

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 &amp; Mrs"/>	First Name:	<input type="text" value="Adam"/>	Surname:	<input type="text" value="Black"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="50, King Street"/>				
	<input type="text"/>				
	<input type="text"/>				
Telephone number:	<input type="text"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="CLITHEROE"/>				
Fax number:	<input type="text"/>				
Country:	<input type="text"/>				
Email address:	<input type="text"/>				
Postcode:	<input type="text" value="BB7 2EU"/>				
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" value="Mr"/>	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:

Rebuilding existing stone steps to rear of dwelling, from GF level to lower garden area, due to subsidence, reducing their width and proximity to the back of the house, allowing more light to reach the basement rooms. Also, removing the existing low-pitch detached garage roof, to replace with duo-pitch slate roof, creating additional storage in the roof space and a South-facing Sun Room off the 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

#### 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):

### Boundary Treatments - description:

Description of existing materials and finishes:

Existing shared brickwork wall between 50 King Street back garden and The Old Post House Hotel, rear parking area.

Description of *proposed* materials and finishes:

Allow for adjustments / rebuilding top of shared wall in re-used and matching brickwork.

### Doors - description:

Description of existing materials and finishes:

Garage: - Painted timber doors (including double garage doors).

Description of *proposed* materials and finishes:

Garage: - New painted timber 'up and over' garage door in North elevation on to rear alley. Colour coated, aluminium framed, thermally broken, 3-panel, half glazed bi-folding doors to new Sun Room (South elevation).

### Roof - description:

Description of existing materials and finishes:

Garage: - Profile fibre cement sheet roofing.

Description of *proposed* materials and finishes:

Garage: - Reclaimed natural blue / grey slate to traditionally constructed pitched roof.

### Walls - description:

Description of existing materials and finishes:

Steps: - Facing brickwork to the walls supporting the stone steps.

Garage: - Facing brickwork, except for South wall, which has been rendered and painted white.

Description of *proposed* materials and finishes:

Steps: - Reclaimed matching facing brickwork to the walls supporting the original re-used stone steps.

Garage: - Matching facing brick to new North gable end pike and to build up eaves on West elevation. Matching white painted, rendered blockwork to new South gable end pike. Reconstituted stone heads to new doors and steps up to South elevation Sun Room.

### OTHER - description:

Type of other material:

Description of existing materials and finishes:

Black (painted) uPVC rainwater gutters and downpipes.

Description of *proposed* materials and finishes:

Black uPVC rainwater gutters and downpipes, 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:

IWA Architects Drawings:-  
2326.OS.01 - Site Location Plan  
2326.E.01 - Existing Site Plan  
2326.E.02 - Existing Elevations to Rear Steps  
2326.E.03 - Existing Garage Plan and Elevations  
2326.P.01a - Proposed Site Plan  
2326.P.03a - Proposed Rebuilding of Rear Steps  
2326.P.04c - Proposed Garage Alterations  
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)?

Rear Steps: - These have moved over time and become uneven and dangerous to walk down.

Garage: - The existing low pitch, profiled, fibre cement roof and structure will be removed to enable the height of the walls / gable pikes to be increased, allowing a new duo-pitched natural slate roof to be constructed, with an overhang to the South end. It is felt that this will present a more aesthetic view to the back of the house, more in keeping with the local vernacular.

## 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