



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

4

Suffix

Property Name

Address Line 1

Pendle Nick Close

Address Line 2

Address Line 3

Lancashire

Town/city

Clitheroe

Postcode

BB7 1RH

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

Easting (x)

375175

Northing (y)

440649

Description

Applicant Details

Name/Company

Title

Mr

First name

Ron

Surname

Smith

Company Name

Address

Address line 1

4 Pendle Nick Close

Address line 2

Address line 3

Town/City

Clitheroe

County

Country

GB

Postcode

BB71RH

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

To establish a studio at the bottom of the rear garden, designed to comply with permitted lawful development. The structure is single-storey, sits entirely within the rear garden and does not exceed the 50% garden coverage limit. External dimensions are: 5.3 metres wide, 2.6 metres deep and 2.5 metres high.

The property is shared-ownership, part shared with Onward Homes. Before giving permission to establish the studio, they required an LDC. An LDC was applied for and paid for on the Planning Portal, but the Ribble Valley Planning Authority informed me that they were unable to issue an LDC as permitted development rights had been withdrawn from the property. I was advised to submit a full planning application for the proposal which would be considered by the Planning Authority.

I was unable to create location plans directly from the Portal, possibly due to this being a new development site. So hopefully the plans I purchased from UK Planning Maps and uploaded as files 1,2 & 3 will be acceptable.

The application site is an established residential dwelling house. The land where the studio will be situated forms part of the private rear garden (curtilage) of the property and has been used only for domestic residential purposes incidental to the main house since its construction in June 2025. The building will be used solely for purposes incidental to the enjoyment of the dwelling house. It will be a study to house my personal library of books. It will NOT be used for commercial purposes.

The studio is very appealing visually. It is made of galvanised steel with a pleasing anthracite finish and features a predominantly glass frontage. (see file 4 for photo of the studio) It is fully insulated, and comes with a 25 year maintenance free warranty. It will be equipped with heating and air conditioning along with internet access. We intend to plant shrubs and climbing flowering plants on either side of the studio to enhance a more natural appearance. An internal floor plan is attached as file 7. The studio does not require a concrete base and although it is a very solid structure, it is designed to be dismantled for removal, and resale, should that be desired.

The studio will improve the rear view from the property as it will screen the current maze of wood fencing and hopefully obscure the neighbouring shed and temporary garden equipment which are directly in line with our patio doors. (see files 5 & 6 for photos) I have discussed the proposal with neighbours, particularly 2 & 8 Pendle Nick Close. Number 2 because they are our next door neighbours and will see the top 2 feet of the studio over the fence. Number 8 because they will have almost a full view of the studio from one of their first floor bedroom windows. Neither of them had any issues with the studio, rather they welcomed the proposal as the studio will be a pleasant distraction from the shed and temporary equipment they currently see in the gardens beyond the bottom of our own.

Has the work already been started without consent?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☐ Yes
☒ No

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?
E.g. All the land is owned by a single individual

- ☒ 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

Mr

First Name

Ron

Surname

Smith

Declaration Date

05/08/2026

☒ 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

Ron Smith

Date

05/08/2026