



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

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

Benjamin

Surname

Galea-Ellis

Company Name

### Address

Address line 1

15 Crow Trees Brow

Address line 2

Chatburn

Address line 3

Town/City

Clitheroe

County

Lancashire

Country

United Kingdom

Postcode

BB7 4AA

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 Proposed Works

Please describe the proposed works

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:**

Red facing brickwork & dark buff pebble dash render. Pebble dash render to garden walls.

**Proposed materials and finishes:**

Similar red facing brickwork to single storey extension. Similar red facing brickwork to new garden walls & steps.

**Type:**

Roof

**Existing materials and finishes:**

Dark grey roof slates Dark grey / black fascias, gutters & downpipes

**Proposed materials and finishes:**

Flat roof - dark grey: EPDM, single ply or bitumen roof behind parapet Dark grey / black parapet coping, rainwater hopper & downpipes

**Type:**

Windows

**Existing materials and finishes:**

uPVC maroon / mahogany effect windows

**Proposed materials and finishes:**

dark grey / black uPVC windows dark grey / black roof lantern to flat roof

**Type:**

Doors

**Existing materials and finishes:**

uPVC maroon / mahogany effect doors

**Proposed materials and finishes:**

dark grey / black uPVC doors & matching dark grey black aluminium sliding doors

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

CTB P-01\_Rev-\_Existing site layout\_1-100\_A2  
CTB P-02\_Rev-\_Existing ground floor plan\_1-50\_A2  
CTB P-03\_Rev-\_Existing first floor plan\_1-50\_A2  
CTB P-04\_Rev-\_Existing roof plan\_1-50\_A2  
CTB P-05\_Rev-\_Existing elevations\_1-50\_A1  
CTB P-06\_Rev-\_Existing section\_1-50\_A3  
CTB P-11\_Rev-\_Proposed site layout\_1-100\_A2  
CTB P-12\_Rev-\_Proposed ground floor plan\_1-50\_A2  
CTB P-13\_Rev-\_Proposed first floor plan\_1-50\_A2  
CTB P-14\_Rev-\_Proposed roof plan\_1-50\_A2  
CTB P-15\_Rev-\_Proposed elevations\_1-50\_A1  
CTB P-16\_Rev-\_Proposed section\_1-50\_A3  
CTB P-21\_Rev-\_Existing & proposed 3Ds\_A3  
CTB P-22\_Rev-\_Proposed 3D impression\_A3

## 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

## Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)\*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

\*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## 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

## 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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes

No

# Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

15

**Suffix:**

**Address line 1:**

Crow Trees Brow

**Address Line 2:**

Chatburn

**Town/City:**

Clitheroe

**Postcode:**

BB7 4AA

**Date notice served (DD/MM/YYYY):**

29/05/2024

**Person Family Name:**

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Benjamin

Surname

Galea-Ellis

Declaration Date

29/05/2024

Declaration made

**Declaration**

I/We hereby apply for Householder planning permission 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

Benjamin Galea-Ellis

Date

29/05/2024