



RIBBLE VALLEY
BOROUGH COUNCIL

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

32 014 0288

For office use only

Application No

Date received

Fee paid £

Receipt No:

Application for removal or variation of a condition following grant of planning permission.

Town and Country Planning Act 1990.

Planning (Listed Buildings and Conservation Areas) 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: **A.**

Last name: **AINSWORTH**

Company (optional):

Unit: House number: **6** House suffix:

House name:

Address 1: **LAMB ROW**

Address 2:

Address 3:

Town: **SAIDEN**

County: **LANCS**

Country: **ENGLAND**

Postcode: **BB7 9DX**

2. Agent Name and Address

Title: **MR** First name: **D**

Last name: **HOLT.**

Company (optional):

Unit: House number: **2** House suffix:

House name:

Address 1: **BRANTWOOD**

Address 2:

Address 3:

Town: **CLAYTON LEMOORS**

County: **LANCS**

Country: **ENGLAND**

Postcode: **BB5 5QR**

3. 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):

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing:

Description:

4. 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 as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

Single Storey Extension providing a two bedroom granny annex.

Reference number: Date of decision (DD/MM/YYYY): (date must be pre-application submission)

Please state the condition number(s) to which this application relates:

1	<i>Condition 2</i>	6	
2		7	
3		8	
4		9	
5		10	

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development started (DD/MM/YYYY):

(date must be pre-application submission)

Has the development been completed?

☒ Yes ☐ No

If Yes, please state when the development was completed (DD/MM/YYYY):

(date must be pre-application submission)

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

*Remove Condition 2, Unworkable.
See enclosure*

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

/

7. Ownership Certificates

One Certificate A, B, C, or D, must be completed 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:

5.3.14

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

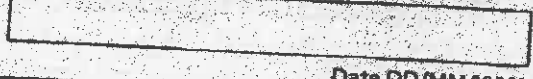
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
I certify/ The applicant certifies that:
• Neither Certificate A or B can be issued for this application
• All reasonable steps have been taken to find out the names and addresses of the other 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:

7. 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:

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:

8. 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):

(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):

9. 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 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):



The correct fee:



10. 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):

5.3.14

(date cannot be pre-application)

11. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

13. 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:

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2009/0525

DECISION DATE: 27 July 2009

DATE RECEIVED: 29/06/2009

APPLICANT:

Mr A Ainsworth
6 Lamb Row
Sabden
Lancs
BB7 9DX

AGENT:

Mr D Holt
2 Brantwood
Clayton-le-Moors
Accrington
Lancs
BB5 5QR

DEVELOPMENT Single storey extension providing a two bedroom granny annex.

PROPOSED:

AT: 6 Lamb Row Sabden Lancs BB7 9DX

Ribble Valley Borough Council hereby give notice that permission has been granted for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. The proposed development shall only be occupied as an extended family unit in conjunction with the property to which it is attached or related to and it shall not be used as a separate unit.

Reasons: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan. The division of the dwelling into separately occupied units could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

Relevant planning policy

Policy G1 - Development Control
Policy ENV1 - Area of Outstanding Natural Beauty
Policy H9 - Extended Family Accommodation
Policy H10 - Residential Extensions
SPG - "Extensions and Alterations to Dwellings"

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

APPLICATION NO. 3/2009/0525

DECISION DATE: 27 July 2009

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.



STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

3201402887

6 LAMB ROW
SABDEN
BB7 9DX

APPLICANT MR A AINSWORTH

APPLICATION 3/2009/0525

DECISION 27/JULY/2009

The above Application was approved as an extension to the existing house to provide a Granny Annex needed for an elderly parent. The accommodation at that time was only large enough to accommodate Mr & Mrs Ainsworth and children, i.e. the need for additional accommodation. Since being completed and occupied as designed the circumstances have changed in that the elderly parent has moved into a Care Home and the children have moved away, thus only Mr & Mrs Ainsworth are left in the property, too large for their needs.

The extension as built to the main house is not linked but attached with a garage between. The extension can be occupied and used as a separate Dwelling as it is at present by the owners leaving the existing 3 bed house empty. This is not ideal as the accommodation is not sustainable as 1 dwelling.

Sabden has few good sized family houses with 3 beds available, there is a need for this size of property in the village.

The house is situated approx 1/2 miles from the centre of the village and in easy reach of all amenities, the bus stop is directly outside the property.

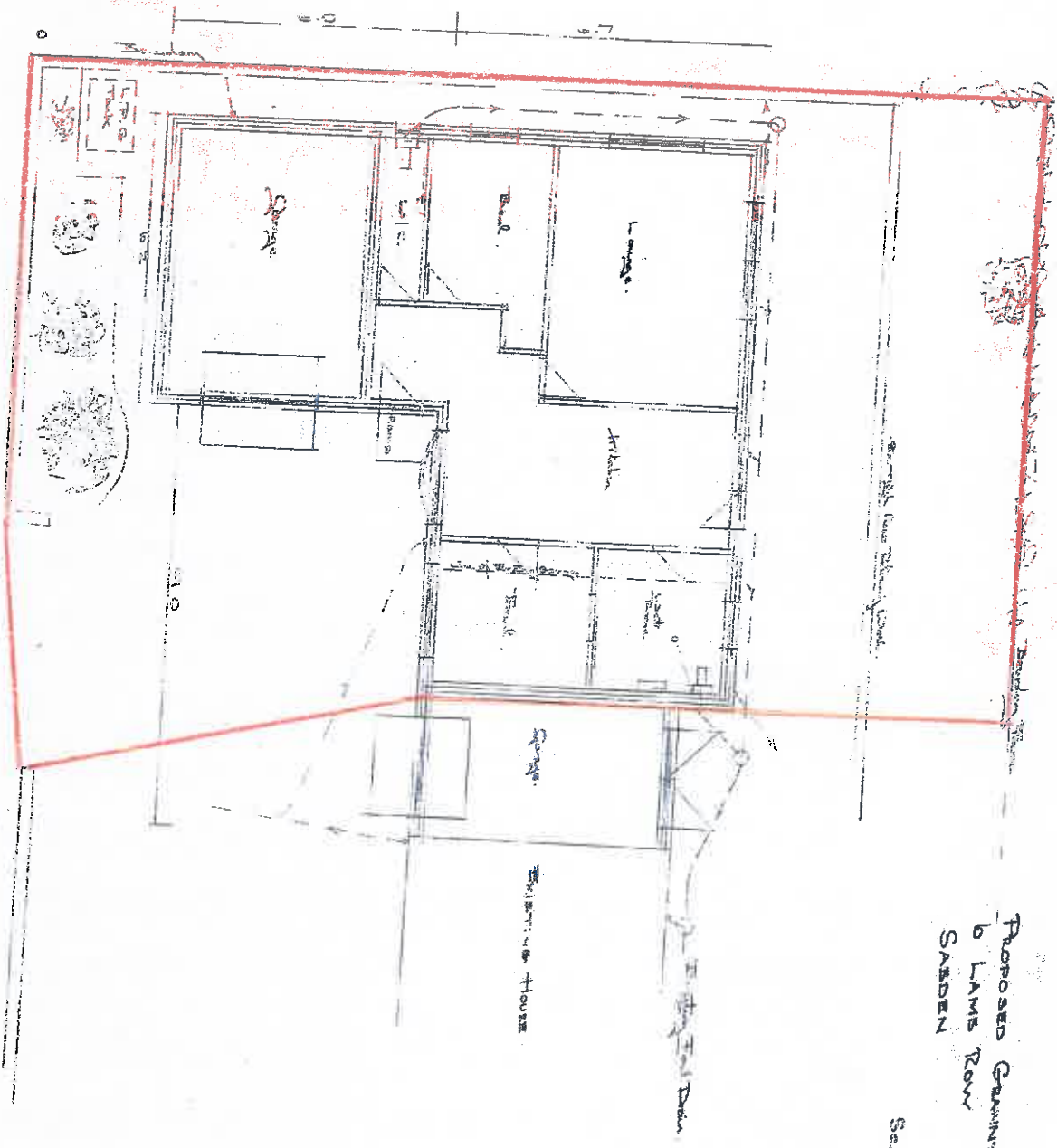
Parking for the extended accommodation is directly at the front of the property with 2 garages and accommodation for 6 cars parked off the road, 2 way entrance and access is provided.

The Planning Condition 2 gives reason of the dwelling as 2 units being injurious to the amenities of the neighbouring occupiers and to the character of the area. The appearance of the property remains the same whether used as 1 or 2 units and as far as being harmful to the amenities of neighbours this cannot be so, the neighbouring occupiers will not be affected in any way.

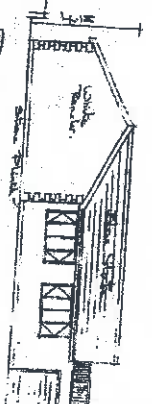
The application is for condition 2 to be removed.

PROPOSED GRANNY FLAT
 6 LAMB ROW
 SADDEN

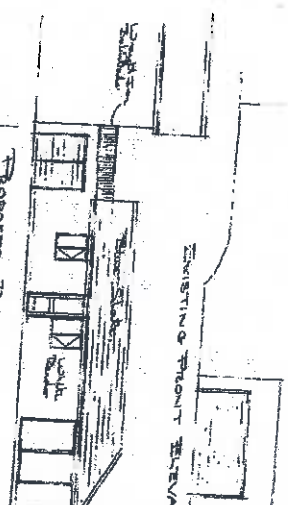
Scale 1:50
 1:100



5.0m.
 13.0m.



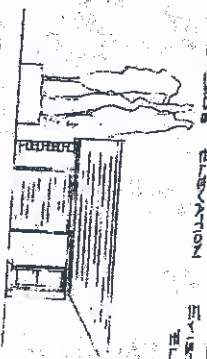
PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION

320090525P

SCALE
1:1250



3207/0200?

Sinks

Reservoir

206

135.3m

B

Lamb Row

1200

135.0m

WHALLEY ROAD

Access

