



RIBBLE VALLEY  
BOROUGH COUNCIL

For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA 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. Site Address**

Number	90
Suffix	
Property name	
Address line 1	Mitton Road
Address line 2	
Address line 3	
Town/city	Whalley
Postcode	BB7 9JN

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

Easting (x)	372600
Northing (y)	436894

Description

**2. Applicant Details**

Title	Mr
First name	Andrew
Surname	Hartley
Company name	
Address line 1	90
Address line 2	Mitton Road
Address line 3	
Town/city	Whalley

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="BB7 9JN"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

No Agent details were submitted for this application

## 4. 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 description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Demolish existing detached garage and retain roof material for re-use.  
Prepare site for new self supporting garage structure between existing site boundary and the gable end of the property.  
The proposed garage will be steel framed supported by six concrete pads.  
The slate roof will match that of the property and be flashed into the property's gable end.  
Cladding to the front of the garage will be coloured to match the render of the property.  
Garage doors will match the finish of the front door of the property.

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

## 5. 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 existing building is a detached garage of pitched roof constructed circa 1930. The proposal retains the use of land as a garage and for this reason the proposal is considered lawful.

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

Land Registry map highlighting the site.  
Proposed Plans.  
3D image of Proposal.  
Google images of existing structure.

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:

### 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:

Is the proposed operation or use

Permanent  Temporary

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

Our next door neighbour's garage is attached to the property setting a precedence. Refer to attached documentary evidence. Aesthetically the kerb appeal of the property will be enhanced.

## 5. Grounds for Application

There is no change of use as the existing garage is simply being extended to the property to provide vehicle storage for both our vehicles and improve the overall protection of the property from the elements.  
From a security perspective our property was broken into during 2016, the proposal will provide an improved security measure.

## 6. 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

## 7. 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 (Must be pre-application submission)

Details of the pre-application advice received

Phone call requesting advice from Ribble Valley Borough Council.

Email advice received from Nicola Gunn on 5th November 2019.

## 8. 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?

## 9. Interest in the Land

Please state the applicant's interest in the land

- Owner  
 Lessee  
 Occupier  
 Other

## 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 (cannot be pre-application)

07/11/2019