



RIBBLE VALLEY  
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

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 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. Site Address**

Number	42
Suffix	
Property name	
Address line 1	Water Street
Address line 2	
Address line 3	
Town/city	Ribchester
Postcode	PR3 3YJ

Description of site location must be completed if postcode is not known:

Easting (x)	365054
Northing (y)	435345

Description

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**2. Applicant Details**

Title	
First name	Glenys
Surname	Gallagher
Company name	
Address line 1	42, Water Street
Address line 2	
Address line 3	
Town/city	Ribchester

2. Applicant Details

Country	
Postcode	PR3 3YJ
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Bruce
Surname	Robinson
Company name	Links Architecture Ltd
Address line 1	35 Collinfield
Address line 2	
Address line 3	
Town/city	Kendal
Country	United Kingdom
Postcode	LA9 5JD
Primary number	07971507933
Secondary number	
Fax number	
Email	bsrobbo@hotmail.com

4. Description of Proposed Works

Please describe the proposed works:

Demolition of rear lean-to conservatory and erection of new mono-pitch kitchen extension on the same footprint. With Velux conservation roof window and slate roof finish.

Has the work already been started without planning permission? ☐ Yes ☒ No

5. Explanation for Proposed Demolition Work

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

The structure is not energy efficient and is not in keeping with the surrounding buildings.

6. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Painted cement render
Description of proposed materials and finishes:	Painted cement render

Roof	
Description of existing materials and finishes (optional):	Acrylic sheets
Description of proposed materials and finishes:	Slate

Windows	
Description of existing materials and finishes (optional):	painted timber
Description of proposed materials and finishes:	uPVC sash style in a pale green colour

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

If Yes, please state references for the plans, drawings and/or design and access statement

42 Water Street Ribchester PR3 3YJ:  
01\_EXISTING PLANS  
02\_EXISTING ELEVATIONS  
10\_PROPOSED PLANS  
11\_PROPOSED ELEVATION AND SECTION  
16\_BLOCK & LOCATION PLANS

7. 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

8. Parking

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

9. 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

10. 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)

## 10. Site Visit

- ☐ The agent  
☒ The applicant  
☐ Other person

## 11. Pre-application Advice

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

☐ Yes ☒ No

## 12. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 13. Ownership Certificates and Agricultural Land Declaration

**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\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant  
☒ The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

☒ 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 (cannot be pre-application)