



RIBBLE VALLEY
BOROUGH COUNCIL

PP-11975434

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

Application for Removal or Variation of a Condition following Grant of Planning Permission or
Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas 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

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

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Single storey side and rear extension and two storey rear extension.

Reference number

3/2021/1226

Date of decision (date must be pre-application submission)

26/01/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2

Has the development already started?

Yes
 No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Planning permission 3/2021/1226 was granted subject to a condition that the development be carried out in accordance with Approved Plans PL20A, PL21A and PL22A. These plans are attached hereto.

This permission allowed the demolition of two existing structures to the rear of the main dwelling - (1) an C18th/C19th century "cottage" and attached lean-to and (2) a 1970s link between that and the main dwelling house. These are clearly shown in the Existing Elevations Plan Ex03A. This plan is also attached hereto.

The permission then allowed the construction of a larger replacement two storey-extension together with an additional single-storey rear extension - both shown, of course, in PL22A.

Technical drawings were then prepared by an architect. Cost tenders have been obtained from three local builders. Each of these tenders was far in excess of the building cost anticipated by the architect - or by me. This is due, in large part, to the rising cost of materials and labour.

The building cost of the approved development is simply too high.

I must reduce the size of the development in order to reduce the cost.

There are now new plans of the proposed smaller development - PL30, PL31 and PL32. These plans are attached hereto.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

I ask that Condition 2 be varied to allow a smaller development built in accordance with the new plans - Site Plan PL30, Floor Plan PL31 and Elevations Plan PL32.

A reduction in size (and therefore cost) has been achieved in the following way:-

(1) the existing C18th/C19th "cottage" (with its attached lean-to) will not be demolished - it will simply be refurbished to a modern standard;
(2) the existing 1970s link between this and the host dwelling will still be demolished and replaced (as before) with a traditional stone two-storey extension (this 1970s link cannot be retained as it is unfit for purpose); and
(3) the single-storey rear extension will be reduced in length and width.

The new drawings PL30, PL31 and PL32 make clear the proposed reduction in size. The current approved development is shown in red.

There will be no change to the proposed materials.

The description of the development remains the same - a single storey side and rear extension and two storey rear extension.

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

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

Richard

Surname

Gioserano

Declaration Date

06/03/2023

Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition 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

Richard Gioserano

Date

06/03/2023