

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.	320070950P
Date received	
Fee paid £	Receipt No.

Question 1

Name and Address of Applicant
Mr & Mrs A Rostron
Southfields, Eddisford Rd,
Waddington
 Postcode *BB7 3LB*
 Tel. No.

Question 1a

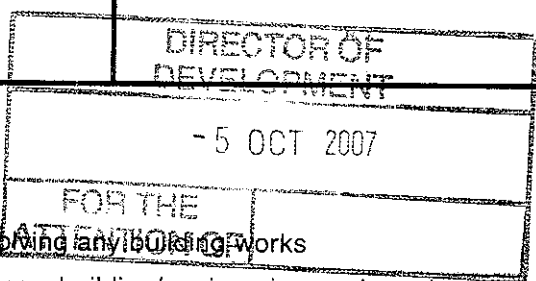
Name and Address of Agent (if any)
Jeff Marshall & Associates
Swindlehurst Barn
Beck Lane Grindleton
 Postcode *BB7 4RW*
 Tel No. *01200 440157*
 (Contact's name *Jeff Marshall*)

Question 2

Address or Location of Application
 Site - indicate on the plan any adjoining land in the applicants control
Southfields
Eddisford Rd,
Waddington
& adjoining land

Question 3

Accurate description of the proposed development (including site area if known)
Replacement Dwelling
and change of use of
agricultural land to
domestic curtilage



Question 4

Type of application

- 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
 Siting Design Means of Access External 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
 Siting Design Means of Access External 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

Please state yes in the appropriate box

Question 5 Access

Please state Yes or No

Please 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 Trees**

Please state Yes or No

Do 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 Yes**Question 7 Existing Uses***Replacement Dwelling*

Describe the existing or, if vacant, the last use(s) of the site

Question 8 Additional Information

Please state Yes or No

- a. Is the application for shopping, office, industrial, or other commercial use? If so, please complete a Planning Application (Part 2), form P1A
- b. Is the application for or associated with the winning and working of minerals or waste disposal? If so, please complete a Planning Application (Part 3), form P1M.

 No No**Question 9 Drainage/Water Supply**

- a. How will surface water be dealt with?
- b. How will sewage be dealt with?
- c. How will water be supplied?

To soakaway
To replacement septic tank
By existing mains

Question 10 Materials

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

Roof Blue slate

Walls Coursed rubble stone
Buff coloured render
undressed quoins

Question 11 Plans

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

Existing site layout 285/1/1

Proposed site layout & location plan 285/1/2

Ground floor plan 285/1/3

First floor plan 285/1/4

Elevations 285/1/5

Land transfer 285/1/6

Garage 285/1/7

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 £

Signed

J Marshall

(Applicant/Agent)

Date

*27th September 2007***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

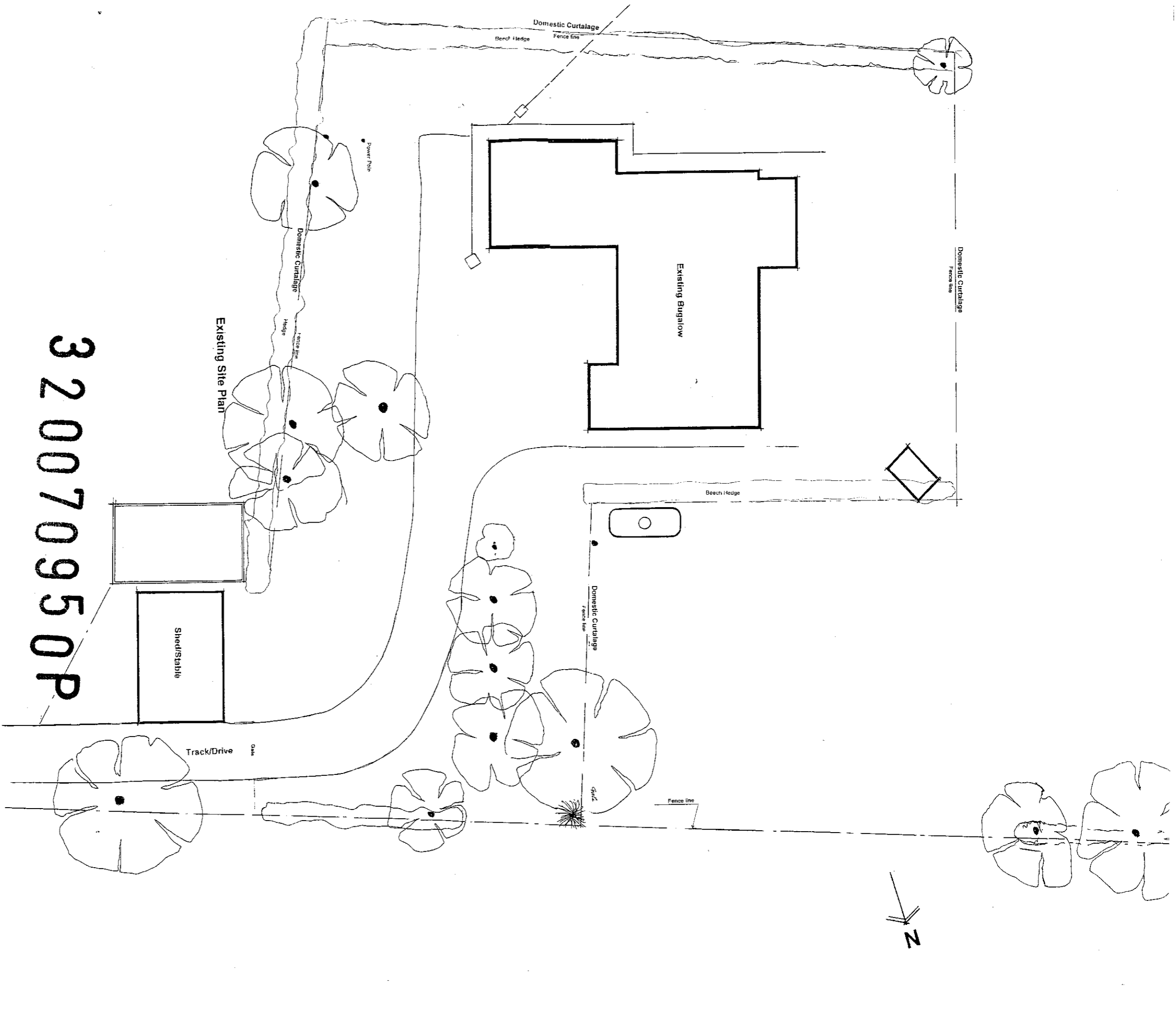
Signed

J Marshall

(Applicant/Agent)

Date

27th September 2007



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Jeff Marshall & Associates
 Architectural Designers and Surveyors,
 Swindlehurst Barr, Back Lane, Grindleton,
 Nr. Clitheroe, Lancs. BB7 4RW.
 Tel. 01200 440157

Project Proposed replacement dwelling at
 Southfields, Edisford Road, Waddington

Client Mr & Mrs A Rostron
 Southfields, Edisford Road, Waddington

Title Existing Site Layout

Scale 1:100 Date Drn

Drg N°
 285/1/1
 Rev.

**Design and Access Statement relating to a
Proposed Replacement Dwelling at
Southfields, Edisford Road, Waddington**

About the Scheme

Our clients Mr and Mrs Rostron of Southfields, Edisford Road, Waddington, currently live in a detached 1930's bungalow on the edge of open countryside. The dwelling is of little architectural merit and incongruent with its rural setting. Furthermore the property has settlement problems and has also at some stage been badly extended. It is therefore my client's intention to build a replacement dwelling to current constructional and environmental standards, suitable for their expanding family.

Compatibility with Current Planning Policy

Southfields is situated on land designated in the Ribble Valley Districtwide Local Plan as "open countryside outside the AONB" and policy ENV3 is of particular relevance. The policy indicates that development will be required to be in keeping with the character of the landscape and should reflect local vernacular, scale, style, features and building materials. Appendix 2 requires a detailed landscape assessment to assist with the determination of planning applications and the enclosed drawing 285/1/2 and the landscape section of this statement is in compliance with that requirement. We are of the understanding that the replacement dwelling as designed, together with the amended residential plot is entirely compliant with current Local Plan Policy and that the replacement of the existing dwelling will make a positive contribution to the conservation, renewal and enhancement of this sensitive locality.

The Amount of Development and Intended Layout

As previously mentioned the proposal is to relinquish approximately 375 square metres of existing residential curtilage along the southern boundary, including a small piece of irregular shaped land at the end of the entrance track and add a similar amount of land at the north west corner, making the domestic curtilage more compact and relate better to the existing field boundaries. The increase in floor area of 192% reflects a similar footprint to that of the existing bungalow transposed into a two storey dwelling. From the end of the access track, the front eastern elevation of the property is approached with the outbuilding forming a closure to the south. Punctuated views over the surrounding countryside can be gained to the south although the main aspects are from the north and west elevations

Scale and Landscaping

The proposed dwelling, as with the existing bungalow is situated to the west and slightly below a ridge of land running north/south, roughly parallel to Edisford Road, approximately 100 metres to the east as it passes the site.

Neither the existing bungalow nor the proposed dwelling will be easily viewed from the highway with the exception of a view into the site from the north east at a point 160 metres beyond the site entrance, adjacent to the next field boundary. Consequently, additional tree planting at the north eastern corner of the site along the line of the eastern and northern field boundaries will be entirely satisfactory in screening the new development from the public highway.

The main views both into and out of the site are in an arc extending from the south west to due north across the valley to the west. Again our client's proposal is to bolster the planting on the existing field boundary beyond the north west corner of the site and to plant a group of indigenous species at the south western corner of the plot to ensure the new building does not present an isolated view point from the surrounding countryside.

Repositioning of the replacement dwelling and rationalisation of the residential curtilage has been employed to reduce the encroachment of the plot into agricultural land. This has been achieved by positioning the new building closer to the northern field boundary and relinquishing residential curtilage on the southern boundary of the existing plot. New indigenous tree planting is proposed along this southern boundary to protect views into the site from the south and to break the mass of the outbuilding that accommodates 3 garages, a store and a roof space games room.

With the implementation of the above landscaping scheme we believe that the new dwelling and associated outbuilding will sit easily with the existing landscape whilst giving punctuated views out to the north and west.

Appearance

Intentionally the building has been designed to resist a clear architectural style and to an extent the use of period features. Its simplicity of line and interlocking roof pitches sit easily with traditional buildings of the locality and the use of blue slate, coursed rubble stonework, render and undressed quoins contribute to this understated approach.

The result is a building devoid of large expanses of stonework or render that would emphasise the mass of the building and the changing views of the varied roof pitches will add interest whilst further reducing its impact on the surrounding countryside.

Access

Access to Southfields is via a track to the west of Eddisford Road of approximately 90 metres in length, immediately parallel to an existing field boundary running in an east west direction. Our clients proposal is to leave this track unaltered to maintain the rural nature of the immediate locality. It is also our understanding that servicing the replacement dwelling will place no additional demands on the present access and egress arrangements.

Construction of the replacement dwelling to current building regulation and environmental standards will enable Southfields to benefit from the inclusive requirements now recognised as essential features of good design.

J C. Pye

September 2007