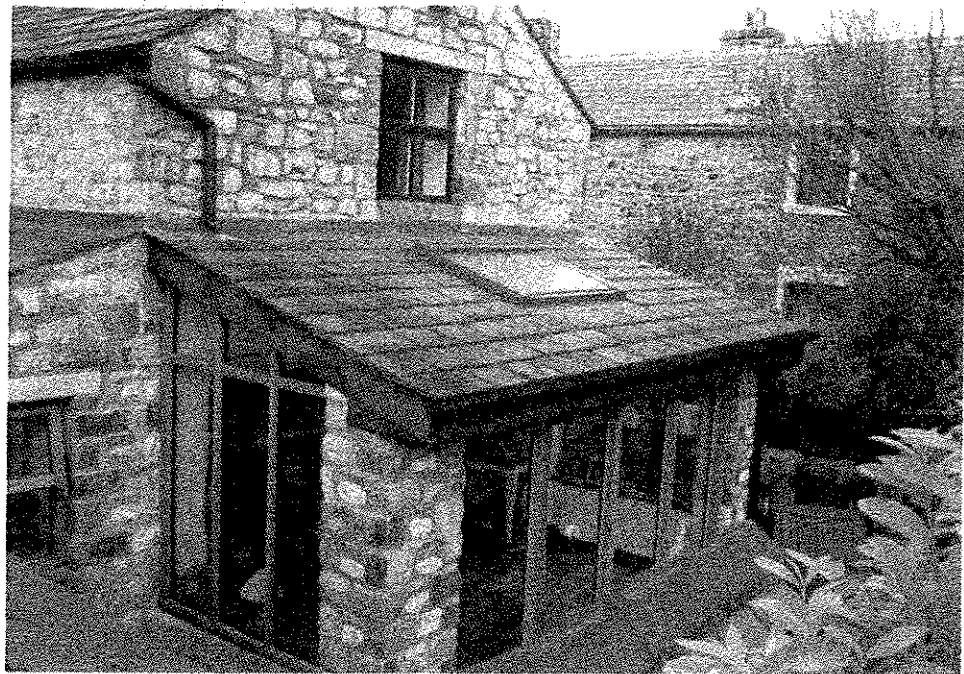
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

BB7 4QY



Extensions to the rear of Rocking Castle
Grindleton

3 2 0 1 3 0 5 3 4 P

**Design and Access Statement relating to a proposed house extension, parking and turning area at
Rose Cottage, Main Street, Grindleton for Mr & Mrs. N.M. Blevins**

Proposed first floor extension, demolition of garage and provision of parking and turning area

About the Scheme

Our clients Mr & Mrs Blevins have lived in the village of Grindleton for the past 19 years and have engendered and shared in its community spirit whilst bringing up their family, an important positive strength identified in the RVBC Conservation Area Appraisal (page 17).

Approaching retirement, they have recently purchased Rose Cottage as an ongoing base within the village where this community spirit will not be lost.

Consequently their application for development reflects their need for improved facilities within this dwelling in pursuit of these aims.

Compatability of use with current planning policy

Rose Cottage, Grindleton is a private residence within the village boundary and conservation area of Grindleton and is located immediately east of Main Street, the road that traverses this linear village in a north, south direction. Particular note should be made of page 6 and 7 of the Grindleton Conservation Area Appraisal under the heading "General Character and Plan Form". Our clients' proposal is sympathetic to that form and character and endorses the historic plan form and compactness which has been lost or seriously degraded in locations close to their site.

With respect to the Planning Authority's determination of a previous application on this site, we have revisited their supplementary guidance on "Extensions and Alterations to Dwellings". The optimum position to view Rose Cottage with its proposed extension will be in a northerly direction along Main Street, where we consider the relative roof scape to be of paramount importance. Nevertheless, the visual assessment between the existing dwelling and its proposed extension remains subordinate to the collective grouping and plan form of the buildings within the Conservation Area as a whole. We clearly believe this development makes a positive contribution in that respect.

The scheme as proposed includes the demolition of an existing garage enabling two vehicles to enter, park and leave the site in a forward direction, without creating any new access or egress points onto Main Street, and demonstrates again that our clients' scheme makes a positive contribution to one of the principal weaknesses of the Conservation Area RVBC – Grindleton Conservation Area Appraisal Page 17 "Parking Along Main Street and on the approach roads to the village".

We have assessed our clients' proposal on neighbouring properties in terms of its impact and privacy distances and will address these issues in the appropriate section.

The amount of development and intended layout.

Rose Cottage is a modest Edwardian Villa, constructed around 1906 with a front southerly aspect. The property lies in a west to easterly direction at right angles to Main Street, true to the form of this typical linear village. It is along this line that the proposed extension would be constructed, over part of an existing single storey kitchen extension erected in 2001.

It is our client's intention, as can be seen from his application, to incorporate improvements to the fenestration of this part of the dwelling.

The existing facilities comprise of an entrance hall, lounge, dining room, kitchen, toilet and utility room at ground floor level and two bedrooms and bathroom with shower at first floor level giving a property of approximately 110.5 square metres. The proposed extension will allow the construction of a third bedroom adding a further 14.8 square metres to the dwelling, an overall increase of 13.4%.

Immediately to the south of the dwelling's frontage is a garden area and to the south of this, access to a single garage directly from Main Street. It is our clients' intention to demolish the garage, provide parking and manoeuvring for two vehicles from the existing access by some remodelling of the garden. A vernacular stone building to the east of the existing garage would remain, to provide the applicant with a garden store, and an established sycamore would remain to complement the level of privacy with 1 Greendale View and provide soft landscaping within the congested central village core.

Scale and Landscaping

Scale

The positioning of the proposed extension has been determined by the original dwelling and a more recent kitchen extension to the east. Viewed in a northerly direction from Main Street, this new extension will be subordinate to the roof line of the main dwelling, although it would be entirely appropriate for the extension and the main part of the dwelling to be viewed as a terrace, similar to other building groups within this location. We note the supplementary guidance for extensions and alterations to dwellings, but consider the collective grouping of the buildings within the Conservation Area on this occasion to override the supplementary advice. At the same time, we believe that the scale of the extension is proportionate to that of the original dwelling and respects the form and detailing of the original building.

We particularly note the single storey "garden room" extension to the rear of Rocking Castle and the concerns expressed by the Planning Authority that our clients' development would have on it. The extension has a totally glazed rear and side elevation and includes a substantial roof light. Clearly we believe its main aspect is to the property's rear garden in an easterly direction, providing more than adequate daylight and linkage between the dwelling and its outside space and in our opinion will not be dominated by our clients' proposal. Whilst we are aware that it may not be the determining factor, we record that the residents of Rocking Castle have not objected to a similar first storey extension in February 2013.

Landscaping

The garden of Rose Cottage is formed by a parallel linear strip of land immediately south of the original and extended dwelling. Removal of the garage to the south of this again and the creation of a turning and parking area will reduce the garden by approx. 20% but will leave a more than adequate side and rear garden curtilage for this particular dwelling. Privacy distances between the bedrooms of the extension and the side bedroom windows of 1 Greendale View are nominally less than the recommended standard, but the retention of a mature sycamore tree will provide extra privacy in what is by definition a congested living environment within the village's urban core, the tree will also continue to provide important greenery within the built environment. A damson and cherry tree together with other existing landscaping to the frontage of Main Street will maintain and secure its existing privacy.

Appearance

Rose Cottage is located in a prominent position within the Grindleton Village boundary amidst buildings of mixed architectural style. Immediately south of its residential curtilage is Greendale View, 1930's council housing, which has recently been privately purchased and upgraded, but is a poor example of architectural style and layout within the conservation area, paying little heed to the traditional and historic format of the village.

The treatment and positioning of our clients' proposed extension will allow it to sit easily with the original dwelling and surrounding buildings, especially to its north and west and the uniformity of its finishes will complement the grouping of other buildings within its immediate locality.

We have no doubt that our clients' proposal makes a positive contribution in this respect.

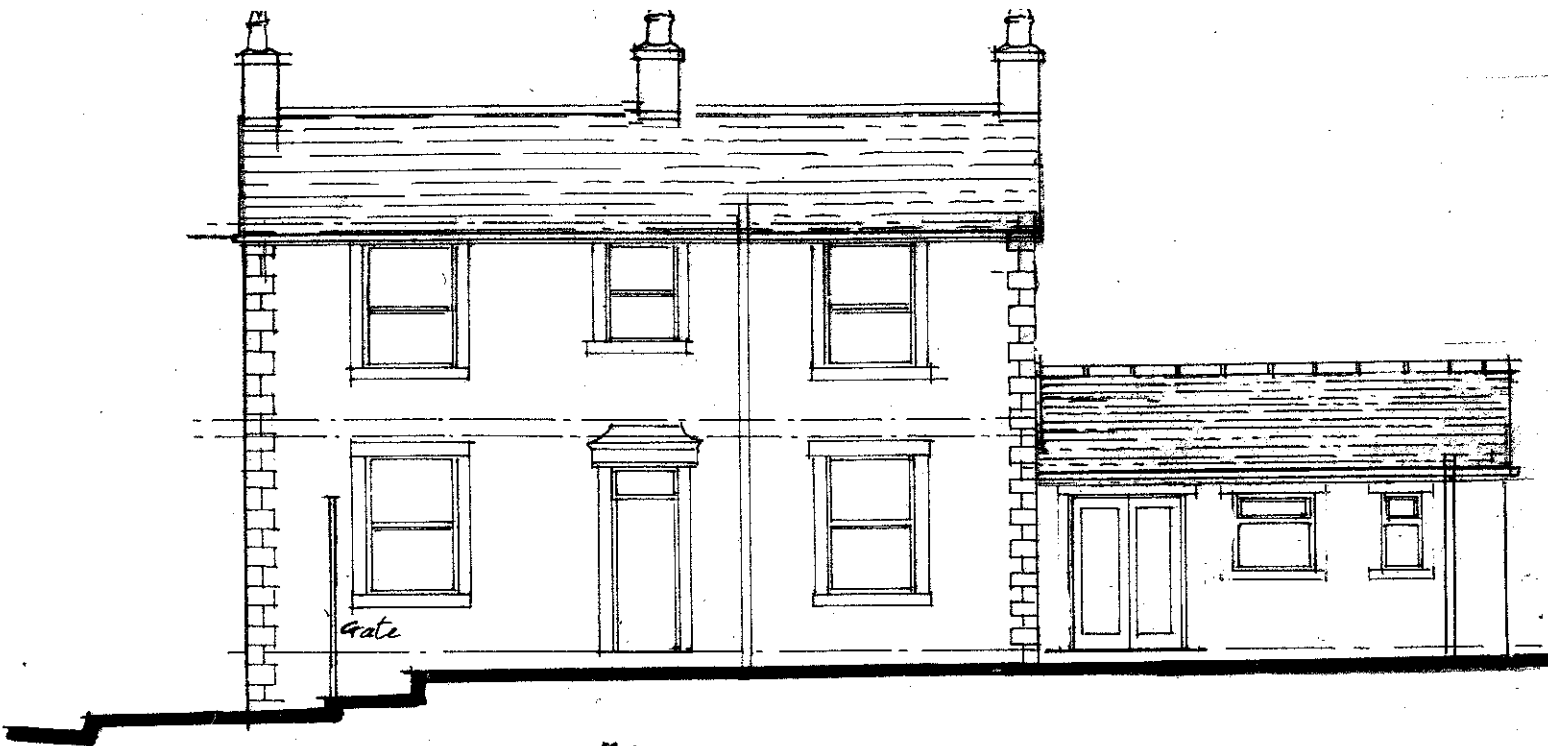
Access

Vehicular access and egress to the site has already been discussed elsewhere within this statement and our client has demonstrated how this will improve not only his domestic facilities but make a positive contribution to the conservation area as a whole.

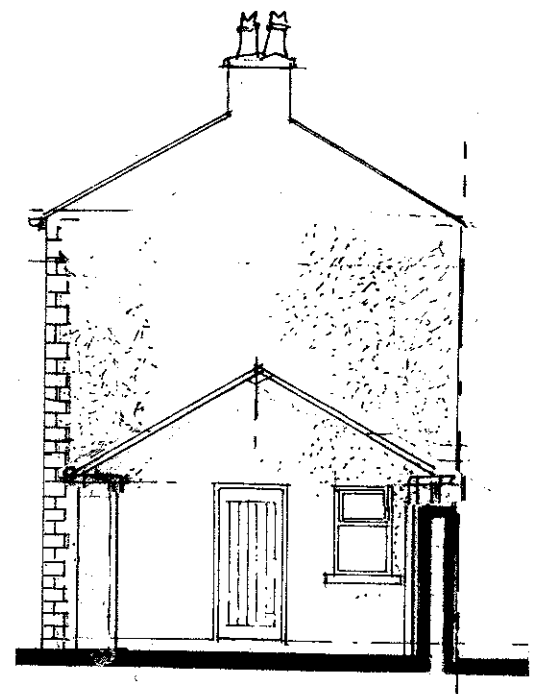
Unlike the requirements of current "new build" property, traditional late 19th century and early 20th century residential buildings, similar to the property in question, have severe restrictions in terms of access and the inclusive nature now recognised as essential features of good design. Design work for building regulation approval will incorporate the latest statutory requirements and every attempt will be made to comply with disabled access legislation.

John C. Pye

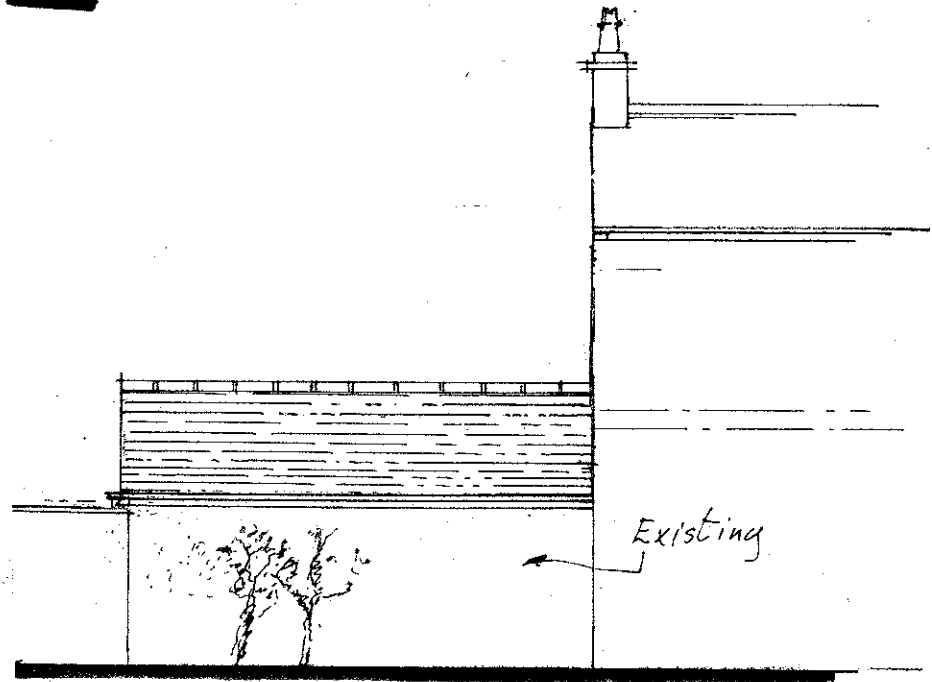
May 2013



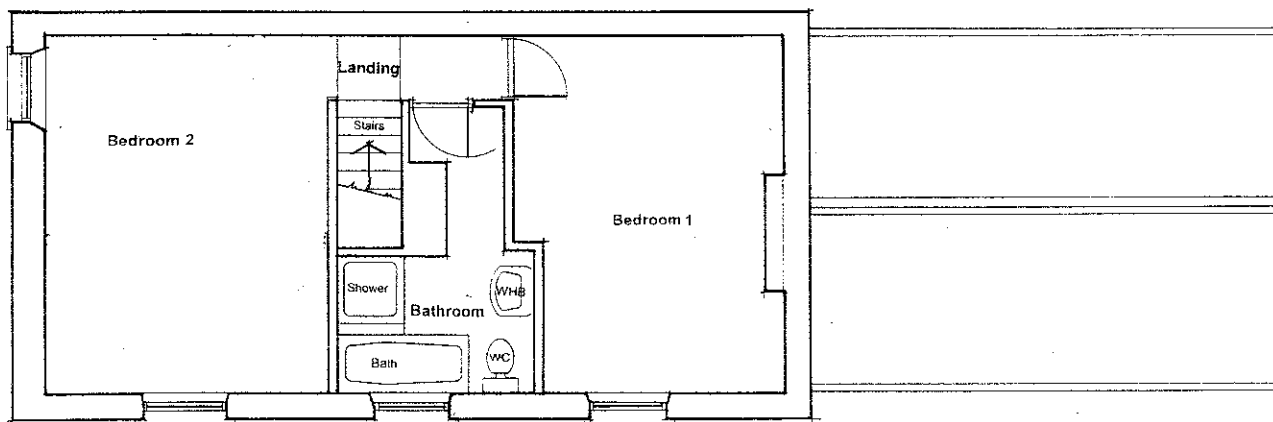
South Elevation



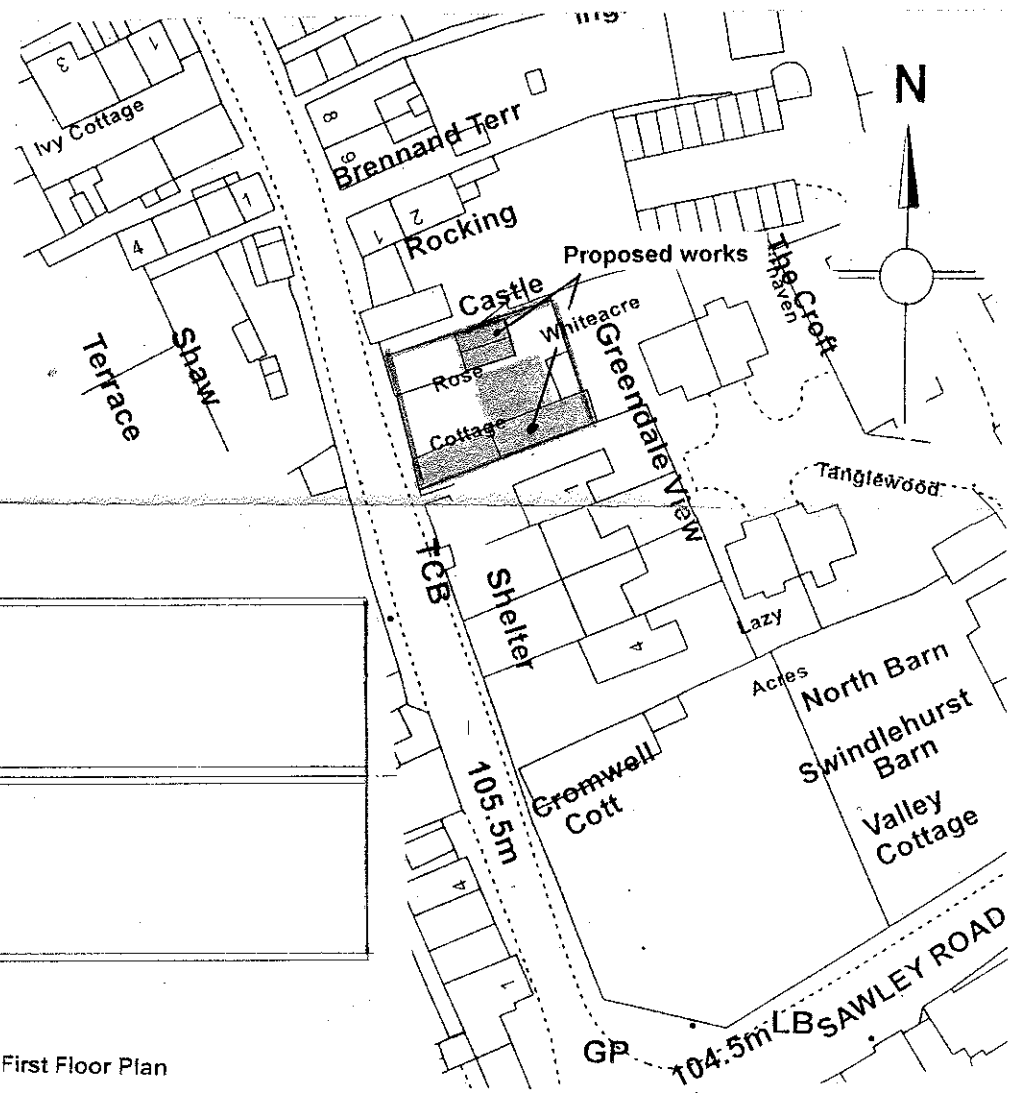
East Elevation



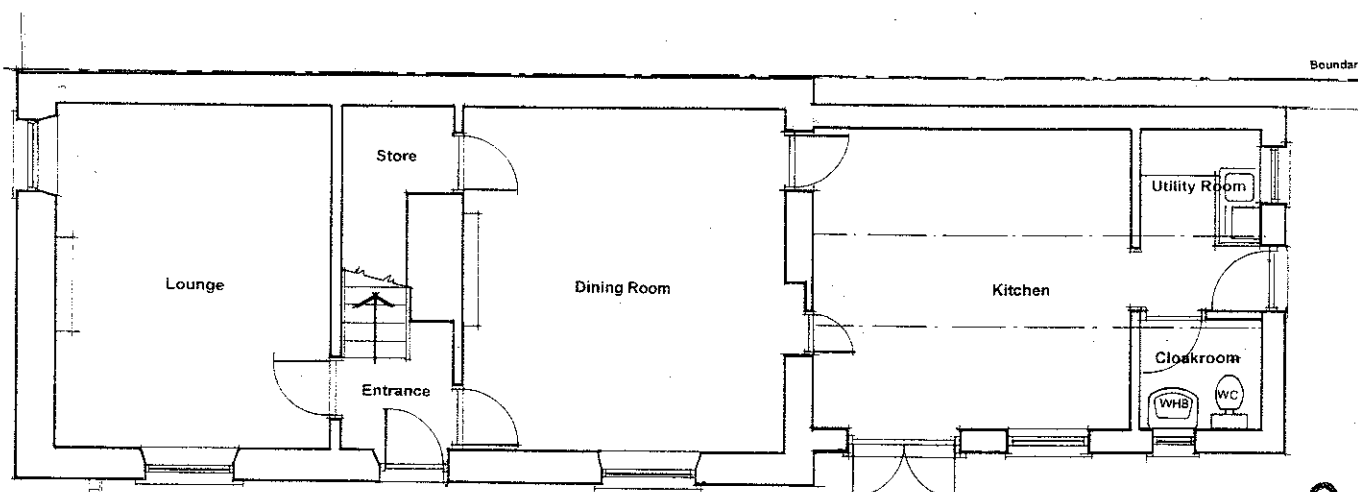
North Elevation



First Floor Plan



Location Plan 1:1250



Ground Floor Plan

320130534P

Project: Proposed first floor extension to
Rose Cottage Main St. Grindleton
Title: Location Plan
Existing Floor Plan & Elevations

Scale 1:100
Date 22/4/2013

Drg No
101/4/2
Rev.