



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

The Old Dairy

Address Line 1

Whitewell Road

Address Line 2

Cow Ark

Address Line 3

Lancashire

Town/city

Whitewell

Postcode

BB7 3DG

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

Easting (x)

366781

Northing (y)

443843

Description

Applicant Details

Name/Company

Title

Dr

First name

Alexander

Surname

Bonner

Company Name

Address

Address line 1

The Old Dairy Whitewell Road

Address line 2

Cow Ark

Address line 3

Town/City

Whitewell

County

Lancashire

Country

Postcode

BB7 3DG

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

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 Proposed Works

Please describe the proposed works

- Two-storey side extension

- Modification of an existing window opening to form a new front entrance door

- Installation of solar panels and air source heat pump

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:

Random coursed natural stone with stone heads and sills to structural openings

Proposed materials and finishes:

Random coursed natural stone with stone heads and sills to structural openings to match existing

Type:

Roof

Existing materials and finishes:

Natural slate

Proposed materials and finishes:

Natural slate to match existing

Type:

Windows

Existing materials and finishes:

Timber, painted white

Proposed materials and finishes:

Timber, painted white to match existing style

Type:

Doors

Existing materials and finishes:

Timber, painted white (side entrance door)

Proposed materials and finishes:

- Timber, painted white (new front entrance door) - style to match front doors of adjoining/ adjacent properties. - Slim profile aluminium framed sliding door (Dining Room)

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

JM-0330-001: Location Plan
JM-0330-002: Existing Site Plan
JM-0330-003: Existing Floor Plans
JM-0330-004: Existing Elevations
JM-0330-005: Existing Section XX
JM-0330-006 Rev-A: Proposed Site Plan
JM-0330-007: Proposed Floor Plans
JM-0330-008: Proposed Elevations
JM-0330-009: Proposed Section XX
JM-0330-010: Proposed Section ZZ
Planning Supporting 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

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

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Lees House Farm

Number:

Suffix:

Address line 1:

Whitewell Road

Address Line 2:

Cow Ark

Town/City:

Clitheroe

Postcode:

BB7 3DG

Date notice served (DD/MM/YYYY):

23/05/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Iron Forge

Number:

Suffix:

Address line 1:

Whitewell Road

Address Line 2:

Cow Ark

Town/City:

Clitheroe

Postcode:

BB7 3DG

Date notice served (DD/MM/YYYY):

23/05/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

The Stables

Number:

Suffix:

Address line 1:

Whitewell Road

Address Line 2:

Cow Ark

Town/City:

Clitheroe

Postcode:

BB7 3DG

Date notice served (DD/MM/YYYY):

23/05/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Lees House

Number:

Suffix:

Address line 1:

Whitewell Road

Address Line 2:

Cow Ark

Town/City:

Clitheroe

Postcode:

BB7 3DG

Date notice served (DD/MM/YYYY):

23/05/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Deer Cottage

Number:

Suffix:

Address line 1:

Whitewell Road

Address Line 2:

Cow Ark

Town/City:

Clitheroe

Postcode:

BB7 3DG

Date notice served (DD/MM/YYYY):

23/05/2025

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Joe

Surname

Monks

Declaration Date

20/05/2025

☒ 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

Joe Monks

Date

20/05/2025

Amendments Summary

Ownership Certificate