

Application for Planning Permission. 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	First name:	Roger	Surname:	Walker	
Company name						
Street address:	Land Adjacent to 9 Fox Street			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	BB7 2AQ					
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes <input type="radio"/> No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ivan	Surname:	Wilson	
Company name:	IWA Architects Ltd.					
Street address:	Waterloo Mill			Country Code	National Number	Extension Number
	Waterloo Road			Telephone number:	01200 423487	
				Mobile number:		
Town/City	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	BB7 1LR			admin@iwarchitects.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Sub-division of existing side garden of No. 9 Fox Street, Clitheroe, to allow new 2 1/2 storey detached dwelling to be constructed.

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	9	Suffix:	
House name:			
Street address:	Fox Street		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 2AQ		

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

Easting:	374454
Northing:	442371

Description:

Land adjacent to 9 Fox Street, Clitheroe owned by the Applicant and his family.

5. 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):

Officer name:

Title:	Mr	First name:	Gareth	Surname:	Fort
Reference:	RV/2012/ENQ/00044				
Date (DD/MM/YYYY):	27/04/2012	(Must be pre-application submission)			

Details of the pre-application advice received:

A scheme for two semi-detached dwellings had originally been proposed for the site, but it was felt that this wouldn't provide enough amenity space or off-road parking for each house - this was also the view of LCC Highways, who Gareth Fort had consulted twice. He thought that "a more limited scheme would be more likely to gain a positive response". We have therefore reduced the scheme to a single detached dwelling sat more centrally on the plot.

6. 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

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

In sub-dividing the existing side garden of No. 9 Fox Street, Clitheroe, a new 1.8m high boundary fence will be erected nom. 5m from the existing end gable, to provide No. 9 with a two car driveway off the existing highway and some retained amenity space to the side / rear of the property. 2 No. new parking spaces and a pedestrian footpath from the main pavement to the front door of the house will be created at the front of the proposed new dwelling.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Indication of refuse and recycling bin positions shown on drawing 1830.P.001b, to rear of property.

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

8. 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

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Natural or reconstituted stone block cavity wall to front elevation and rendered blockwork cavity walls to side and rear elevations; with stone quoin detailing to front corners, stone heads and cills to the windows and doors and 2 courses of stone block at base of rendered walls.

Roof - description:

Description of *existing* materials and finishes:

None.

Description of *proposed* materials and finishes:

Natural slate finish to match adjacent properties. Painted timber fascias and verge boards.

Windows - description:

Description of *existing* materials and finishes:

None.

Description of *proposed* materials and finishes:

Windows (including French patio doors) - White uPVC double glazed casement windows. Velux roof windows or similar where shown.

Doors - description:

Description of *existing* materials and finishes:

None.

Description of *proposed* materials and finishes:

External quality timber doors to pattern shown, or similar, with stained or painted finish.

Boundary treatments - description:

Description of *existing* materials and finishes:

Privet hedge and low timber panel fence to boundary along road frontage. High stone wall to rear alley boundary. Wire mesh fencing and privet hedges to boundary with railway lines.

Description of *proposed* materials and finishes:

New low natural stone wall, with cap pings to rood frontage, to match adjacent house. New 1800mm high post and panel timber boundary fence between existing No. 9 and new dwelling.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

None.

Description of *proposed* materials and finishes:

Parking area to be surfaced in brick pavers - colour red / brown brindle. Paths to be natural 'Indian' stone flags.

Others - description:

Type of other material:

Rainwater and Foul drainage.

Description of *existing* materials and finishes:

None.

Description of *proposed* materials and finishes:

Black uPVC gutters and downpipes.

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:

IWA Drawings: -
1830.E.001 - Existing Site Plan and Elevations - 1:100.
1830.OS.001 - Site Location Plan - 1:1250.
1830.P.001b - Proposed Plans, Site Plan and Elevations - 1:100.
Artist's Impression 3D Image.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	2	2
Short description of Other	Ex. house No. 9 gains 2 new off-road parking spaces.		

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		
Other	<input type="text"/>				

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

IWA Drawing 1830.P.001b - Proposed Plans - Site Plan and Elevations.
Limited record drainage information added 12.08.14 - taken from United Utilities online plans at RVBC Office.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

<input type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Currently a side garden to No. 9 Fox Street, Clitheroe

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area? 365 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

None.

Is the proposal for a waste management development? ☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

24. 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

25. 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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*“agricultural holding” has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act*).

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Ivan"/>	Surname:	<input type="text" value="Wilson"/>
Person role:	<input type="text" value="Agent"/>	Declaration date:	<input type="text" value="12/08/2014"/>	<input checked="" type="checkbox"/>	Declaration made

26. 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.

<input checked="" type="checkbox"/>	Date	<input type="text" value="12/08/2014"/>
-------------------------------------	------	---