



**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. 3/2020/0194

Date received BACS 28.2.2020

Fee paid £206 — Receipt No: 034367

**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	
Suffix	
Property name	Kays Farm House
Address line 1	Fleet Street Lane
Address line 2	
Address line 3	
Town/city	Ribchester
Postcode	PR3 3XE

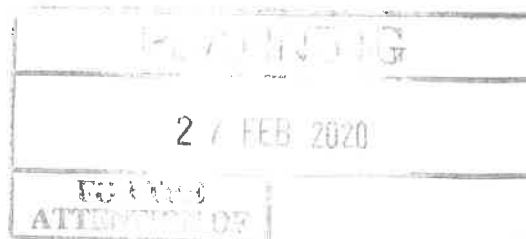
Description of site location must be completed if postcode is not known:

Easting (x)	362942
Northing (y)	436224

Description

2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Mizon
Company name	
Address line 1	Kays Farm House, Fleet Street Lane
Address line 2	
Address line 3	
Town/city	Ribchester
Country	



2. Applicant Details

Postcode	PR3 3XE
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	Paul
Surname	Gudgeon
Company name	Sunderland Peacock and Associates Ltd
Address line 1	Hazelmere
Address line 2	Pimlico Road
Address line 3	
Town/city	Clitheroe
Country	United Kingdom
Postcode	BB7 2AG
Primary number	01200423178
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Proposed new entrance porch, single storey extensions and associated alterations to Kays Farm, House, Fleet street, Ribchester

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):	Mixture of natural stonework and rendered finishes
Description of proposed materials and finishes:	natural stonework

5. Materials

Roof	
Description of existing materials and finishes (optional):	Slate
Description of proposed materials and finishes:	Slate to match the existing and flat roofing system and flat roofing system

Windows	
Description of existing materials and finishes (optional):	UPVC
Description of proposed materials and finishes:	Aluminium Anthracite Grey

Doors	
Description of existing materials and finishes (optional):	UPVC
Description of proposed materials and finishes:	Composite feature entrance door, Aluminium Anthracite Frames to sliding doors

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

5829 - 01
5829 - 02E
Design and Justification Statement

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

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

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	Ms
First name	Rebecca
Surname	Bowers
Reference	RV/2019/ENQ/00137

Date (Must be pre-application submission)

04/02/2020

Details of the pre-application advice received

The proposed entrance canopy and works to the rear of the dwelling are deemed acceptable. The two storey side extension due to its size and scale would not be acceptable. A single storey side extension was suggested and the revised scheme submitted as part of this application has incorporated this as suggested.

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	Mr
First name	paul
Surname	gudgeon
Declaration date (DD/MM/YYYY)	26/02/2020

☒ 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)

26/02/2020

