



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	18
Suffix	
Property name	
Address line 1	Bryers Croft
Address line 2	
Address line 3	
Town/city	Wilpshire
Postcode	BB1 9JE

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

Easting (x)	368818
Northing (y)	432827

Description

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**2. Applicant Details**

Title	MR
First name	Roger
Surname	Grogan
Company name	
Address line 1	18 Bryers Croft
Address line 2	Wilpshire
Address line 3	
Town/city	Blackburn
Country	United Kingdom

2. Applicant Details

Postcode

BB1 9JE

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 planning consent is for a paved patio area on the side of the house adjacent to the highway. The resident has previously built a patio over an existing patio structure on one level thus raising portions of the patio. It has been highlighted to the resident by the Local Authority that this structure is not compliant nor would likely pass planning permission. In order to resolve the matter the resident is submitting plans for a lower level patio of similar height to the previous structure and on multiple levels. The planning consent is also for the reference of the installed patio doors in replacement of the large window at the front of the property.

Has the work already been started without consent?

☒ Yes ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

22/07/2020

Has the work already been completed 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):	Blockwork (unfinished)
Description of proposed materials and finishes:	Blockwork that will be rendered in keeping with the house
Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Slatted Wooden Fence
Description of proposed materials and finishes:	Slatted Wooden Fence
Other Paving	
Description of existing materials and finishes (optional):	Paving Slabs in Natural Grey
Description of proposed materials and finishes:	Paving Slabs in Natural Grey

## 5. Materials

Doors	
Description of existing materials and finishes (optional):	PVC White Large Window with diminished lintils
Description of proposed materials and finishes:	PVC Grey patio doors with renewed lintils

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

## 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	
Reference	18 Bryers Croft

Date (Must be pre-application submission)

01/02/2021

Details of the pre-application advice received

Due to the nature of the current patio being non-compliant with planning I have been discussing options to resolve the issue with Mrs. Eastwood and our local

## 10. Pre-application Advice

Councillor. Mrs. Eastwood advised the best way to ensure compliance was through a planning application and has seen plans for the proposed alteration.

## 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)