



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

4 Valley View

Address Line 1

Sawley Road

Address Line 2

Address Line 3

Lancashire

Town/city

Grindleton

Postcode

BB7 4RP

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

Easting (x)

376018

Northing (y)

445572

Description

## Applicant Details

### Name/Company

Title

Mrs

First name

Anna

Surname

Rosinski

Company Name

### Address

Address line 1

4 Valley View

Address line 2

Sawley Road

Address line 3

Grindleton

Town/City

Clitheroe

County

Lancashire

Country

United Kingdom

Postcode

BB7 4RP

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

The proposed works involve the demolition of an existing detached garage and adjoining storage building to the rear of the garden. The existing lean-to type rear porch to the rear of the house is to also be demolished as part of the works. A new 'L-shaped' building will be constructed to the rear aspect of the garden and will extend up to the rear corner and to the side of the original house. These new building/exstension will provide additional living space, garden storage, an office, a ground floor WC and a utility area.

The building has been designed to extend further down the rear access road than the existing garage currently does, though this will have no detrimental effect on the neighbouring properties. The owners of the property, Mr & Mrs Rosinski, have discussed this with all neighbours who enjoy the use of this access road and all have indicated that they are satisfied with the proposals. If the planning application is successful then a legally binding agreement is to be put in place to formalise this.

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:**  
Textured render of a sand-coloured appearance. Sandstone quoin to corners of existing house.

**Proposed materials and finishes:**  
Render to match existing in colour and finish as closely as possible. Sandstone quoins to corners of proposed building to match existing.

**Type:**  
Roof

**Existing materials and finishes:**  
Slate roof coverings to main roof over house. Red clay ridge/hip tiles.

**Proposed materials and finishes:**  
Slate roof covering and red coloured hip tiles to match existing.

**Type:**  
Windows

**Existing materials and finishes:**  
White uPVC and timber windows to existing house

**Proposed materials and finishes:**  
White coloured uPVC/aluminium double glazed windows to proposed areas.

**Type:**  
Doors

**Existing materials and finishes:**  
White coloured uPVC door to rear aspect of the existing house.

**Proposed materials and finishes:**  
White coloured uPVC/Aluminium/Composite doors to proposed extension.

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

ABPA-25-01 - Existing Elevations, Floor Plans and Site Plan  
ABPA-25-02 - Proposed Elevations, Floor Plan, Site Plan and Location Plan  
ABPA-25-03 - Existing and Proposed Roof Plans

## 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:**

**Number:**

3

**Suffix:**

**Address line 1:**

Valley View

**Address Line 2:**

Grindleton

**Town/City:**

Clitheroe

**Postcode:**

BB7 4RP

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

01/12/2025

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

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

**House name:**

**Number:**

2

**Suffix:**

**Address line 1:**

Valley View

**Address Line 2:**

Grindleton

**Town/City:**

Clitheroe

**Postcode:**

BB7 4RP

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

01/12/2025

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

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

**House name:**

**Number:**

1

**Suffix:**

**Address line 1:**

Valley View

**Address Line 2:**

Grindleton

**Town/City:**

Clitheroe

**Postcode:**

BB7 4RP

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

01/12/2025

**Person Family Name:**

Person Role

The Applicant

The Agent

Title

Mr

First Name

Stuart

Surname

Pascoe

Declaration Date

02/12/2025

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

Stuart Pascoe

Date

02/12/2025