



For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

31

Suffix

Property Name

Address Line 1

Wolf Fell Close

Address Line 2

Address Line 3

Lancashire

Town/city

Chipping

Postcode

PR3 2DR

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

Easting (x)

361918

Northing (y)

443397

Description

Applicant Details

Name/Company

Title

Mrs

First name

Anne

Surname

Lythgoe

Company Name

Address

Address line 1

31 Wolfs Fell Close

Address line 2

Chipping

Address line 3

Town/City

Preston

Country

United Kingdom

Postcode

PR3 2DR

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Installation of shed in back garden in accordance with attached location plan and makers specification.

The shed is a 6 ft (1.8m) x 5 ft (1.5m) Solar shed manufactured by Shaws for Sheds and purchased via Longsight Nurseries in Langho. I have erected it already without knowing that Permitted Development rights had been removed for residents at the Fellside development in Chipping, so I am applying retrospectively.

I have provided a scaled drawing of my garden showing where the shed has been placed. It sits on three timber barers on a concrete slab based and is not anchored into the ground.

As the shed is already in situ, I can provide photographs, if helpful.

Our property backs onto land owned / managed by Onward Homes. The shed is only just visible from a footpath serving the houses at 36-38 Kirkfields. This is because the back of the shed is a similar height to the fence to our garden. What is visible is the roof, which rises to around 2.1m (from 1.8m at the back next to the fence). The shed is positioned so that it is not directly visible from ground floor windows of the properties in Kirkfields.

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)

Has the work already been completed without consent?

- Yes
 No

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

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)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Shed walls are overlapping timber of a similar nature and colour to the close boarded fence around our garden

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Roof is covered in felt. It has a timber fascia on all elevations, to hold down the felt, which is only visible from above. The shed is a 'pent' design with a single pitch facing towards the fence.

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

I have submitted a copy of the manufacturers specification and brochure with full measurements for the shed.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

These are marked on the garden plan. All are outside of my garden and form part of an old hedge which has overgrown on land which I think is owned / managed by Onward Homes.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

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

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

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.

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?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

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

Mrs

First Name

Anne

Surname

Lythgoe

Declaration Date

22/06/2022

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Anne Lythgoe

Date

22/06/2022