



RIBBLE VALLEY  
BOROUGH COUNCIL

PP-13783693

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

Lower Abbott Bungalow

Address Line 1

Abbott Brow

Address Line 2

Address Line 3

Lancashire

Town/city

Mellor

Postcode

BB2 7HT

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

Easting (x)

Northing (y)

364899	431573
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Description

## Applicant Details

### Name/Company

Title

Ms

First name

S

Surname

Murfin

Company Name

### Address

Address line 1

Lower Abbott Bungalow Abbott Brow

Address line 2

Address line 3

Town/City

Mellor

County

Lancashire

Country

Postcode

BB2 7HT

Are you an agent acting on behalf of the applicant?

Yes  
 No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Agent Details

Name/Company

Title

Ms

First name

S

Surname

Lofthouse

Company Name

North West Design Collective

## Address

Address line 1

No. 3 Syke Street

Address line 2

Address line 3

Town/City

Preston

County

Country

Postcode

PR1 3XA

# Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

Replacement driveway.

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:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Mixture of low stone walls, hedgerow, timber fencing, timber gate and grass verge.

**Proposed materials and finishes:**

Low stone retaining wall, reduction to hedgerow, new grass verge, 2 no. pedestrian access gate and fence in timber to match existing.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Tarmacadam driveway.

**Proposed materials and finishes:**

Hardstanding to be finished in 'Grasscrete' or similar.

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

2414.01.02 and 2414.03.01

## 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

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Hedge will need to be pruned as shown to allow visibility splays that comply with LCC requirements. 2414.01.02 and 2414.03.01

## 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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

2414.01.02 and 2414.03.0.

## Parking

Will the proposed works affect existing car parking arrangements?

Yes  
 No

If Yes, please describe:

## Replacement driveway application.

The existing parking arrangement is tight and difficult to use, with the drive only allowing one car to park and a second to block in line with the flow of traffic on the road, additionally, this then requires the occupants to access the house through the garden which has uneven steps.

There is a secondary pedestrian access to the east of the dwelling, which is the main guest accepting entrance, however there is no footpath to this part of the road and nowhere for pedestrians to alight vehicles.

The proposals seek to replace the existing drive to the west of the site with a new one to the east. This access will better serve the occupants and how they enter the house both from vehicles and on foot. The proposed driveway will provide vehicular access from Abbott Brow and have parking for a minimum of 3 cars, it will also improve the occupants pedestrian access to the house via proposed path from the vehicle hardstanding. The proposed drive will be finished in a bound porous material with drainage. The hedge row will be trimmed to provide adequate visibility splays from the replacement driveway.

As per liaison and advise from LCC, the existing driveway will be incorporated into the garden once the works to the replacement drive are complete.

## 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

**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

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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

10/02/2025

Details of the pre-application advice received

Pre-application to LCC:

Options are acceptable.

Option B appears more difficult to manoeuvre within the driveway and difficult for the garage therefore I would discount this option.

The layout and splays are acceptable, this includes options A and C, including C with the entry and exit point.

## 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

S

Surname

Lofthouse

Declaration Date

17/02/2025

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

North West Design Collective Ltd

Date

12/03/2025