



RIBBLE VALLEY
BOROUGH COUNCIL

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For office use only

Application No. 312017/0246

Fee

Date received 14/3/17

Fee paid £ 770.00 Receipt No: 27393

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

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: <input type="text" value="Mr"/> | First Name: <input type="text" value="Wajid"/> | Surname: <input type="text" value="Mahmood"/> |
| Company name: <input type="text"/> | | |
| Street address: <input type="text" value="29, Woone Lane"/> | | |
| Town/City: <input type="text" value="CLITHEROE"/> | | |
| Country: <input type="text"/> | | |
| Postcode: <input type="text" value="BB7 1BG"/> | | |

Are you an agent acting on behalf of the applicant?

Yes No

2. Agent Name, Address and Contact Details

| | | |
|---|--|---|
| Title: <input type="text" value="Miss"/> | First Name: <input type="text" value="Nixie"/> | Surname: <input type="text" value="Edwards"/> |
| Company name: <input type="text" value="Hussain Architectural Design Ltd"/> | | |
| Street address: <input type="text" value="44 Standish Street"/> | | |
| Town/City: <input type="text" value="Burnley"/> | | |
| Country: <input type="text"/> | | |
| Postcode: <input type="text" value="BB11 1AP"/> | | |
| Telephone number: <input type="text" value="01262451428"/> | | |
| Mobile number: <input type="text"/> | | |
| Fax number: <input type="text"/> | | |
| Email address: <input type="text" value="nixie@hussaindesigns.co.uk"/> | | |

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from one residential dwelling to three residential flats.

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: 29 Suffix:

House name:

Street address: Woone Lane

Town/City: CLITHEROE

Postcode: BB7 1BG

Description:

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

Easting: 374057

Northing: 441293

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

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

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:

Storage to be kept in the rear yard, as is currently.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

Recyclables to be collected by Ribble Valley Council as is currently.

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

No Material details were submitted for this application

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

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="checkbox"/> |

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

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:

Vacant dwelling house

Yes No

Is the site currently vacant?

If Yes, please describe the last use of the site:

Residential house

When did this use end (if known) (DD/MM/YYYY)?

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 |
| Bedsits/Studios | | | | | | |
| Cluster Flats | | | | | | |
| Flats/Maisonettes | 3 | 0 | 0 | 0 | 0 | |
| Houses | | | | | | |
| Live-Work Units | | | | | | |
| Sheltered Housing | | | | | | |
| Unknown | | | | | | |

Proposed Market Housing Total

3

| Market Housing - Existing | | Number of bedrooms | | | | |
|---------------------------|--|--------------------|---|---|----|---------|
| | | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | | |
| Cluster Flats | | | | | | |
| Flats/Maisonettes | | | | | | |
| Houses | | 0 | 1 | 0 | 0 | 0 |
| Live-Work Units | | | | | | |
| Sheltered Housing | | | | | | |
| Unknown | | | | | | |

Existing Market Housing Total

1

| Social Rented Housing - Proposed | | Number of bedrooms | | | | |
|----------------------------------|--|--------------------|---|---|----|---------|
| | | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | | |
| Cluster Flats | | | | | | |
| Flats/Maisonettes | | | | | | |
| Houses | | | | | | |

Social Rented Housing - Existing

| Social Rented Housing - Existing | | Number of bedrooms | | | | |
|----------------------------------|--|--------------------|---|---|----|---------|
| | | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | | |
| Cluster Flats | | | | | | |
| Flats/Maisonettes | | | | | | |
| Houses | | | | | | |

17. Residential Units

Social Rented Housing - Proposed

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Social Housing Total

Intermediate Housing - Proposed

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Intermediate Housing Total

Key Worker Housing - Proposed

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Key Worker Housing Total

Overall Residential Unit Totals

| | |
|----------------------------------|---|
| Total proposed residential units | 3 |
| Total existing residential units | 1 |

Social Rented Housing - Existing

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Existing Social Housing Total

Intermediate Housing - Existing

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Existing Intermediate Housing Total

Key Worker Housing - Existing

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|---|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Existing Key Worker Housing Total

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

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

102.00

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:

n/a

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

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 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:

First name:

Surname:

Person role:

Declaration date:

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.



Date