

Planning Application

Town and Country Planning Act 1990

Please read the accompanying notes, form P1B, before answering each question. Please complete in BLOCK LETTERS

Application No.

Date received **320070790P**

Fee paid £

Receipt No:

Question 1

Name and Address of Applicant

MR R FREEMAN
2 CHURCH LANE
CHIPPING, PRESTON

Postcode PR3 2QL

Tel No:

Question 1a

Name and Address of Agent

FLETCHER SMITH ARCHITECTS
11 RIVERSWAY BUSINESS VILLAGE
NAVIGATION WAY, PRESTON

Postcode PR3 2YP

Tel No: 01772 723626

(Contact's Name PAUL STEPHENSON)

Question 2

Address or Location of Application Site – indicate on the plan any adjoining land in the applicants control

3 TALBOT STREET
CHIPPING
PRESTON

Question 3

Accurate description of the proposed development (including site area if known)

TO CHANGE THE USE FROM A
COMMERCIAL / RETAIL PROPERTY TO
A RESIDENTIAL PROPERTY.

DIRECTOR OF
DEVELOPMENT

10 AUG 2007

FOR THE
ATTENTION OF

Question 4

Type of application

Please state yes in the appropriate box

- a. Full application for a change of use not involving any building works ☐
- b. Full application for a change of use and/or new building/engineering work or alterations ☒
- c. Outline application for the erection of building(s) ☐

(i) Please state yes/no which matters, if any, are being applied for

Layout

Scale

Access

Appearance

Landscaping

(ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary)

d. Reserved Matters application

(i) Please give reference number of outline permission ☐

(ii) Please state yes/no which reserved matters are being dealt with in this application

Layout

Scale

Access

Appearance

Landscaping

e. Continuation of Temporary Permission

Please give reference number of previous permission ☐

f. Modification or removal of a Condition

Please give the number of the planning permission and the relevant condition ☐

Question 5 AccessPlease state
Yes or NoPlease state
Yes or No

Does the proposal involve a new vehicular access?

No

an altered vehicular access?

No

a new pedestrian access?

No

an altered pedestrian access?

No

Does there exist any public right of way within the application site?

No

Question 6 TreesPlease state
Yes or NoDo you intend to prune or fell any trees as part of the proposed development?
If yes, please show the tree(s) on the plan and describe the works proposed.

No

Question 7 Existing UsesTHE RETAIL UNIT HAS BEEN VACANT FOR OVER
6 MONTHSDescribe the existing, or if vacant,
the last uses of the site**Question 8 Additional Information**Please state
Yes or Noa Is the application for shopping, office, industrial, or other commercial use? If so, please
complete a Planning Application (Part2), form P1A

No

b Is the application for or associated with the winning and working of minerals or waste
disposal? If so, please complete a Planning Application (Part3), form P1M

No

Question 9 Drainage / Water Supply

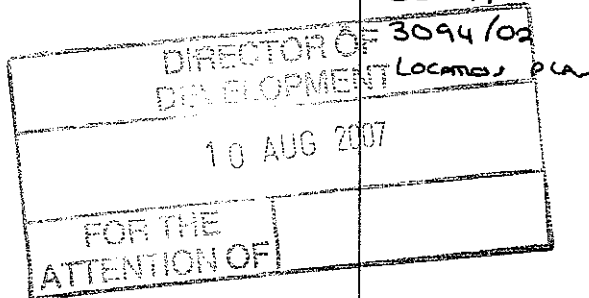
a How will surface water be dealt with? ALTERATIONS OF EXISTING

b How will sewage be dealt with? INTO EXISTING

c How will water be supplied? FROM EXISTING

Question 10 MaterialsIf building works are proposed please describe all
external materials (e.g. brick walls, colour, make and
type and show them on your plan)

SEE DRAWINGS

**Question 11 Plans**Please list the drawings and plans submitted with this
application form (5 sets are required):

3094/01

3094/02

Location plan

Question 12

Please read and then sign the following statement

Declaration

I wish to apply for planning permission for the development described in this application and accompanying plans
and enclose the fee of £265.00Signed  (Applicant/Agent)

Date 06.08.07

Question 13

Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995

Certificate A

I certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was
the owner of any part of the land to which the application relates

None of the land to which the application relates is, or is part of, an agricultural holding.

Signed  (Applicant/Agent)

Date 06.08.07



Proposed Change of Use | 3 Talbot Street | Chipping

SUPPORTING DESIGN STATEMENT

The Site

The Application site occupies an important central location within the village's main street, and has a history of commercial use, being originally the village Butcher's shop, and more latterly craft/gift shop with dressmaker's above

The ground floor contains former shop premises, with independent access directly off Talbot Street. The first floor accommodation is accessed by private stairs up to the rear of the property, and has a subsequent second floor accessed by internal staircase

The property lies within the Conservation area boundary, and is thought to date back to the mid nineteenth century. The property is not currently listed

Development Context

The existing property has remained empty for some time, and it would appear that market demand for such commercial premises in small village locations are becoming increasingly less sought after

However, the property has been marketed for Commercial uses now for a period in excess of 6 months, but has attracted no significant interest, and the current owners are seeking to change the property's use from commercial/retail to residential.

Development Proposals

As can be demonstrated by the submitted plans, it is feasible to rationalise the interior circulation to provide an additional internal staircase from ground to first floor level, making the whole property more accessible and thereby increasing the potential for its use as a single family dwelling. The proposed house would provide a total of 69.1 sq m (744 sq ft) of floorspace, and have 2 bedrooms

The current building appears to be in good order, and has undergone some refurbishment work in recent years. It is thought therefore that conversion to residential use would be easily achievable, subject to further surveys.

The installation of rooflights to the existing roof would facilitate good quality natural lighting to bedrooms, and due to the property's location within the conservation area, we would assume that 'conservation type' rooflights would be necessary, having a flush fitting detail to minimise visual intrusion within the roofscape.

The form of the development is intended to retain the intrinsic character of the area, and as such no further structural alterations or additional window openings are proposed.

Pre Application Consultations

A meeting and discussions have taken place between the current Owners and Development Control Officers prior to any Application being submitted, and the scheme has been prepared in line with Officer's comments and suggestions

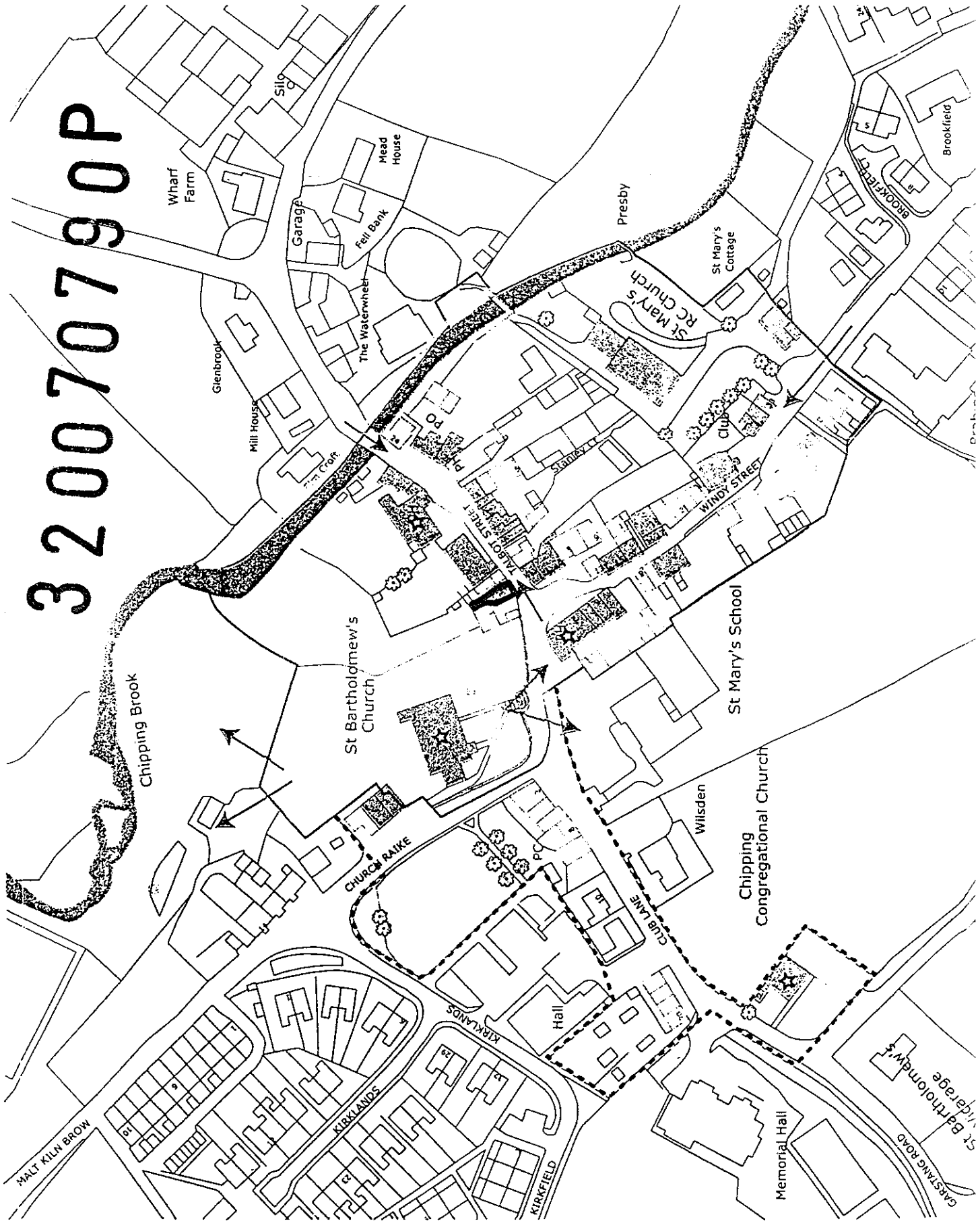
Conclusion

The application submitted has been developed through a process of consultation with the Council's Development Officers. The owners have tried unsuccessfully to market the property for commercial or retail uses, but without success and it is hoped that Change of Use can be granted to safeguard the future of the building which has laid empty for some time.

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Partner

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SCALE
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