

# 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 **32 007 09 75 P**

Fee paid £

Receipt No:

## Question 1

Name and Address of Applicant

PUNCH TAVERNS

JUBILEE HOUSE, SECOND AVENUE,

BURTON - ON - TRENT

Postcode: DE14 2WF

Tel No: 01283 501600

## Question 1a

Name and Address of Agent

INNEX DESIGN LIMITED

HERON HOUSE, 1a BOLD STREET,

LEIGH, LANCASHIRE

Postcode: WN7 1AL

Tel No: 01942 260688

(Contact's Name: C. CATELANI )

## Question 2

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

THE ROYAL OAK  
LONGSIGHT ROAD  
CLAYTON LE DALE  
LANCASHIRE  
BB1 9EX

## Question 3

Accurate description of the proposed development (including site area if known) 4961m<sup>2</sup> (APPROX)

Increase of extension area previously approved under application No. 3/2007/0623 approved 14<sup>th</sup> August

## 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 ☐ YES
- 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 ☐

DIRECTOR OF  
DEVELOPMENT

18 OCT 2007

FOR THE  
ATTENTION OF

**Question 5 Access**Please state  
Yes or NoPlease state  
Yes or NoDoes the proposal involve a new vehicular access? an altered vehicular access? a new pedestrian access? an altered pedestrian access? 

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

**Question 6 Trees**Please 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.**Question 7 Existing Uses**Describe the existing, or if vacant, PUBLIC HOUSE  
the last uses 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 (Part2), 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 (Part3), form P1M

**Question 9 Drainage / Water Supply**

a How will surface water be dealt with? TO EXISTING DRAINS

b How will sewage be dealt with? N/A

c How will water be supplied? N/A

**Question 10 Materials**

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

ROOF: SLATE TO MATCH EXISTING

WALLS: RENDERED BLOCKWORK TO MATCH EXISTING

WINDOWS: DOUBLE GLAZED, TIMBER TO MATCH STYLE OF EXISTING

**Question 11 Plans**

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

DRAWINGS:

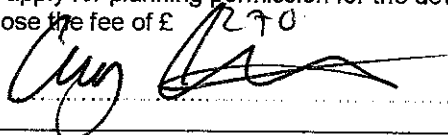
025207/04 rev A

**Question 12**

Please read and then sign the following statement

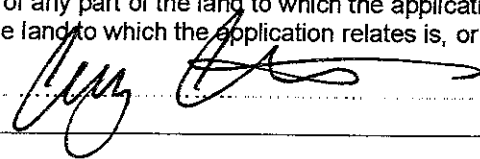
Declaration

I wish to apply for planning permission for the development described in this application and accompanying plans and enclose the fee of £ 270

Signed  (Agent)Date: ~~15.10.07~~ 15.10.07**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  (Agent)Date: ~~15.10.07~~ 15.10.07

# Planning Application (Part 2)

P1A

Application No. **920070975P**

Town and Country Planning Act 1990  
Additional information in respect of Shopping, Office, Industrial or Other Commercial Use  
Please read notes overleaf before filling in this form. Please complete each section

## Question 15

### Nature of Proposed Development

A Please indicate which of the following is involved in the

Shopping

Office

Industrial

Other (please specify)

**PUBLIC HOUSE**

B. If the proposal forms part of a larger scheme or is to replace existing buildings, please provide as much detail as you can about your ultimate development.

## Question 16

### Industrial Development only

Describe the type of work and the machinery involved

**N/A**

## Question 17

Please state  
Yes or No

### Floorspace

Is any new floorspace created?

**YES**

If yes, please complete A and B.

If no, please complete B.

A. The proposal involves a change in floorspace from approx 253 sq m.  
To approx 300.7 sq m. This new total includes the following floorspace:-  
Shopping ..... sq m. Office ..... sq m. Industrial ..... sq m. Other (PUBLIC HOUSE) 47.7sq m.

B. The existing floorspace includes:-  
Shopping ..... sq m. Office ..... sq m. Industrial ..... sq m. Other (PUBLIC HOUSE) 253 sq m.

## Question 18

### Employment

**N/A - AS EXISTING**

How many staff are employed at present?

Shopping ..... Office ..... Industrial ..... Other .....

How many staff will be employed?

Shopping ..... Office ..... Industrial ..... Other .....

## Question 19

### Parking Arrangements

Describe the car parking and servicing arrangements and show them on your plan.

**SEE PLANS**

Question 20

320070975P

Traffic

Estimate the number of vehicles visiting the site each day

AS EXISTING

Question 21

Hazardous Materials

Please state  
Yes or no

Does the proposal involve the use or storage of hazardous materials?

(Read Note 21 carefully)

If yes, please state which materials.

NO

320070975P



**DESIGN & ACCESS STATEMENT IN SUPPORT OF  
PLANNING APPLICATION AT  
THE ROYAL OAK PUBLIC HOUSE  
CLAYTON - LE - DALE  
'Revision A'**

This Design & Access Statement is made in support of proposed alterations and extensions at The Royal Oak Public House, Longsight Road, Clayton-Le-Dale, Lancashire, BB1 9EX and has been carried out as set out in the guidelines laid down by DCLG Circular 01/2006 "Guidance and Changes to the Development Control System" and in accordance with The Planning and Compulsory Purchase Act 2004. This assessment therefore consists of six elements, these being:

**1.00 USE**

**2.00 AMOUNT**

**3.00 LAYOUT**

**4.00 SCALE**

**5.00 APPEARANCE**

**6.0 ACCESS**

**7.0 PLANNING**

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**1.0 USE**

The purpose usage is primarily now focused on venue dining, on an Italian/Mediterranean theme. Therefore the principal entrance is now to be the existing front entrance, which will focus people to a holding area. Whilst it is being food lead theme, there will still be a strong drinks element around the right hand side of the premises. The exterior will also be upgraded to reflect a venue operation.

**2.00 AMOUNT**

The proposed development takes the EDA (Effective Drinking Area) from 253 sqm to 300.7 sqm with the extension being the main contributor to this increase.

**3.00 LAYOUT**

The layout of the extension to the rear of the building has been designed such that it allows diner's to view the gardens of the property in a naturally well illuminated dining area which can be sectioned off for private parties.

#### **4.00 SCALE**

In terms of the scale of the proposed extension of 5850mm x 8000mm, with a height of 5300mm (subject to site measurement) great consideration has been given to the style, character and mass of the existing building when designing the proposed extension. Also, due to the site parameters in terms of access road, car park, boundaries and the layout of the building and its requirement for the building to flow onto the garden. The position and scale of the extension were self determining.

#### **5.00 APPEARANCE**

The appearance of the proposals has been determined by the style and character of the existing, in that it should reflect and enhance the major elements, therefore the proposed extension is to have rendered block walls to match that of the existing with a pitched slate roof which also is to have materials to match that of the current building. The glazing to the proposed north west elevation is to extend as high as the roof apex with the idea of allowing maximum lighting for diner's in the extension. The West elevation is to have concertina type large screen doors, which can be opened up in the summer period to allow access to the garden area.

#### **6.00 ACCESS**

There are no real change that will occur in terms of access, but the emphasis will be placed on the existing main entrance on Longsight Road. The proposed extension is to be made level with the existing FFL and therefore will be 100% accessible to all persons. The existing two disabled car parking will remain closest in terms of proximity to the building.

#### **7.00 PLANNING**

We have had a previous small scheme approved under 3/2007/0623 – (14<sup>th</sup> August)