



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 1RA

PLANNING

For office use only

Application No. 3/2018/0496

Date received 4.6.18

Fee paid £103.00 Receipt No: 093095

Tel: 01200 425111 www.ribblevalley.gov.uk

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended
by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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:	Linden	Surname:	Page
Company name:					
Street address:	33, Dale View				
	Telephone number:				
	Mobile number:				
Town/City:	Billington				
Country:					
Postcode:	BB7 9LL				
	Fax number:				
	Email address:				
Are you an agent acting on behalf of the applicant?					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

2. Agent Name, Address and Contact Details

Title:		First Name:	John	Surname:	Hodkinson
Company name:					
Street address:	20 Westgate Avenue				
	Holcombe Brook				
	Ramsbottom				
Town/City:	Bury				
Country:	United Kingdom				
Postcode:	BL0 9SS				
	Telephone number:				
	Mobile number:				
	Fax number:				
	Email address:				
mandjhodkinson@tiscali.co.uk					

3. Site Address Details

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

House: 33 Suffix:
House name:
Street address: Dale View

Town/City: Billington
Postcode: B87 9LL

Description:

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

Easting: 372631
Northing: 435899

4. 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:

The planning officer was not willing to investigate whether or not permitted development rights had been removed when planning permission was granted for the house.

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

☒ a) Owner ☐ b) Lessee ☐ c) Occupier ☐ d) Other

6. 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

7. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

The building is a detached house on an established residential estate

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

Drawings 18/419/01, 02, 03

7. Grounds for Application

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3 - Dwellinghouses

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3 - Dwellinghouses

Is the proposed operation or use:

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The extension is "permitted development" in terms of its height and projection from the rear of the existing house.

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes ☐ No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Single storey rear extension to dwelling

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes ☒ No

Has the proposal been started?

☐ Yes ☒ No

9. 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

10. Declaration

I/we hereby apply for a Lawful Development Certificate 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

24/05/2018

Warning:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.