



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

Hill House Farmhouse

Address Line 1

Sawley Road

Address Line 2

Address Line 3

Lancashire

Town/city

Grindleton

Postcode

BB7 4QS

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

Easting (x)

376704

Northing (y)

446679

Description

Applicant Details

Name/Company

Title

Mr

First name

RobertWardCBC

Surname

Ward

Company Name

Address

Address line 1

Hill House Farmhouse, Sawley Road, Grindleton UK

Address line 2

Address line 3

Town/City

Grindleton

County

Lancashire

Country

United Kingdom

Postcode

BB7 4QS

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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)

We propose to install 15 voltaic solar cells on our south facing roof. As a result we expect to achieve 86.83 % self-sufficiency in electricity form the national grid. This will save 3039.2 KWh per year and so contribute to reducing our carbon footprint in the Ribble Valley. Please find details of the installation in the attached plan from SUSTAIN.

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

This is our residential home. We currently consume about 3,500 KWh of electricity per year from the national grid.

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

Please see the Installation plan/quote from SUSTAIN

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?

We will to install solar cells on our south facing roof. We believe we have met all the following conditions

On a pitched roof, panels should not be installed above the highest part of the roof (excluding the chimney) and should project no more than 200mm from the roof slope or wall surface. OK

On a flat roof the highest part of the solar PV equipment cannot be more than 600mm higher than the highest part of the roof (excluding chimney).OK

The panels must not be installed on a building that is within the grounds of a listed building or on a site designated as a scheduled monument. OK

If your property is in a conservation area, or in a World Heritage Site, panels must not be fitted to a wall which fronts a highway. We are not in a conservation area but inside Forest of Bowland AONB who have confirmed that they impose no limitations other than those of the local planning authority. In any case our property does not face a public highway.

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

First Name

Surname

Reference

Date (must be pre-application submission)

The planning department at Ribble Valley referred us to section of the planning portal regarding mounting solar equipment on a house and advised us to check that the house has permitted development rights. The wrote to me again 29/01/2024 to agree to my proposal to apply for a lawful development certificate.

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

Robert Ward

Date

30/01/2024

