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For office use only

Application No.

Date received 8.9.15

Fee paid £ 72.00 Receipt No: 023787

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**

**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:	Mrs	First name:	Helen	Surname:	Heggle
Company name:					
Street address:	Oaksmead, Manor Road			Telephone number:	Country Code: National Number: Extension Number:
Town/City:	Copster Green			Mobile number:	
County:	Lancashire			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	BB1 9EP				
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:		First Name:	Campbell Driver	Surname:	Partnership
Company name:	Campbell Driver Partnership				
Street address:	Capricorn Park Blakewater Road			Telephone number:	Country Code: National Number: Extension Number:
Town/City:	Blackburn			Mobile number:	
County:	Lancashire			Fax number:	
Country:				Email address:	
Postcode:	BB1 5QR			design@cdparchitects.co.uk	

**3. Description of Proposed Works**

Please describe the proposed works:

Extension and alteration of existing dwelling to create new ground floor bedroom and garage extension

Has the work already been started without planning permission?

☐ Yes ☒ No

#### 4. Site Address Details

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

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Oaksmead		
Street address:	Manor Road		
	<input type="text"/>		
Town/City:	Copster Green		
County:	Lancashire		
Postcode:	BB1 9EP		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	367562		
Northing:	433855		

#### 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, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

#### 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):

Officer name:

Title: Mrs First name: Rachel Surname: Horton

Reference: RV/2015/ENQ/00102

Date (DD/MM/YYYY): 17/08/2015 (Must be pre-application submission)

Details of the pre-application advice received:

Following our meeting on Monday with your clients Mr & Mrs Heggie I wish to confirm that I consider the proposed extension to the front elevation of the property to incorporate garage, entrance and porch at ground floor level with additional bedroom at first floor level with balcony to be acceptable in principle. There are a mix of house types within Copster Green and therefore on balance I do not consider that the extension proposed would be unduly harmful to the appearance of the dwelling or locality. The choice of materials used in the extension was discussed and in my opinion the use of natural stone to the front elevation of the extension with render to the sides and remainder of the property would be the most appropriate material. I am also not adverse to the use of aluminium frames to the windows. Heads and cills should also be stone and I would request that the garage door is timber as opposed to a metal up and over shutter. Furthermore, I note that windows serving habitable rooms to the property closest to the extension ('Hill Top Bungalow') are predominantly to the front of the property and any windows to the side serve corridors. On this basis, and due to the distance between your clients property and 'Hill Top Bungalow', on balance I do not consider that the extension would significantly harm the amenity of these residents nor of those at 'Oakleigh' to the south.

With regards to the balcony I note that the distance between this part of the extension and the property directly opposite is approx. over 40 metres. Whilst balconies are not a typical feature within Copster Green, in this particular instance I consider that this distance and the fact that the extension is 'set-back' within the site, will be partially obscured by an oak tree and due to the design there is minimal opportunity for occupants to directly overlook neighbours to either side I consider this element of the scheme to be acceptable in principle. For the avoidance of doubt please ensure that any proposed plan shows that the southern side elevation of the balcony is a solid wall as opposed to glazing.

Lastly I can confirm that a Bart Survey will be required and that Countryside Officer Dave Hewitt has confirmed that whilst a full Tree Survey is not required in this instance you must plot the existing oak tree on the proposed plans and clarify the DBH (Diameter, Breast Height) in order for the Authority to clarify the Root Protection Zone and condition any subsequent approval if the application proves favourable.

I trust that you find the above observations of use and stress that they represent officer opinion only, at the time of writing, given without prejudice to the final determination of any application submitted.

Regards  
Rachel Horton  
Pre-Planning Advice Officer

#### 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:

15.124.04 proposed site plan

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

#### 8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

## 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

## 10. 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

## 11. Materials

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

### Walls - description:

Description of *existing* materials and finishes:

stone  
render

Description of *proposed* materials and finishes:

stone  
render

### Roof - description:

Description of *existing* materials and finishes:

slate

Description of *proposed* materials and finishes:

slate

### Windows - description:

Description of *existing* materials and finishes:

upvc

Description of *proposed* materials and finishes:

aluminium

### Doors - description:

Description of *existing* materials and finishes:

upvc

Description of *proposed* materials and finishes:

aluminium

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:

15.124.01 existing floor plans  
15.124.02 existing elevations  
15.124.04 proposed site plan  
15.124.05 proposed floor plans  
15.124.06 proposed elevations

## 12. Certificates (Certificate A)

### Certificate of Ownership - Certificate A

#### Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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: Mr First name: Joe Surname: Barrowclough

Person role: Agent

Declaration date: 02/09/2015

☒ Declaration made

## 13. 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.

☒ Date 02/09/2015

