

Householder Application

DEVELOPMENT	
14 MAY 2007	
FOR THE ATTENTION OF	



Ribble Valley
Borough Council

A1. Applicant Details

Organisation

Name

Title	Forename	Surname
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MRS	JANE	PROCTER
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A1.1 Address Details

Name or flat number

Property number or name

WOODGATES

Street

STARTIFANTS LANE

Locality

CHIPPING

Town

PRESTON

County

LANCASHIRE

Postal Town

Postcode

PR3 2NP

A1.2 Communication Details

Telephone No.

Telephone No.

Extn No.

Daytime Telephone No.

Fax No.

Email Address

DX Number

320070469P

A2. Agent Details

Organisation

Graham Anthony Associates

Name

Title	Forename	Surname
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A2.1 Address Details

Name or flat number

Property number or name

Street

Croston Villa

Locality

High Sreet

Town

Garstang

County

Lancashire

Postal Town

Preston

Postcode

PR3 1EA

A2.2 Communication Details

Telephone No.

Telephone No.

Extn No.

01995604514

Daytime Telephone No.

Fax No.

01995604479

Email Address

gsalis2523@aol.com

DX Number

1. Site Address Details

1.1 Address Details

Name or flat number	<input type="text"/>
Property number or name	Woodgates
Street	Startifants Lane
Locality	Chipping
Town	Preston
County	Lancashire
Postal Town	<input type="text"/>
Postcode	PR3 2NP
UPRN	0100012751988
Location	<input type="text"/>

2. Description of the Proposed Development

Development Description

PROPOSED CONVERSION OF ATTACHED COACH HOUSE TO ANCILLARY LIVING ACCOMMODATION -
AT WOODGATE - STARTIFANTS LANE - CHIPPING - FOR MRS JANE PROCTER

3. Access

Is existing access affected?	Pedestrian	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Vehicular	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is a new access type proposed?	Pedestrian	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Vehicular	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Disability Access

4. Other Information

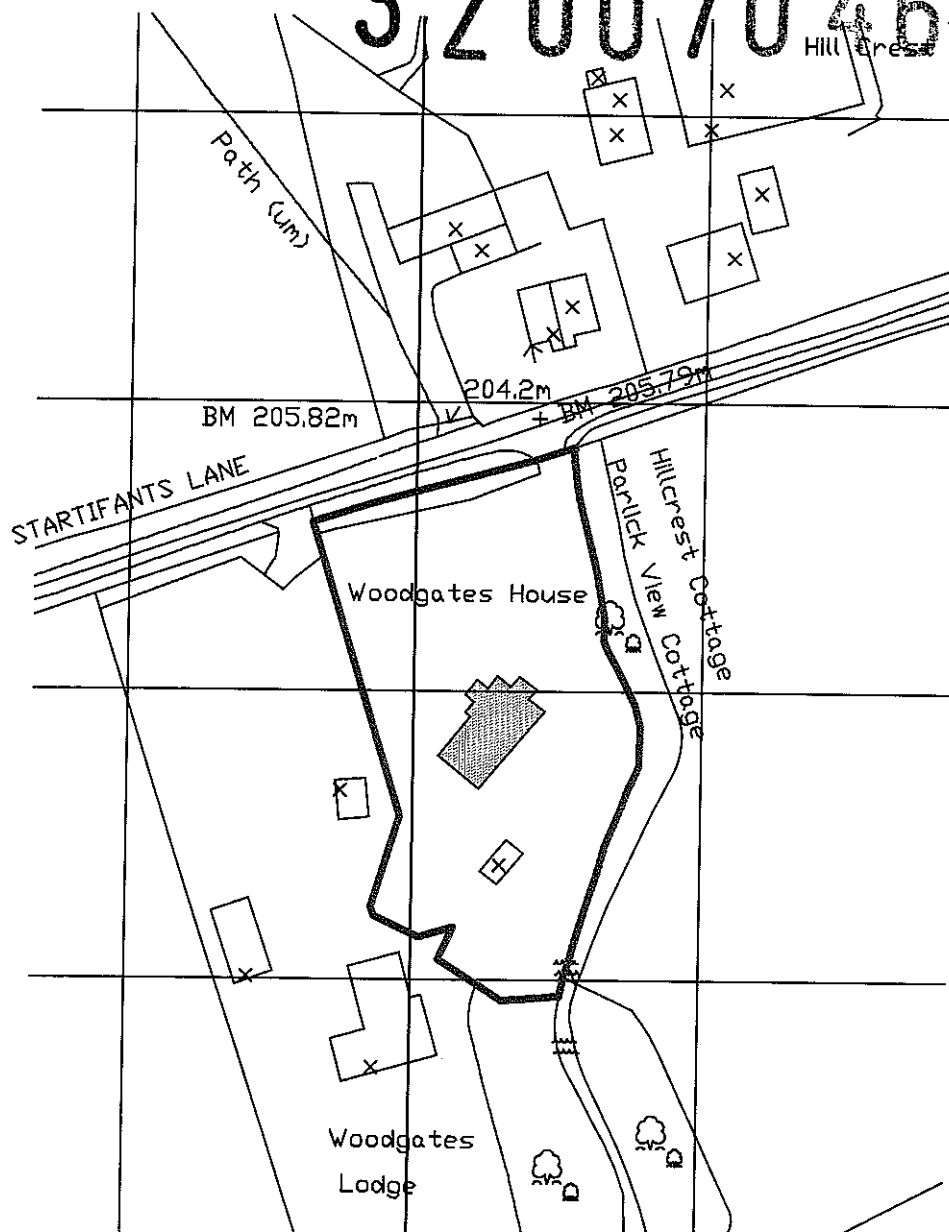
Does the proposal involve the lopping or topping of trees
or the removal of trees, shrubs or hedges? ☐ Yes ☒ No

5. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way? ☐ Yes ☒ No

LOCATION PLAN - WOODGATES HOUSE- CHIPPING PRESTON - PR3 2NP.

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CLIENT

MRS JANE PROCTER

PROJECT / DRAWING TITLE

LOCATION PLAN

KEEP

V.B

Checked

Date

MAY 2007

Scale(s)

1:1250

DRAWING No.

GA1458 - 3

PLANNING, DESIGN AND ACCESS STATEMENT

WOODGATES, STARTIFANTS LANE, CHIPPING, PRESTON

**PROPOSED CONVERSION OF ATTACHED COACH HOUSE
TO ANCILLARY LIVING ACCOMMODATION**

1. **Introduction**

- 1.1 This design and access statement has been produced in accordance with the requirements of Circular 01/2006 'Guidance on Changes to the Development Control System'. It sets out the proposed developments' context in terms of planning policy, the design of the proposal and the issue of accessibility. The property is a Grade 2 Listed Building, dating back to around 1768, and is a detached dwelling, set in extensive grounds.

2. **The Proposal**

- 2.1 The proposal involves the conversion of an existing coach house to ancillary accommodation, which is attached to the existing dwelling, and which forms an integral part of the existing dwelling. The coach house is currently used as ancillary storage in connection with the dwellinghouse. It is proposed to create an additional lounge area at ground floor, and an en-suite bedroom at first floor. The accommodation would form a natural extension to the existing dwelling, but wholly within the fabric of the existing building.

- 2.2 As part of the proposal, glazed doors will be inserted into the ground floor opening, together with a window to the rear, of the ground floor. At first floor, two windows are proposed to the side elevations. There are no other alterations proposed as part of the proposal.

3. Planning Policy Context

- 3.1 The principle planning policy documents are the South Ribble Local Plan, the Joint Lancashire Structure Plan, PPS7, and PPG15.
- 3.2 With regard to the Joint Lancashire Structure Plan, Policy 5 accepts that development outside of the principal urban areas, main towns and key service centres should be of a scale which is consistent with the area. Specifically in relation to the natural and built heritage, Policy 21 seeks to ensure that there is no net loss of its resources throughout the plan period.
- 3.3 Given that the proposal does not result in the loss of the listed building, nor does it result in the loss of any important or historic features within the existing building, the proposal is compliant with Policy 21 of the JLSP.
- 3.4 Policy GI of the South Ribble Local Plan, seeks to ensure that a high standard of development is achieved in development proposals and do not adversely affect the amenities of surrounding areas. Given that the proposal relates to an existing structure, and alterations are sympathetic to the original building, the proposal is compliant with Policy GI of the Local Plan.

- 3.5 Policy H10 relates to alterations and extensions to residential properties. Given that the proposal is appropriate in terms of its scale, design and massing, it meets the requirements of Policy H10.
- 3.6 Policy ENV20 of the Local Plan relates to alterations to listed buildings and seeks to ensure that such alterations are sympathetic to their character of appearance, with the most important features being preserved. With regards to this proposal, the alterations are considered very minor, and take account of the existing features of the building. The proposal has been designed so as to ensure that there is no detriment to the overall historic or architectural merit of the building. As a result, the proposal is compliant with policy ENV20 of the Local Plan.
- 3.7 PPG15 'Planning and the Historic Environment', provides guidance in respect of alterations and extensions to listed buildings. Para. 3.3 of PPG15 accepts that the listing of a building should not be seen as a bar to all future change, the starting point for the exercise of listed building control is the statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. This reflects the great importance to society of protecting listed buildings from unnecessary demolition and from unsuitable and insensitive alteration and should be the prime consideration for authorities in determining an application for consent.
- 3.8 Having regard to the guidance contained within PPG15, the alterations proposed as part of this application, have paid regard to the architectural and historic merit of the existing building, with the proposed alterations being designed

appropriately, and in materials which will complement the existing building

- 3.9 To conclude, the proposal is consistent with national and local plan policy, and provides for an appropriate and sympathetic extension to this listed building. In addition, the proposal will have no impact on the rural character, by virtue of the fact that the dwelling is well screened by mature landscaping, and set in an extensive landscaped site.

4. **Design**

- 4.1 Given that the building is already existing, and the proposal is merely to convert part of the existing building, there was only one design solution relevant to this proposal. As a result, the building will be retained in its original format, with existing openings being retained. Whilst there are a small number of new openings, this will be carried out in such a manner, that they are sympathetic to the overall design and appearance of the building, ie, the new openings will not be on the principal elevations, and will be set in reveal to match the existing openings, with stone headers and cills. The windows will also be constructed in timber.

5. **Landscaping**

- 5.1 This element of the statement is limited as a significant level of landscaping already exists in the form of the extensive, landscaped garden area which currently exists. Given that the dwelling and its associated curtilage is extensive, and the fact that the building the subject of this application is already

existing, there would be no requirement for additional landscaping over and above that which exists at present.

6. **Accessibility and Car Parking**

- 6.1 Access to the site will be the via the existing access which already serves the dwelling. Given that there is no increase in the number of units, there will be no alterations to the access, highway, or parking arrangements as part of this scheme.
- 6.2 Given its existing use as a dwelling house, there would be no additional activity on the highway network as a result of the proposal.

7. **Conclusion**

- 7.1 The proposed alterations to the existing dwelling provides for an acceptable and appropriate design solution to this listed building, which remains in its original form. The proposed alterations would be carried out in a sympathetic manner, that does not impact upon the architectural or historic quality of this listed building. As a result, the proposal would be compliant with national and local plan policy in respect of development in the countryside and alterations to listed buildings.

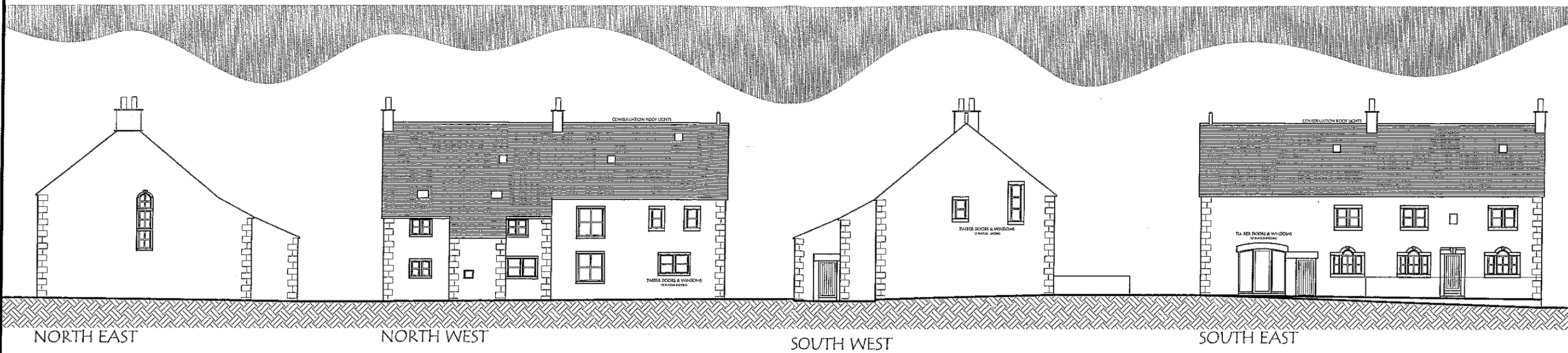
Julie Cary MRTPI

Graham Anthony Associates.com

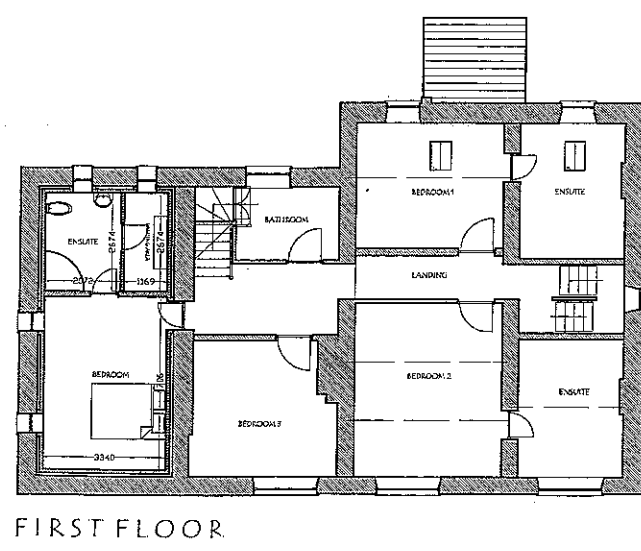
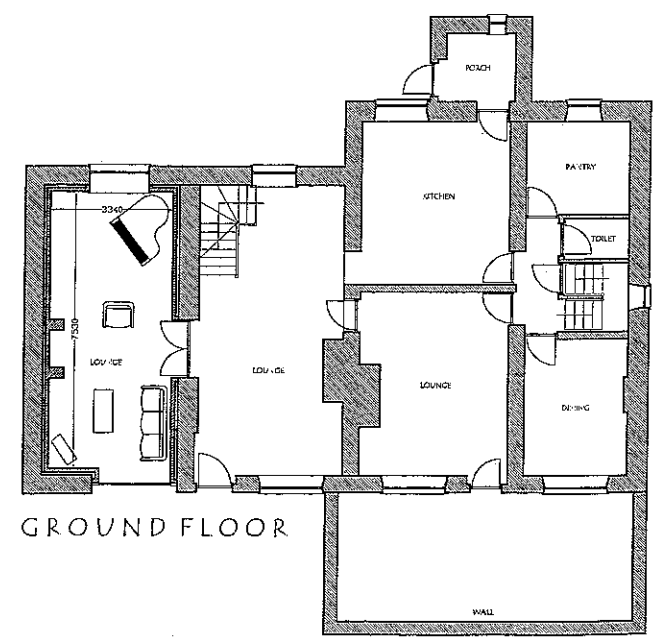
GA1458

3/5/07

PROPOSED: CONVERSION OF ATTACHED COACH HOUSE TO ANCILLARY LIVING ACCOMMODATION -
AT WOODGATES HOUSE - STARTIFANTS LANE - CHIPPING - PRESTON - FOR MRS JANE PROCTER

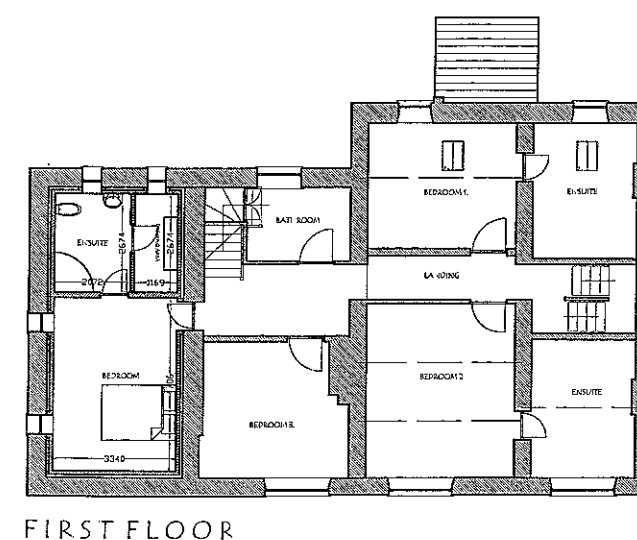
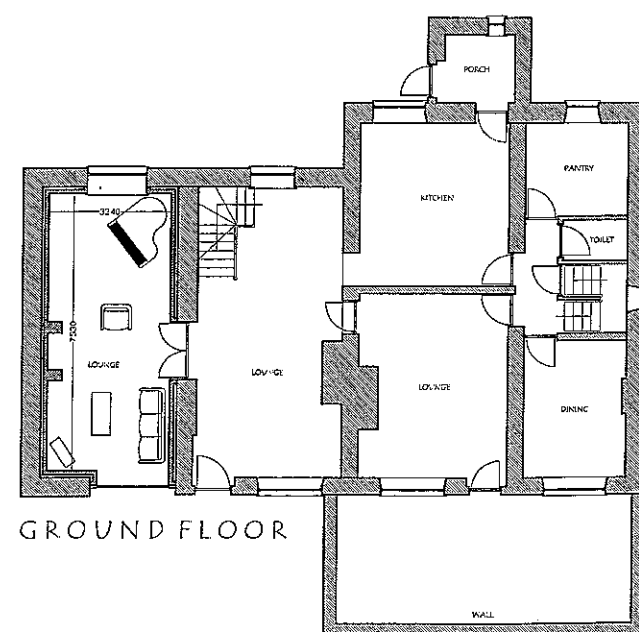
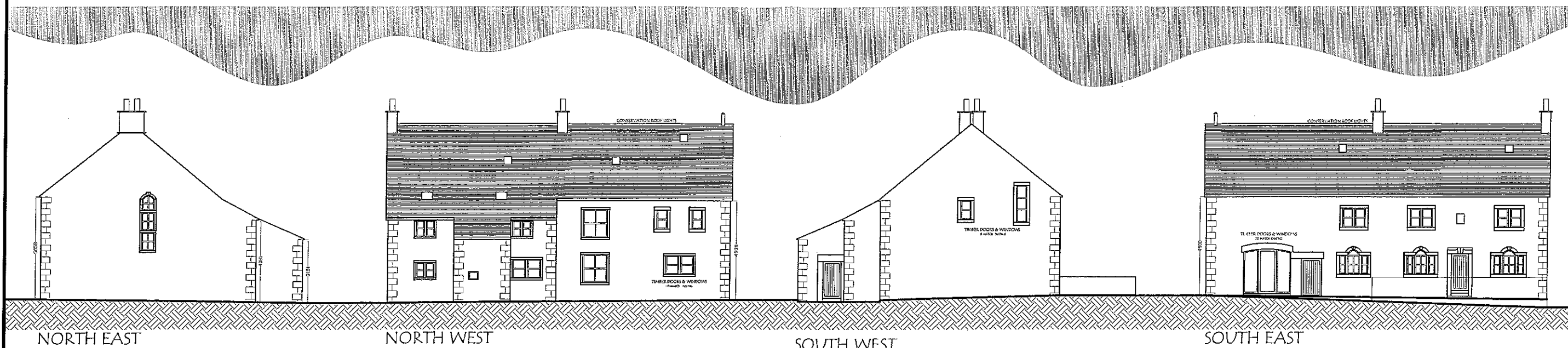


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CLIENT MRS JANE PROCTER			
PROJECT / DRAWING TITLE PROPOSED - CONVERSION OF ATTACHED COACH HOUSE TO ANCILLARY LIVING ACCOMMODATION - AT WOODGATES HOUSE			
Drawn V.S	Checked	Date MAY 2007	Scale(s) 1:50/100
DRAWING No. GA1458 - 2		REV.	

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