



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:

Application for Planning Permission.
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

BB7 9AF

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

ian

Surname

banks

Company name

Atoll Ltd

Address line 1

Atoll Ltd

Address line 2

73 Manchester Road

Address line 3

Town/city

Knutsford

Country

United Kingdom

Postcode

WA16 0LX

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?
(numeric characters only).

616.00

Unit

Sq. metres

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

Full Planning Permission sought as a new self-build and custom house for a sustainable detached house proposed as infill of an existing development strip on the land adjacent to residential property Treetops sited on Springfield Close just off Wiswell Lane, Whalley

5. Description of the Proposal

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Site is the current residential side garden to the existing house called Tree Tops

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. 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):	The walls to the existing house Tree Tops comprises largely rendered block walls.
Description of proposed materials and finishes:	Aesthetic selected to match Treetops and annex and either recycled / salvaged brick or blockwork with combination of render to the back and upper gables and sustainable timber clad outer skin to the front. Envisaged as Structural Insulated Panel (SIP) system with oak framing to select areas and possibly garage, the use of kiln dried seasoned oak clad and framing subject to design review and budget.

Roof	
Description of existing materials and finishes (optional):	The roof to the existing house Tree Tops comprises interlocking concrete tiles.
Description of proposed materials and finishes:	Westmorland Green slate or similar slate approved to steep 45-degree pitch to afford some useable space at first floor within the roofspace.

Windows	
Description of existing materials and finishes (optional):	The windows to the existing house Tree Tops comprise a mix of aluminium and painted hardwood.
Description of proposed materials and finishes:	Generally to aid longevity and reduced maintenance, windows to be high performance but good value timber-aluminium composite system such as Velfac or similar approved. Triple glazed where possible subject to budget.

Doors	
Description of existing materials and finishes (optional):	The doors to the existing house Tree Tops comprise a mix of aluminium and painted hardwood.

7. Materials

Description of proposed materials and finishes:	Generally to aid longevity and reduced maintenance, doors to be high performance but good value timber-aluminium composite system such as Velfac or similar approved. Triple glazed where possible subject to budget.
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Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	The boundary to the existing house Tree Tops comprise generally dense hedging with a mature high Leylandii hedge to the rear and party wall side.
Description of proposed materials and finishes:	Any replacements and new elements to the outer site entrance gates and walls, curtilage fencing and hard landscaping to be matched with the existing and made good. A substantial party wall garden boundary to be created to subdivide the garden site, but with heights and materials to meet Permitted development norms. Replacement hedge to be laurel or similar approved as per arboricultural impact assessment report.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	The hard landscaping materials to the existing house Tree Tops comprise a mix of gravel driveway and various paving systems.
Description of proposed materials and finishes:	New hardlandscaping generally to match Tree Tops with a gravelled driveway.

Lighting	
Description of existing materials and finishes (optional):	The external lighting to the existing house Tree Tops comprise a mixture of security and task lighting but the garden is well screened from road and neighbours.
Description of proposed materials and finishes:	New external and security lighting to match Tree Tops

Other Facias, Rainwater Goods and SVP's	
Description of existing materials and finishes (optional):	The fascia and roof goods to the existing house Tree Tops comprise painted fascias and soffits with aluminium rainwater goods and SVPs.
Description of proposed materials and finishes:	Generally powder coated or natural aluminium system where possible subject to budget

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

<p>Design and Access / Heritage Statement - Atoll Ltd</p> <p>•354-DAS v07 – 28th September 2021</p> <p>Planning Drawings - Atoll Ltd:</p> <p>•354_PL01_LocationPlan •354_PL02_ExFloorPlans_Treetops •354_PL03_ExElevations_Treetops •354_PL04B_ProposedSitePlan •354_PL05A_ProposedFloorPlans •354_PL06A_ProposedElevations_1of2 •354_PL07A_ProposedElevations_2of2 •354_PL08_ProposedTreeTopsElevations</p> <p>Tree Impact Report</p> <p>•Tree Impact Report_Tree Tops_Wiswell Lane_Whalley_Sept2021</p>

8. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicular 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
- Are there any new public roads to be provided within the site? ☐ Yes ☒ No
- Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

9. Vehicle Parking

- Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

10. Trees and Hedges

- Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

- And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

- Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

- Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No
- Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☒ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

- a) Protected and priority species:
- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

12. Biodiversity and Geological Conservation

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Recycling and waste storage contained as part of the ancillary garage outbuilding proposed.

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.

Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☒ Self-build and Custom Build

Add 'Self-build and Custom Build - Proposed' residential units

16. Residential/Dwelling Units

Self-build and Custom Build - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	1	0	0	1
Total	0	0	1	0	0	1

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Total proposed residential units

1

Total existing residential units

0

Total net gain or loss of residential units

1

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. 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?

22. Site Visit

- ☒ The agent
☐ The applicant
☐ Other person

23. 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	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	RV/2021/ENQ/00036

Date (Must be pre-application submission)

23/03/2021

Details of the pre-application advice received

A Fast-Track Pre-App was made in advance of this Full application as alluded to earlier (i.e., Adam Birkett's ref: RV/2021/ENQ/00036 dated 23rd March 2021). This written response is included in the listed Appendix Section 8.1. Comments and recommendations were generally favourable, but with standard caveats applied of course. In making that assessment the planning officer Adam Birkett stated he was also mindful of the recently approved development comprising a single bungalow at Paddock Gate, 14 Wiswell Lane, in close proximity to Treetops where similar 'in principle' issues had been considered. He also noted that the applicant has registered and been accepted onto the Council's Self-build and Local Housebuilding Register.

It was confirmed that due to planning legislation the Council would seek the formal agreement of the applicant (or their agent) to impose pre-commencement conditions, should it be minded to grant planning permission. The option of providing a greater level of information at the outset was suggested and a provisional validation checklist was provided as below:

- Location Plan
- Existing Site Plan
- Proposed Site Plan (Dimensions to be shown between existing properties and those which are proposed)
- Full details of existing and proposed ground levels and proposed building finished floor levels.
- Proposed Floor Plans and Elevations
- Details of proposed landscaping including types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform.
- Details of refuse storage
- Details of parking provision allocation
- Proposed plans and access details.
- Arboricultural Impact Assessment

Receipt of these recommendations has resulted in certain design changes to the scheme as well as later draft revision of this combined draft Design and Access / Heritage Statement (and containing a draft Arboricultural Method Statement).

24. 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?

25. 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.

25. 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	Ian
Surname	Banks
Declaration date (DD/MM/YYYY)	28/09/2021

☒ Declaration made

26. 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)	28/09/2021
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