



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

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

The proposed works will be the creation of a small hobby room within the existing single detached garage at 21 Wolfs Fell Close, Chipping PR3 2DR. The primary use of the hobby room will be for the set up of a 00 gauge model railway layout.

The existing garage is of single brick skin construction and the proposed works are to install a timber stud framework wall with air cavity between new stud wall and outer brick wall. Stud wall to have thermal insulation, vapour-proof membrane faced with plasterboard and skim plaster. The ceiling will be plasterboard with loft insulation to required depth and a chipboard panel floor raised off the existing concrete garage floor on timber joists, again with thermal insulation to required standards. The garage already has power socket and lighting but the proposal is to install additional switched electrical sockets.

To the west side elevation of the garage, the side that overlooks the private garden of the property, will be the insertion of a new upvc double glazed opening window (approx 680mm (w) x 1200 mm (h)) that will match the specifications and appearance of the existing rear windows of the house.

The proposed method of construction has been considered so that at any point in the future, the garage could be returned to its original build state with minimal disruption and make good.

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):

Windows

Description of existing materials and finishes (optional):

Manufacturer: Kingfisher Windows Valley Mills Whitehall Road Drighlington BD11 1NQ

Window type: UPVC flush casement double glazed unit

Details: System: Profile 22 Optima

Finish Colour: Anthracite Grey Out/ White In Finish Profile: 70mm Chamfered

Handle: Sparta Locking (White)

Lock: Yale Flush (With Night Vent)

Bead: 36mm Sculptured Bead (White)

Cill: 150mm Cill (Anthracite Grey/White) Drainage: Concealed

Handle: 30mm Sparta Handle (White)

Hinge: 12" Defender Side Hung

Trickle Vent: 400mm Framevent 2500EA (Grey)

5. Materials

Description of proposed materials and finishes:

As above specification

Additional details:

Frame Size: 680 x 1150mm

Overall Size: 680 x 1200mm

Glass:

1 x 4mm Clear | 16mm | 4mm Clear Soft Coat 9mm Silver Square Lead Both Sides Black Super Spacer

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

DWG01 - 21 Wolfs Fell Close Site Location Plan.pdf
DWG02 - 21 Wolfs Fell Close Plan, Elevations and Specs.pdf

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

First name

Surname

10. Pre-application Advice

Reference

Date (Must be pre-application submission)

28/10/2020

Details of the pre-application advice received

The advice received was as follows:

"A condition was imposed on the original planning permission (ref 2017/0183) for your property which prevents garages being converted without planning permission:

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, amending or re-enacting that Order), all garages hereby permitted shall be maintained as such and shall not be converted to or used as additional living accommodation that would preclude its ability to accommodate parked motor vehicles unless a further planning permission has first been granted in respect thereof.

Reason: To allow for the effective use of the parking areas in accordance with Policy DMG3 of the Ribble Valley Core Strategy.

There was another condition which prevents other alterations such as new windows being carried out without planning permission:

14. Notwithstanding the provisions of Classes A to H of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the dwellings hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within their curtilage unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality and the amenities of nearby residents in accordance with Key Statement EN2 and Policies DMG1 DMH4 of the Ribble Valley Core Strategy.

So you will need to apply for permission for the conversion, there would be no fee as permitted development rights have been removed."

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 B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

12. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	21
Suffix	
House Name	
Address line 1	Wolfs Fell Close
Address line 2	Church Raike
Town/city	Chipping
Postcode	PR3 2DR
Date notice served (DD/MM/YYYY)	31/10/2020

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)