



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

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

**2. Applicant Details**

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

## 2. Applicant Details

Postcode

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

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 4. Description of Proposed Works

Please describe the proposed works:

- Formation of a new vehicular access drive, stone wall garden wall and (vehicular and pedestrian) gates to replace the existing drive.
- Formation of a new detached garage and garden store
- Remodel and resurfacing of the existing site to improve vehicle access, parking and manoeuvring.

Has the work already been started without consent?  Yes  No

## 5. Materials

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

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

Walls	
Description of existing materials and finishes (optional):	N/A

## 5. Materials

Description of proposed materials and finishes:	Random coursed natural stone walling with natural stone heads and sills to window and door openings
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Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Natural slate

Windows	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Timber

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Oak hinged double (Garage) door Grey steel roller shutter door (Garden Store)

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

JM-0182-001: Existing Location Plan  
 JM-0182-002: Existing Site Plan (1:500)  
 JM-0182-003: Existing Site Plan (1:200)  
 JM-0182-004 REV-C: Proposed Site Plan (1:500)  
 JM-0182-005 REV-C: Proposed Site Plan (1:200)  
 JM-0182-006 REV-C: Proposed Garage: Floor Plan & Elevations

## 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:

JM-0182-002: Existing Site Plan (1:500)  
 JM-0182-003: Existing Site Plan (1:200)  
 JM-0182-004 REV-C: Proposed Site Plan (1:500)  
 JM-0182-005 REV-C: Proposed Site Plan (1:200)

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

JM-0182-004 REV-C & 005 REV-C

## 8. Parking

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

If Yes, please describe:

Proposed works will increase the number of parking spaces, the accessibility and manoeuvring of vehicles will be vastly improved to provide a safer transition into/ out of the site.

## 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Pre re-submission advice requested for comments on revised design; Thanks for forwarding the drawings. I can see that the scale has been slightly reduced. The choice of materials is a big improvement. I am still concerned about the overall scale, which is larger than what would be expected for a domestic garage, as it is intended to accommodate commercial vehicles. Therefore the planning application should include justification for this, with an explanation of the reasons why the vehicles need to be accommodated at the applicant's home (i.e. the nature of their business) and cannot be reasonably housed elsewhere.... Planning Supporting statement and justification has been provided with the re-sub application

## 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.

## 12. Ownership Certificates and Agricultural Land Declaration

**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)