



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 a Lawful Development Certificate for a Proposed Use or Development

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

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

Mr

First name

Michael

Surname

Blishen

Company Name

Address

Address line 1

Old Barn House Simonstone Lane

Address line 2

Address line 3

Town/City

Simonstone

County

Lancashire

Country

ENGLAND

Postcode

BB12 7NX

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 Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes

No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The applicant is seeking to build a single-storey extension to the rear of the property within permitted development limits and upgrade the fabric of the property. The works involve the demolition of the existing outdated conservatory, construction of a contemporary extension, upgrade of the existing roof, opening up of a previously bricked-up window and installation of an Air Source Heat Pump (ASHP) and rainwater harvesting system. The extension extends 4m from the original wall of the property. The height of the extension is circa 2.91m, and the eaves height is circa 2.91m. The existing cold roof will be upgraded to form a thermally insulated warm roof which will increase the overall flat roof height by a maximum of 0.15m.

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes

No

Has the proposal been started?

Yes

No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Property is currently a dwelling house in C3 use.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Property is currently a dwelling house in C3 use.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- Permanent
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The applicant is seeking to build a single-storey rear extension to the rear of the property within permitted development limits. The works involve the demolition of the existing outdated conservatory, construction of a contemporary extension, upgrade of the existing roof, opening up of a previously bricked-up window and installation of an Air Source Heat Pump (ASHP) and rainwater harvesting system. The extension extends 4m from the original wall of the property. The height of the extension is circa 2.91m, and the eaves height is circa 2.91m. The existing cold roof will be upgraded to form a thermally insulated warm roof which will increase the overall flat roof height by a maximum of 0.15m.

The applicant seeks to replace the existing conservatory structure alongside a roof upgrade to improve thermal performance. The works aim to demolish the existing conservatory and rebuild a new structure on its footprint. The re-introduction of a clerestory window to the rear will provide additional daylight into the home. The installation of a ASHP will work in conjunction with the existing Solar Panels to help reduce the overall energy usage of the property. A rainwater harvesting system will be installed. The works are part of a program of refurbishment to the property, including minor repairs, restorations, and alterations. The works proposed are permitted development. All works will be carried out in accordance with Building Regulations.

The main reason for pursuing this approach is that the upgrades fall under permitted development and do not require full planning permission. As the client would like to have written confirmation that their project is lawful, Lawful Development Application is an appropriate method to use.

The extent of the extension, roof upgrade, window repairs and ASHP installation fall within General Permitted Development Order (GPDO) Class A ,C and G. The proposed works are not visible to the public from the principal elevation and are modest in scale. The roof upgrade and single-storey extension will significantly improve the thermal performance of the home, and the design responds to the proportions, style, and scale of the original home. The positioning of windows ensures privacy is maintained for neighbouring gardens. The extension is constructed using a timber frame and red cedar cladding, glazing, aluminium frames and white UPVC fascia (all to match existing).

We believe that the application should be approved on the grounds that the proposed works enhance the building and are within the scope of permitted development. We trust that the extension and upgrades will not have an adverse impact on neighbours or the character of the area or the street scene. We believe this extension is not an overdevelopment of the site, as the site is large enough to accommodate this type of development without compromising on amenity space. The permission would create a much-needed upgraded living environment for the applicant's family.

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

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

Interest in the Land

Please state the applicant's interest in the land

- Owner
 Lessee
 Occupier
 Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the 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 person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Curtis Martyn

Date

11/10/2023