



RIBBLE VALLEY
BOROUGH COUNCIL

PP-11492279

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

Suffix

Property Name

Bridleway

Address Line 1

Whins Lane

Address Line 2

Address Line 3

Lancashire

Town/city

Simonstone

Postcode

BB12 7QT

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

Easting (x)

Northing (y)

 377305 435185

Description

Applicant Details

Name/Company

Title

Mr

First name

Ritchie

Surname

Watt

Company Name

Address

Address line 1

50 Simpson Street

Address line 2

Address line 3

Town/City

Hapton

Country

United Kingdom

Postcode

BB12 7LJ

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Front extension to incorporate porch, canopy and entrance with gallery above, along with living room and bedroom addition. The removal of the existing front dormer and replacement with two new dormers. The demolition of the existing conservatory at the rear, along with the utility room on the side elevation facing east. The construction of a side bungalow extension and rear single storey extensions with two balcony areas and ground floor link into the existing garage. Note the existing garage is to remain but redesignated as a games room. The proposals also include raising the levels to the rear patio area to form a raised but sunken seating area with steps leading to the rear garden areas.

Has the work already been started without consent?

Yes
 No

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:
Lighting

Existing materials and finishes:

Walls: buff facing brickwork Roof: brown concrete interlocking tiles Dormers: clad in white pvcu boarding Windows: white pvcu Doors: white pvcu Rainwater goods: black pvcu Fascias and bargeboards: white pvcu Boundary treatments: dwarf brick walls and timber fencing Vehicle access and hard standing: tarmacadam Lighting: various low level garden fittings along with security lighting

Proposed materials and finishes:

Walls: mixture of coursed sandstone and smooth white render, stone quoins and sandstone plinths Roof: blue slate Dormers: to be finished in white smooth render Windows: black aluminium to feature frames with black pvcu to all other windows Doors: black aluminium to feature frames with black pvcu to all other doors Rainwater goods: black pvcu Fascias and bargeboards: black pvcu Boundary treatments: dwarf brick walls and timber fencing to remain as existing Vehicle access and hard standing: tarmacadam Lighting: various low level garden fittings along with security lighting as existing

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

drawing no1 Location Plan
drawing no2 Existing Site Plan
drawing no3 Proposed Site Plan
drawing no4 Existing Floor Plans
drawing no5 Existing Elevations
drawing no6 Proposed Floor Plans
drawing no7 Proposed Elevations
drawing no8 Proposed Drainage Layout

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

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

If Yes, please describe:

It is proposed to utilise part of the existing front garden to provide car parking for 3 vehicles

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

Mr

First Name

David

Surname

Cross

Declaration Date

20/08/2022

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 options 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

David Cross

Date

30/08/2022

Amendments Summary

Description amended to include two rear balconies, demolition of conservatory and utility room, the addition of 2 front dormers and clarification regarding the existing garage which is to remain but redesignated as games room with a link to the new proposed rear single storey extension. In addition the description now also includes details of the rear garden sunken seating area with steps.