



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 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.
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 11

Suffix

Property name

Address line 1 George Lane

Address line 2

Address line 3

Town/city Read

Postcode BB12 7RQ

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

Easting (x) 376501

Northing (y) 434740

Description

2. Applicant Details

Title Mr & Mrs

First name

Surname Moore

Company name

Address line 1 11, George Lane

Address line 2

Address line 3

Town/city Read

Country

2. Applicant Details

Postcode	BB12 7RQ
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	Stephen
Surname	Clinch
Company name	Stephen Paul Clinch Architect
Address line 1	Stockbridge House Victoria Road
Address line 2	
Address line 3	
Town/city	Padiham
Country	United Kingdom
Postcode	BB12 8QZ
Primary number	01282770604
Secondary number	
Fax number	
Email	spclinch.greendesigns@btinternet.com

4. Description of Proposed Works

Please describe the proposed works:

Single storey extensions to the rear and side of an existing detached house. This will accommodate a relocated kitchen, a dining room, and permit the utility area, cloakroom and childrens playroom to be rearranged.
Alterations to the existing fenestrations including the addition of pitches roofs to existing flat roofed dormers facing the road, replacing the windows, roof slates and re rendering the walls.

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

5. Materials

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

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

Walls	
Description of existing materials and finishes (optional):	Painted render above a base of constituted stone block walling.

5. Materials

Walls	
Description of proposed materials and finishes:	Existing areas: Coloured 'K' render above a base of existing constituted stone block walling. New areas: Coloured 'K' render on masonry walls. North boundary wall to side extension : constituted stone block walling to match existing.

Roof	
Description of existing materials and finishes (optional):	Pitched roofs : concrete interlocking tiles. Front dormers : Felt flat roofing sheet.
Description of proposed materials and finishes:	Pitched roofs : Synthetic grey slates. Front dormers : New pitched roofs with synthetic grey slates. Flat roof of proposed extensions : high performance single ply shhet membrane in grey.

Windows	
Description of existing materials and finishes (optional):	White uPVC or aluminuim framed.
Description of proposed materials and finishes:	Aluminuim framed all double glazed.

Doors	
Description of existing materials and finishes (optional):	Softwood hardwood frames, single glazed
Description of proposed materials and finishes:	Aluminuim framed single and bi-folding all double glazed.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Timber close boarded panels and shubs
Description of proposed materials and finishes:	Existing Timber close boarded panels and shubs will be retained unaltered.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Macadam driveway .
Description of proposed materials and finishes:	Extended driveway : macadam. New paths : concrete slabs.

Lighting	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	Bulkhead lights adjacent to entrance doors and beside doors facing the rear garden.

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

234 11 George Lane, Read Design and access statement 10052019
234 SV01 Existing Floor Plans 09052019

5. Materials

234 SV02 Existing Elevations 09052019
234 SV03 Existing Sections AA BB 09052019
234 SV04 Existing Site Plan 09052019
234 PL20 Planning drawing : Proposed Ground, First Floor and Roof Plans 10052019
234 PL21 Planning drawing : Proposed Elevations 10052019
234 PL22 Planning drawing : Proposed Site and Location Plans 10052019
234 EPS report no1994 Read Ecological report 08052019
234 cil_questions

6. 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

234 PL20 Planning drawing : Proposed Ground, First Floor and Roof Plans
234 PL22 Planning drawing : Proposed Site and Location Plans

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

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

If Yes, please describe:

The car park space under the present the carport will be replaced by an addition space provided on an extended area of driveway.

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?

- ☒ The agent
☐ The applicant
☐ Other person

10. 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	Other
Other	Name not recorded
First name	
Surname	Name not recorded
Reference	No reference recorded

10. Pre-application Advice

Date (Must be pre-application submission)

20/12/2018

Details of the pre-application advice received

The applicants initial proposal for a a two storey rear extension with gabled walls were discussed together with general the planning issues. Examples of other approved schemes in the borough were shown to the applicant.

11. 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?

12. 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

13. 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)