



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

52

Suffix

A

Property Name

Address Line 1

Lowergate

Address Line 2

Address Line 3

Lancashire

Town/city

Clitheroe

Postcode

BB7 1AD

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

Easting (x)

374382

Northing (y)

441797

Description

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Nicol

Company Name

Address

Address line 1

52 A Lowergate

Address line 2

Address line 3

Town/City

Clitheroe

County

Lancashire

Country

Postcode

BB7 1AD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

Proposed rear extension, rear dormer and other alterations to an existing dwelling

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:

Walls

Existing materials and finishes:

Coursed Pitch Faced Sandstone Painted Random Rubble Cement Render

Proposed materials and finishes:

Coursed Pitch Faced Sandstone White Render Finish

Type:

Windows

Existing materials and finishes:

UPVC with Stone Sills

Proposed materials and finishes:

UPVC With Stone Sills

Type:

Doors

Existing materials and finishes:

Timber and UPVC Doors

Proposed materials and finishes:

Timber and UPVC Doors

Type:

Roof

Existing materials and finishes:

Existing Blue Slate Roof

Proposed materials and finishes:

Existing Blue Slate Roof and Slate Clad Dormer

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

PHA/A 2.1 EXISTING AND PROPOSED ELEVATIONS

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

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

RV/2022/ENQ/00040

Date (must be pre-application submission)

02/12/2022

Details of the pre-application advice received

Assessment of the Proposal:

As conveyed in my earlier correspondence, I do not consider that the rear 'box dormer' could be supported insofar that it would appear as an anomalous and discordant addition into the roofscape, significantly undermining the character and visual amenities of the designated Clitheroe Conservation Area. I further consider that the addition would significantly undermine and harm the inherent character of the existing building which is an identified Building of Townscape Merit.

In relation to the rear extension. Given there may be limited views afforded from the public realm of the structure and that it will be read in conjunction, from the south, with a primarily stone-faced elevation, I consider that this element of the proposal may benefit from being faced in natural stone also, however I am mindful that the side and rear elevations of the dwelling are currently rendered.

In terms of the architectural language of the extension, the language is relatively austere and simple which assist in the extension appearing subordinate to the main building, however I do consider the extension would benefit from a more sympathetic roof form to ensure its visual compatibility with the existing dwelling and that of the wider area.

Conclusion:

As such, taking account of the above matters it is the opinion of the authority that the proposal could not be supported insofar that it would result in the introduction of an incongruous, anomalous, and discordant element into the roofscape that would be of significant detriment to the character and visual amenities of the area and the inherent character of the host dwelling.

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

PETER

Surname

HITCHEN

Declaration Date

04/01/2023

☒ 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

PETER HITCHEN

Date

05/01/2023