



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 142

Suffix

Property name

Address line 1 Ribchester Road

Address line 2

Address line 3

Town/city Clayton Le Dale

Postcode BB1 9EE

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

Easting (x) 367525

Northing (y) 433036

Description

**2. Applicant Details**

Title Mrs

First name Abby

Surname Sumner

Company name

Address line 1 142, Ribchester Road

Address line 2

Address line 3

Town/city Clayton Le Dale

Country

2. Applicant Details

Postcode	<input type="text" value="BB1 9EE"/>
Are you an agent acting on behalf of the applicant? <div><input checked="" type="radio"/> Yes <input type="radio"/> No</div>	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Gregory"/>
Surname	<input type="text" value="Oldham"/>
Company name	<input type="text" value="Spence &amp; Oldham Architects Ltd"/>
Address line 1	<input type="text" value="25"/>
Address line 2	<input type="text" value="Cosgrove Crescent"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Failsworth"/>
Country	<input type="text"/>
Postcode	<input type="text" value="M35 0JX"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposed Works

Please describe the proposed works:

Demolition of existing detached garage and car port, replacement with detached single storey garden building containing garden room, gymnasium and storage. Raise level of existing patio to rear of existing dwelling with new balustrade.

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):

<input type="text" value="Walls"/>	
Description of existing materials and finishes (optional):	Natural stone plinths and beige render to external walls of existing dwelling

5. Materials

Description of proposed materials and finishes:	Natural stone plinth and beige render to proposed garden building to match existing dwelling house
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Roof	
Description of existing materials and finishes (optional):	Grey roof tiles to existing dwelling
Description of proposed materials and finishes:	Grey roof tiles to garden building to match existing dwelling

Windows	
Description of existing materials and finishes (optional):	White uPVC framed windows to existing dwelling
Description of proposed materials and finishes:	Dark grey aluminium framed windows to the garden building and new full height window to rear of the existing dwelling

Doors	
Description of existing materials and finishes (optional):	White uPVC framed patio and back door to existing dwelling
Description of proposed materials and finishes:	Dark grey aluminium framed bi-folding doors to garden building and new bi-folding doors to rear of property

Other Balustrade	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	New glazed balustrade with stainless steel posts / hand rail to form edge protection to proposed raised patio

Other Patio	
Description of existing materials and finishes (optional):	Natural stone flags to existing patio
Description of proposed materials and finishes:	Ceramic / natural stone tiles to raised patio area and terrace of garden building

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

(02)003 Proposed Plans and Elevations; (02)005 Proposed Visualisation

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:

(02)004 Existing and Proposed Site Plans

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

If Yes, please describe:

Demolition of existing single occupancy detached garage and car port to rear of property

## 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

## 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

12. Ownership Certificates and Agricultural Land Declaration

Surname	Oldham
Declaration date (DD/MM/YYYY)	14/06/2021
<input checked="" type="checkbox"/> 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)	14/06/2021
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