



RIBBLE VALLEY
BOROUGH COUNCIL

PP-13437109

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

White Hill

Address Line 1

Back Lane

Address Line 2

Address Line 3

Lancashire

Town/city

Read

Postcode

BB12 7QP

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

Easting (x)

Northing (y)

377375	436182
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Description

Applicant Details

Name/Company

Title

Mr

First name

Toby

Surname

Whittaker

Company Name

Address

Address line 1

White Hill

Address line 2

Back Lane

Address line 3

Town/City

Read

County

Lancashire

Country

Postcode

BB12 7QP

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

Ms

First name

Zara

Surname

Moon

Company Name

Zara Moon Architects

Address

Address line 1

The Barn at Fieldings Farm

Address line 2

Whalley Banks

Address line 3

Town/City

Whalley, Clitheroe

County

Lancashire

Country

United Kingdom

Postcode

BB7 9JL

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The proposal includes the demolition of the existing 2-storey conservatories, and replacement with a 2-storey side extension, single-storey side extension with roof terrace above. The demolition of the existing garage and construction of a 2-storey replacement garage with guest suite above, attached to main house.

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:

Natural random stonework, Ashlar stone plinth

Proposed materials and finishes:

Natural random stonework, Ashlar stone bands, Ashlar stone plinth

Type:

Roof

Existing materials and finishes:

Stone parapet detail to roof with stone finial details, Grey stone slate roof, Stone chimneys.

Proposed materials and finishes:

Stone parapet detail to roof with stone finial details, Grey stone slate roof, Stone chimneys.

Type:

Windows

Existing materials and finishes:

Stone window surrounds, Dark grey metal window frames, Light green/grey timber conservatory, Glazed ridge light

Proposed materials and finishes:

Stone window surrounds, Dark grey metal window frames, Feature gable window with stone detailing

Type:

Doors

Existing materials and finishes:

Light green/grey timber door, Light green/grey timber garage doors.

Proposed materials and finishes:

Timber doors colour to match windows, Stone feature head above doors.

Type:

Other

Other (please specify):

Balustrade

Existing materials and finishes:

Proposed materials and finishes:

Ashlar stone pillar with coping stone and steel balustrade between

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

E00.01 LOCATION PLAN
E01.01 EXISTING SITE PLAN
E02.01 EXISTING LOWER GROUND FLOOR PLAN
E02.02 EXISTING GROUND FLOOR PLAN
E03.01 EXISTING ELEVATIONS
P01.01 PROPOSED SITE PLAN
P02.01 PROPOSED LOWER GROUND FLOOR PLANS
P02.02 PROPOSED GROUND FLOOR PLAN
P03.01 PROPOSED ELEVATIONS
White Hill - Planning Statement

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Please refer to existing and proposed site plan drawings.

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

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

Ms

First Name

Zara

Surname

Moon

Declaration Date

25/09/2024

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

Zara Moon

Date

25/09/2024