

For office use only

Application No.

Date received

Fee paid £

Receipt No:

Householder Application for Planning Permission
for works or extension to a dwelling and listed building consent.
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:	Paul	Surname:	Atkinson
Company name:					
Street address:	Friends Cottage, Sawley Road				
	Telephone number:				
	Mobile number:				
Town/City:	GRINDLETON				Fax number:
Country:	Email address:				
Postcode:	BB7 4RS				
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				
	Waterloo Road				
	Telephone number:				
	Mobile number:				
Town/City:	Clitheroe				Fax number:
Country:	United Kingdom				
Postcode:	BB7 1LR				Email address:
	admin@iwarchitects.co.uk				

3. Description of Proposed Works

Please describe the proposed works:

Proposed Garden Room extension, to South West gable of existing Friends Meeting House, Caretaker's Cottage, linked to existing Dining Room.

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: Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

An application for Pre-App comments was made on 27th June 2016, for the proposed Garden Room extension and some internal alterations.

John Macholc of Ribble Valley Borough Council's Planning Department voiced some initial concerns regarding the extension and arranged a meeting with Ivan Wilson of IWA Architects and the Applicant Paul Atkinson on 14th July 2016, to discuss the proposals.

John Macholc followed up the meeting with an email on 15th July 2016, stating he was considering using external consultants to comment on the Pre-App.

In an email from John Macholc on 23rd August 2016, he stated that the external consultant considered that the new Garden Room should be set further back to allow the quoins to be more exposed, they also stated that the design should be simplified, but that there was no objection to the principle of the extension.

Ivan Wilson responded on the same day explaining that the extension could be moved back approximately 100mm to be clear of the quoins, which meant that the glazed link would be lined up with the inside face of the window reveal. It was stated that to move it any further back would mean creating a new opening on the other side of the fireplace, or breaking through from the existing Kitchen window, which would not leave a practical layout. (Note: when drawn accurately the actual distance the Garden Room was set back by was 150mm). To simplify the design, the pitched lantern light in the centre of the flat roof, would be changed for a 'near flat' rooflight, more in keeping with the contemporary look of the extension. This is now the basis for the proposed application.

A further email from Ivan Wilson on 13th September 2016, sought to confirm that in principle the proposal for an extension was considered acceptable, provided the stone quoins were left exposed at the front corner of the house.

John Macholc responded on 14th September 2016 adding that the lantern light should be removed also. These points were addressed and the design was amended to show a 'flat' rooflight in lieu of the lantern.

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

Do the proposals require any diversions, extinguishment and/or Yes No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

creation of public rights of way?

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

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

Yes No

8. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External Doors - description:

Description of *existing* materials and finishes:

Meeting House - Timber doors (some with glazed panels - white painted finish.
Summer House - Full height glazed, timber framed doors, with grey-green painted finish.

Description of *proposed* materials and finishes:

Grey colour-coated, aluminium framed, double-glazed bi-folding doors and single pass doors, by specialist manufacturer.

External Walls - description:

Description of *existing* materials and finishes:

Meeting House - pebbledash rendered walls, with dressed natural stone quoins to front corner.
Summer House - grey-green painted, timber weatherboard panelled walls.

Description of *proposed* materials and finishes:

Garden Room extension - corner piers to be cavity wall construction, with natural random coursed stone outer leaf to match Meeting Hall part of the existing building.

Rainwater goods - description:

Description of *existing* materials and finishes:

Black painted cast iron rainwater goods.

Description of *proposed* materials and finishes:

Black finished, cast aluminium rainwater goods.

Roof covering - description:

Description of *existing* materials and finishes:

Meeting House and Summer House - Natural stone slate roof finishes.

Description of *proposed* materials and finishes:

Proprietary grey coloured, single ply membrane roof finish.

Windows - description:

Description of *existing* materials and finishes:

Meeting House - Timber framed, single glazed windows, with white painted finish.
Summer House - Full height glazed, timber framed windows, with grey-green painted finish.

Description of *proposed* materials and finishes:

Direct double-glazed units, set into solid oak frames.

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
2246.OS.01 - OS Location Plan
2246.E.01 - Existing Plans
2246.E.02 - Existing Site Plan
2246.E.03a - Existing Elevations
2246.P.01c - Proposed Plans - Planning Application
2246.P.03b - Proposed Elevations - Planning Application
2246.P.04 - Proposed Site Plan and Site Sections - Extension
2246 - Photo Sheet 1
2246 - D and A Statement - Proposed Extension
Heritage Report [FULL] - Sawley FMH - Proposed Extension

9. Demolition

Does the proposal include total or partial demolition of a listed building? Yes No

10. Listed building alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, will there be works to the interior of the building? Yes No

Will there be works to the exterior of the building? Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

IWA Drawings
2246.OS.01 - OS Location Plan
2246.E.01 - Existing Plans
2246.E.02 - Existing Site Plan
2246.E.03a - Existing Elevations
2246.P.01c - Proposed Plans - Planning Application
2246.P.03b - Proposed Elevations - Planning Application
2246.P.04 - Proposed Site Plan and Site Sections - Extension
2246 - Photo Sheet 1

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building? Don't know Yes No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

13. Parking

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

14. 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

15. 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

16. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England)
Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: First name: Surname:

Person role: Declaration date: Declaration made

17. 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