

Householder Application for Planning Permission for works or extension to a dwelling and for relevant demolition of an unlisted building in a conservation area
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 & Mrs"/>	First Name:	<input type="text" value="Oliver"/>	Surname:	<input type="text" value="Davies"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Carlton Cottage"/>				
	<input type="text" value="West View, Clitheroe Road"/>				
	<input type="text"/>				
Telephone number:	<input type="text"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="WADDINGTON"/>				
Fax number:	<input type="text"/>				
Country:	<input type="text"/>				
Email address:	<input type="text"/>				
Postcode:	<input type="text" value="BB7 3HW"/>				
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:	<input type="text"/>	First Name:	<input type="text" value="Ivan"/>	Surname:	<input type="text" value="Wilson"/>
Company name:	<input type="text" value="IWA Architects Ltd."/>				
Street address:	<input type="text" value="Waterloo Mill"/>				
	<input type="text" value="Waterloo Road"/>				
	<input type="text"/>				
Telephone number:	<input type="text" value="01200423487"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="Clitheroe"/>				
Fax number:	<input type="text"/>				
Country:	<input type="text" value="United Kingdom"/>				
Email address:	<input type="text"/>				
Postcode:	<input type="text" value="BB7 1LR"/>				
	<input type="text" value="admin@iwarchitects.co.uk"/>				

3. Description of Proposed Works

Please describe the proposed works:

Existing lean-to element and outside WC, attached to original two-storey outrigger at rear of property to be removed to allow new single -storey, wrap-around extension to be constructed, across width of rear yard area (retaining a passage to the side), to provide a more cohesive link with the Kitchen / Dining Area and the extensive rear garden.

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:

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 creation of public rights of way? Yes No

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

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

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. Materials

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

Doors - description:

Description of existing materials and finishes:

White uPVC framed, part-glazed door and frame to rear of existing lean-to element.

Description of *proposed* materials and finishes:

New side door to be white uPVC framed, part-glazed door and frame.
Rear doors to be aluminium framed, sliding / folding, fully double-glazed door system (powder coated white, to match).

Lighting - description:

Description of existing materials and finishes:

Existing security lighting fixed to outside walls at first floor level.

Description of *proposed* materials and finishes:

External (decorative) security wall lights fitted to either side of bi-folding doors and adjacent to new side access door.

Roof - description:

Description of existing materials and finishes:

The existing roofs are traditional natural slate construction.

Description of *proposed* materials and finishes:

The proposed roofs are to be traditional natural slate construction, to match existing, with flat section formed from EPDM / liquid plastic system, against two-storey outrigger.

Vehicle Access - description:

Description of existing materials and finishes:

Existing yard area - natural Yorkstone flags.

Description of *proposed* materials and finishes:

Proposed patio area - re-used Yorkstone flags, supplemented with matching reclaimed examples. Low walls to be formed in natural stone to match boundary walls.

Walls - description:

Description of existing materials and finishes:

The existing rear walls of the property are formed in masonry (stone), with a render finish applied. The window openings have painted natural stone surrounds.

Description of *proposed* materials and finishes:

The proposed walls will be formed in masonry (blockwork) cavity construction (brickwork plinth courses up to DPC level, with a matching render finish. The new window and door openings will have stone heads to match existing.

Windows - description:

Description of existing materials and finishes:

The existing windows are double-glazed, white uPVC framed casement units.

Description of *proposed* materials and finishes:

New windows to be double-glazed, white uPVC framed casement units, to match existing.
Roof windows to be Velux, or similar proprietary roof windows.

OTHER - description:

Type of other material:

Description of existing materials and finishes:

Grey uPVC rainwater and foul water goods.

Description of *proposed* materials and finishes:

Grey uPVC rainwater and foul water goods, to match existing.

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:

10. Materials

IWA Architects drawings:
2327.OS.01 - OS Site Location Plan
2327.E.01a - Existing Plans, Elevations and Site Plan
2327.P.01d - Proposed Plans, Elevations and Site Plan
Design and Access Statement
Heritage Statement, by Stephen Haigh Buildings Archaeologist

11. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing lean-to element and outside WC, which are believed to date from before 1919 (as recorded on Deed Plans), are not suitable for adapting or incorporating into the proposed layout that the Clients desire and are of a construction which does not meet with the current thermal regulations. They constitute only a small proportion of the whole house and one that is insignificant in the context of the Conservation Area in which the property stands. By demolishing them, a more usable and flexible Kitchen / Dining space can be created and linked back to the core of the house, through a wider opening formed out of the current Living Room window.

12. 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

13. 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

14. 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