



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

The Glebe Barn

Address Line 1

Main Street

Address Line 2

Address Line 3

Lancashire

Town/city

Gisburn

Postcode

BB7 4HR

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

Easting (x)

383085

Northing (y)

448862

Description

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Weir

Company Name

Address

Address line 1

The Glebe Barn

Address line 2

Main Street

Address line 3

Preston

Town/City

Gisburn

County

Lancashire

Country

United Kingdom

Postcode

BB7 4HR

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Replacement stone roof slates on the main building at Glebe Barn.

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:

Roof

Existing materials and finishes:

Roof slates laid in diminishing courses

Proposed materials and finishes:

Stone roof slates laid in courses which reflect the coursing of the existing roof (i.e diminishing courses). No two pieces of stone are identical even when lifted from the same quarry. the variations in colour, grain and texture provide the inherent character of stone slate roofs which are a distinctive part of the local vernacular.

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

Please see references for the relevant drawings below:

Existing Site Plan (EX.30 Rev A);
Proposed Site and House Roof Plan (PL41 Rev A); and
Existing/Proposed House Elevations (PL42 rev A).

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

Mr

First Name

Ben

Surname

Taylor

Reference

RV/2023/ENQ/00021

Date (must be pre-application submission)

28/03/2023

Details of the pre-application advice received

The Applicant submitted a pre-application advice request to Ribble Valley Borough Council, with the proposals relating to the conversion of an existing garage to form an extension to the kitchen area, railings added to the boundary wall, insertion of 2 rooflights to the double garage approved under application 3/2022/0060 and replacement roof slates for the main dwelling.

The Case Officer confirmed in his response that the site lies within the Gisburn Conservation Area and that the replacement of the existing roof slates on the main dwelling with stone roof slates do not raise any major concerns in terms of compliance with national planning legislation or the policies of the Ribble Valley Core Strategy.

Furthermore, the Case Officer notes that stone slates would be an appropriate replacement as per the Gisburn Conservation Area Management Guidance (2005) and quotes from the Supplementary Planning Document:

'Stone slate roofs are a fundamental part of the distinctive local character of vernacular buildings in Ribble Valley. The character of the roof is derived principally from the colour and texture of the stone slates, their size, thickness and roughness. They are often laid in courses diminishing in size from the eaves to the ridge.'

The Officer does recommend that a darker colour detailing should be considered for the replacement stone roof slates in order to match the external appearance of the property's existing roof slates. He states in his response that the replacement roof tiles would need to be laid in courses which reflect the coursing of the existing tiles in place.

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

First Name

Surname

Declaration Date

18/07/2023

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

Paul Walton

Date

18/07/2023