

DIRECTOR OF DEVELOPMENT	
28 MAR 2008	
FOR THE ATTENTION OF	

320080268P

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of planning applications on council web sites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Mark	Surname:	Hurst
Company name:					
Street address:	Higher College Farm		Country Code	National Number	Extension Number
	Lower Lane		Telephone number:	01772 783740	
	Longridge		Mobile number:		
Town/City	Preston		Fax number:		
County:			Email address:		
Country:					
Postcode:	PR3 2YY				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Graham	Surname:	Lea
Company name:	Michael Rayner Associates				
Street address:	44-46 Berry Lane		Country Code	National Number	Extension Number
	Longridge		Telephone number:	01772784406	
			Mobile number:		
Town/City	Preston		Fax number:	01772782898	
County:	Lancashire		Email address:		
Country:	England				
Postcode:	PR3 3JJ		gl@mrassociates.net		

3. Description of Proposed Works

Please describe the proposed works:

Rebuilding of existing outbuildings to form a n extension to the existing dwelling

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

Description:

House: Suffix:

House name: Higher College Farm

Street address: Lower Lane

Longridge

Town/City: Preston

County:

Postcode: PR3 2YY

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	361567
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Northings:	437157
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5. 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

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	Ms	First name:	Sarah	Surname:	Westwood
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Reference:

Date: 191207

Details of the pre-application advice received:

Confirmed that the drawings submitted with our letter dated 19th December 2007 were satisfactory to be submitted for a full planning application assuming new construction.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ☒ Yes ☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

1197-03B

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

10. 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? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

11. Materials (continued)**Walls - description:**Description of *existing* materials and finishes:

Random stone/ Facing brick

Description of *proposed* materials and finishes:

Random stone to match existing

Roof - description:Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Slate to match existing

Windows - description:Description of *existing* materials and finishes:

Timber frame

Description of *proposed* materials and finishes:

Timber frame to match existing

Doors - description:Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber to match existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1197-02-B

12. Certificates (Certificate A)**Certificate of Ownership - Certificate A****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Title: Mr First name: Graham Surname: Lea

Person role: Agent

Declaration date: 26/03/

☒ Declaration made**12. Certificates (Agricultural Holdings Certificate)****Agricultural Holding Certificate****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Title: Mr First Name: Graham Surname: Lea

Person role: Agent

Declaration date: 26/03/08

☒ Declaration Made**13. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information ☒

Date 27/03/08

Project

Higher College Farm

Lower Road

Longridge

Preston

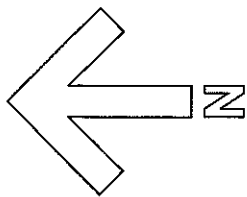
FRS 21Y

Drawing

1:2500

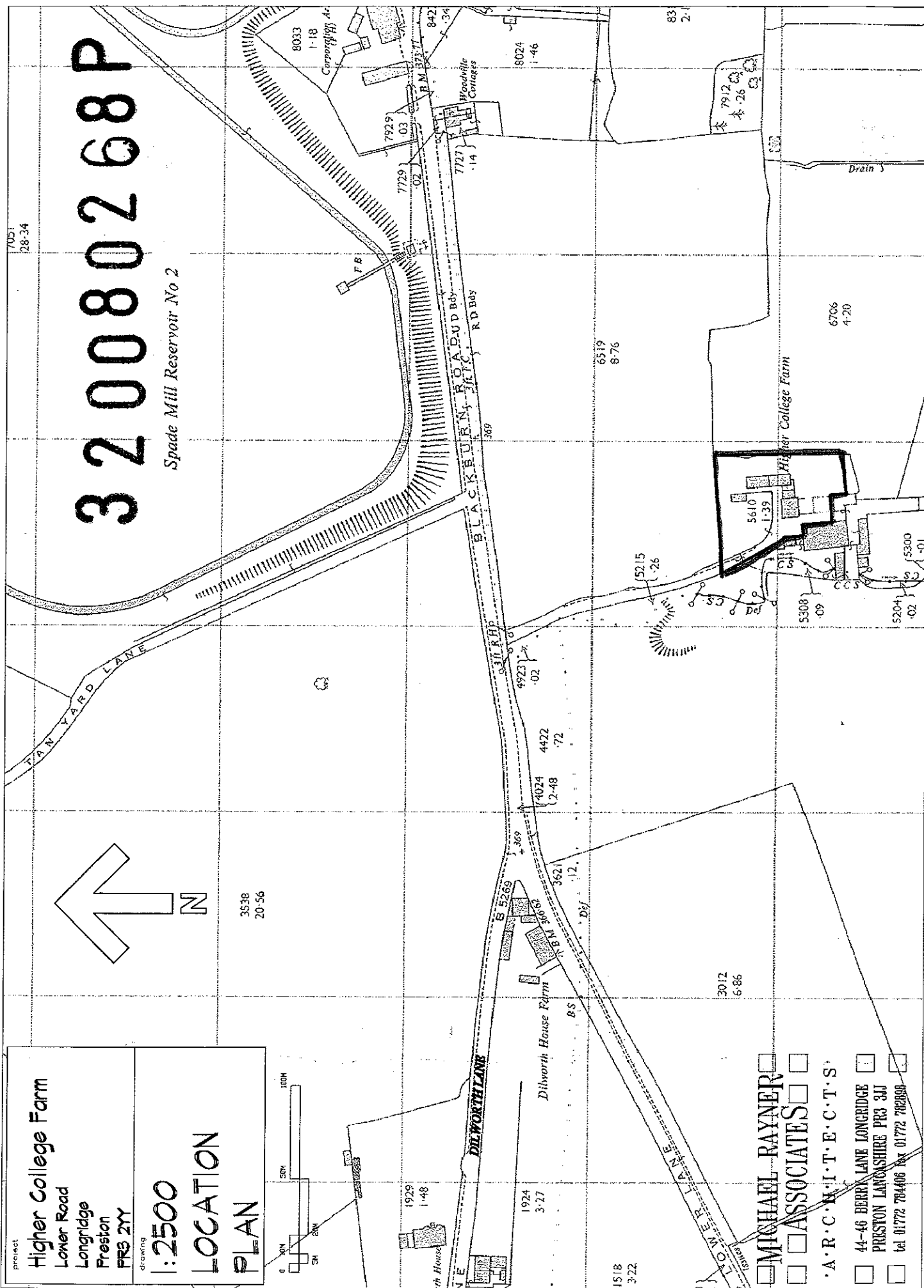
LOCATION

PLAN



320080268P

Spade Mill Reservoir No 2



MICHAEL RAYNER

ASSOCIATES

A.R.C.H.I.T.E.C.T.S.

44-46 BERR LANE LONGRIDGE

PRESTON LANCASHIRE PR3 3JJ

tel 01772 784406 fax 01772 782889

320080268P

MICHAEL RAYNER ASSOCIATES

44-46 BERRY LANE LONGRIDGE PRESTON LANCASHIRE PR3 3JJ
t: 01772 784406 f: 01772 782898 e: admin@mrassociates.net



MR/1197

27 March 2008

Ms S Westwood
Senior Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Ms Westwood

HIGHER COLLEGE FARM, LONGRIDGE

Please find enclosed Planning Application for the rebuilding of existing outbuildings to form an extension to the existing dwelling.

We have already had pre-application discussions with you regarding the project and you were able to confirm that the proposal to rebuild the stone outbuildings on the same footprint with new construction would be acceptable. The submitted drawings are worked up versions of those already submitted to you with our letter on 19 December.

The format of the new design endeavours to follow the principles of the existing buildings, but tidied up to reflect the internal layout. Roof intersections have been simplified and now represent a more normal solution. Openings within the courtyard area either represent individual door openings or much larger cart openings. A large opening has been left adjacent to the main house to articulate that junction and also to let the main house maintain its dominance over the extension.

Materials are the same as the existing buildings, except the proposed Games Room, which is currently in common brick and is inconsistent with the remaining structures. It is proposed that this be re-built in random stone to match the remainder of the buildings. Window openings are based on existing ones within the main house.

I trust you will find the application acceptable, but if you have any queries, please do not hesitate to contact me.

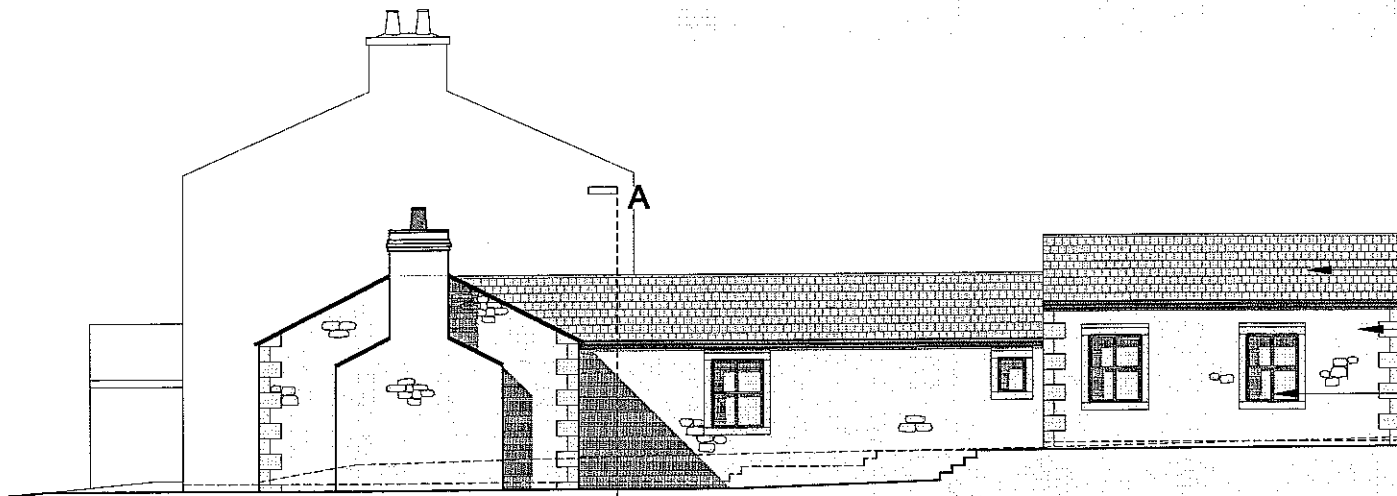
Yours sincerely

Michael Rayner

Directors: Andrew Parker BA(Hons) Dip Arch RIBA Michael Rayner BArch RIBA Karl Zaldats BA(Hons) Dip Arch Dist RIBA
Michael Rayner Associates Ltd Registered in England No: 4718483 Registered Office: 44 - 46 Berry Lane, Longridge, Preston, PR3 3JJ



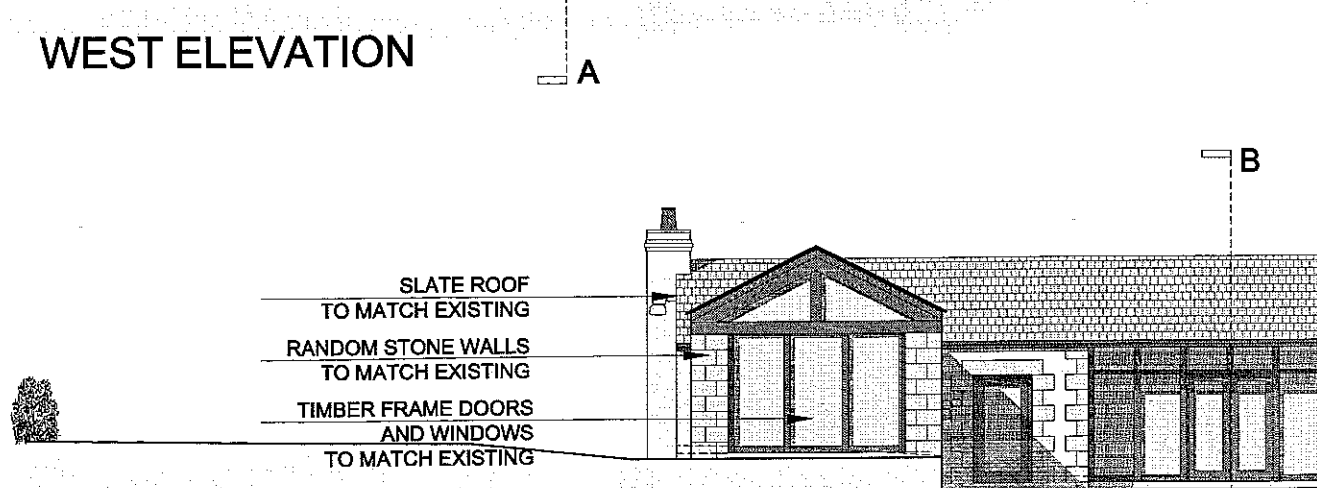
SOUTH ELEVATION



WEST ELEVATION

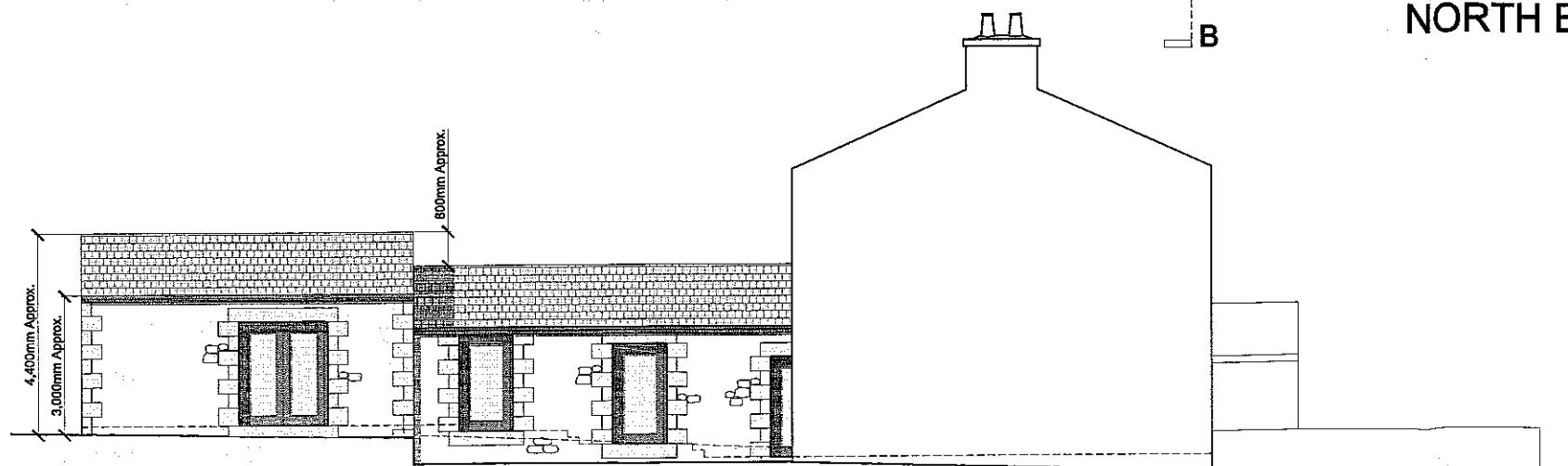
SLATE ROOF
TO MATCH EXISTING
RANDOM STONE WALLS
TO MATCH EXISTING
TIMBER FRAME DOORS
AND WINDOWS
TO MATCH EXISTING

320080268P

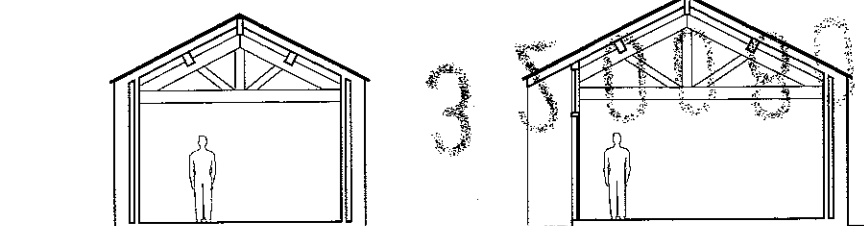


NORTH ELEVATION

SLATE ROOF
TO MATCH EXISTING
RANDOM STONE WALLS
TO MATCH EXISTING
TIMBER FRAME DOORS
AND WINDOWS
TO MATCH EXISTING



EAST ELEVATION



SECTION A-A

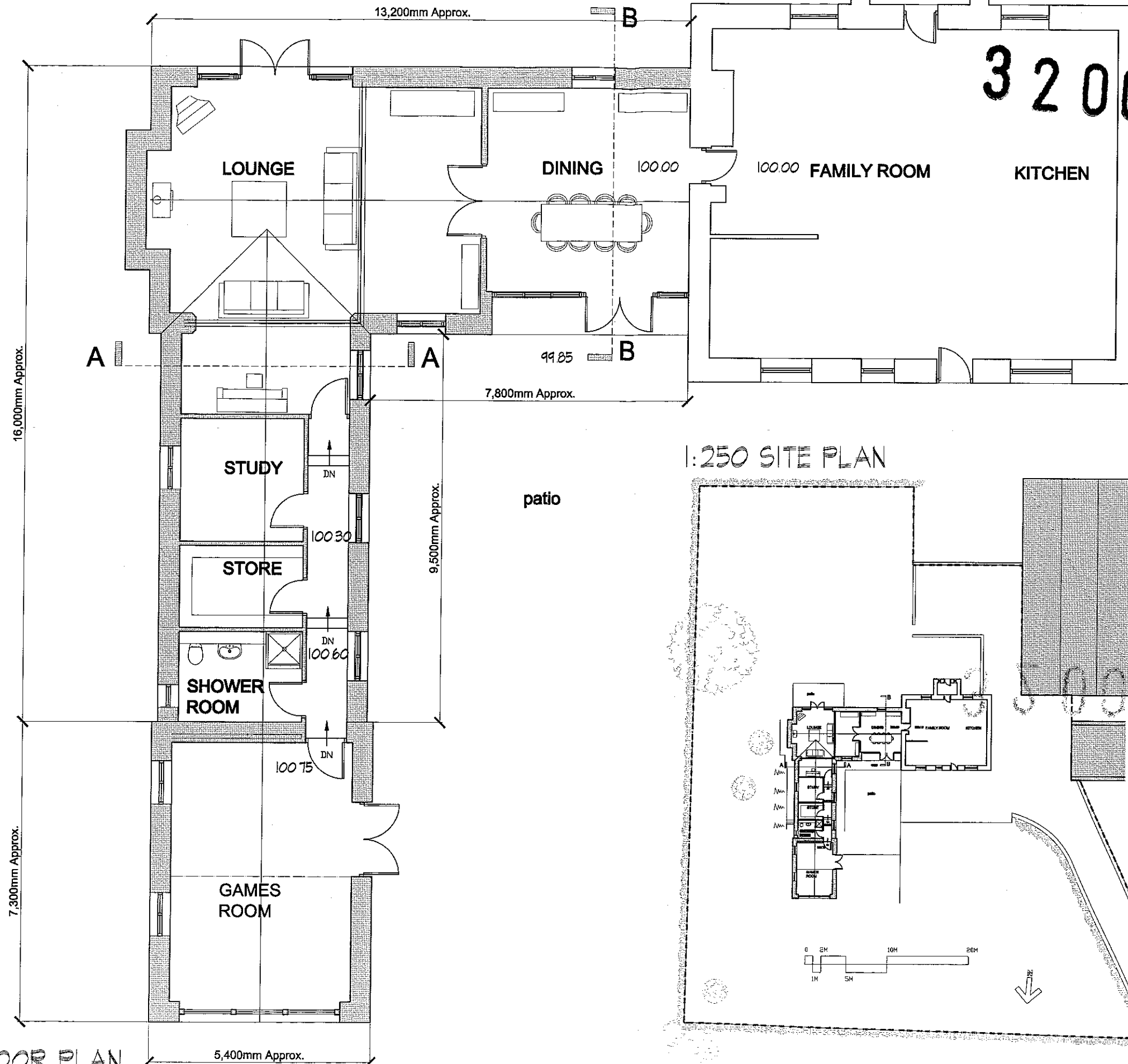
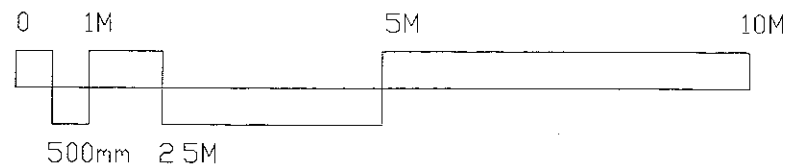
SECTION B-B

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rev	sig	date	
B	SHADOWS, NOTES, DIMENSIONS, ETC. ADDED FOR PLANNING APPLICATION	GL	03/06
A	GAMES ROOM ADDED	GL	03/06

☐ MICHAEL RAYNER ☐
☐ ASSOCIATES ☐
ARCHITECTS

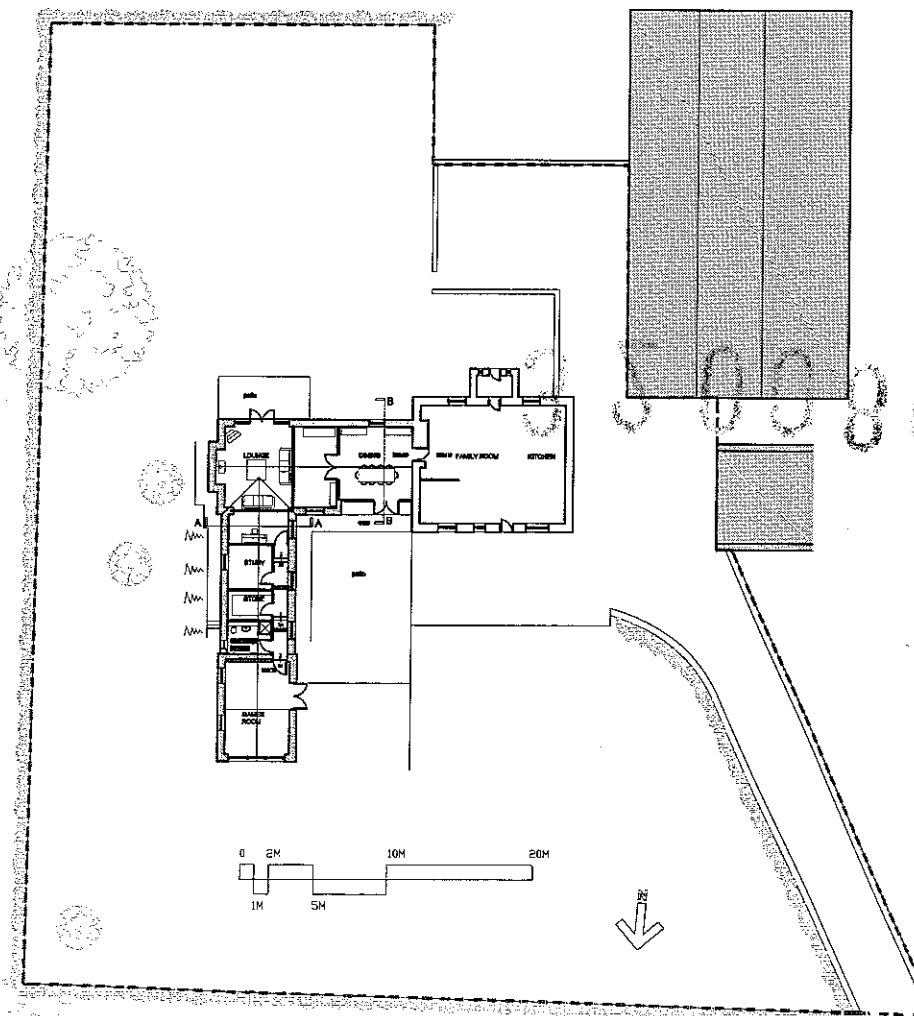
☐ 44-46 BERRY LANE LONGRIDGE
PRESTON LANCASHIRE PR3 3JJ
☐ tel 01772 784406 fax 01772 782898

project		
Higher College Farm Lower Road Longridge Preston PR3 2YY		
drawing		
Proposed Elevations		
scale	date	drawn
1:75	12/07	GL
number	rev	
1197	02	B



1:50 GROUND FLOOR PLAN

1:250 SITE PLAN



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notes

320080268P

B	NOTES, DIMENSIONS, ETC. ADDED FOR PLANNING APPLICATION	GL	03/08
A	GAMES ROOM ADDED	GL	03/08
rev		sig	date

☐ MICHAEL RAYNER
☐ ASSOCIATES
 ARCHITECTS

☐ 44-46 BERRY LANE LONGRIDGE
 PRESTON LANCASHIRE PR3 3JJ
☐ tel 01772 784406 fax 01772 782898

project
 Higher College Farm
 Lower Road
 Longridge
 Preston
 PR3 2YY

drawing
 Proposed
 Plans

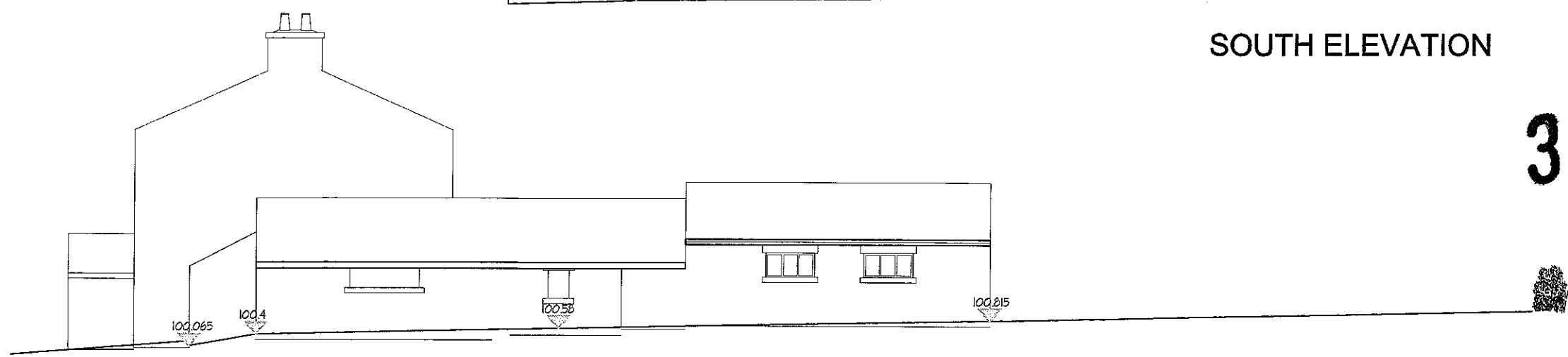
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number	rev
1197	03 B



SOUTH ELEVATION

320080268P

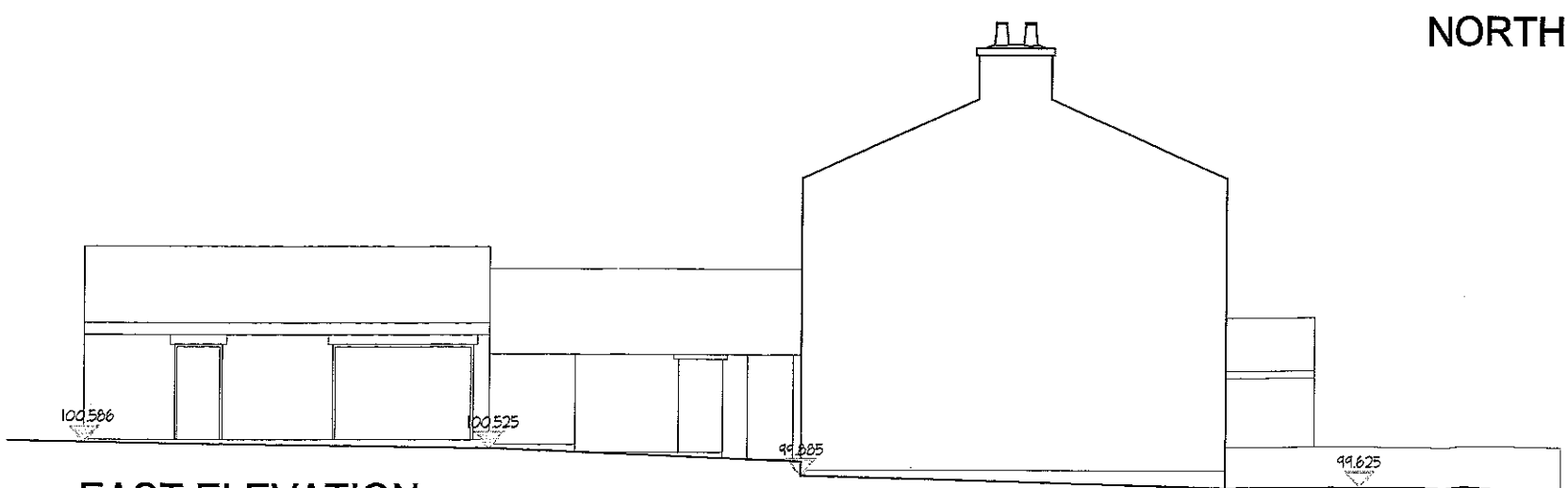


WEST ELEVATION



NORTH ELEVATION

350080368P



EAST ELEVATION

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notes

rev	sig	date

☐ MICHAEL RAYNER ☐
☐ ASSOCIATES ☐
 ARCHITECTS

☐ 44-46 BERRY LANE LONGRIDGE ☐
 PRESTON LANCASHIRE PR3 3JU
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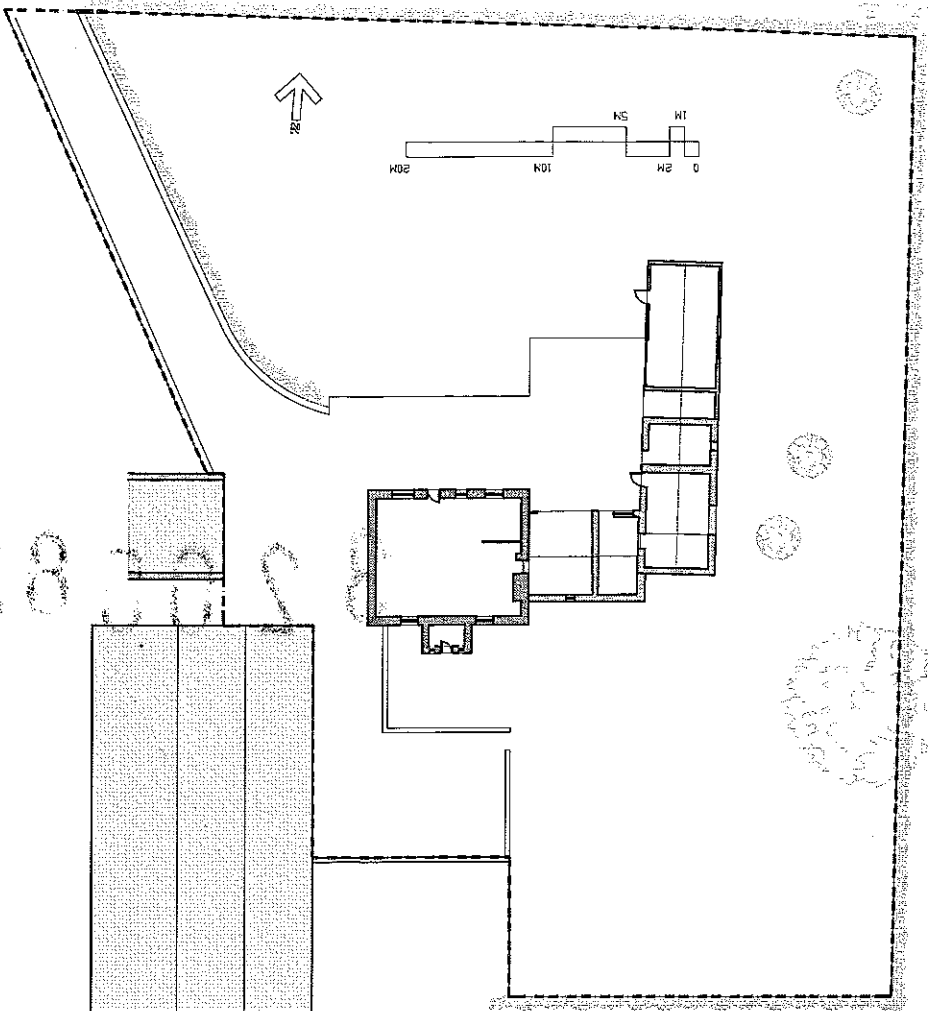
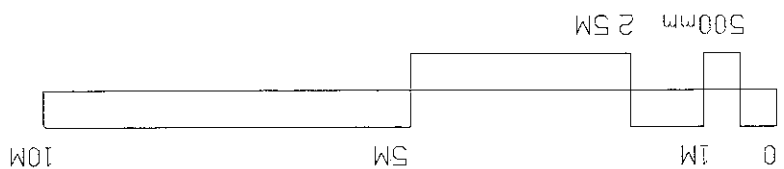
project
 Higher College Farm
 Lower Road
 Longridge
 Preston
 PR3 2YY

drawing
 Existing
 Elevations

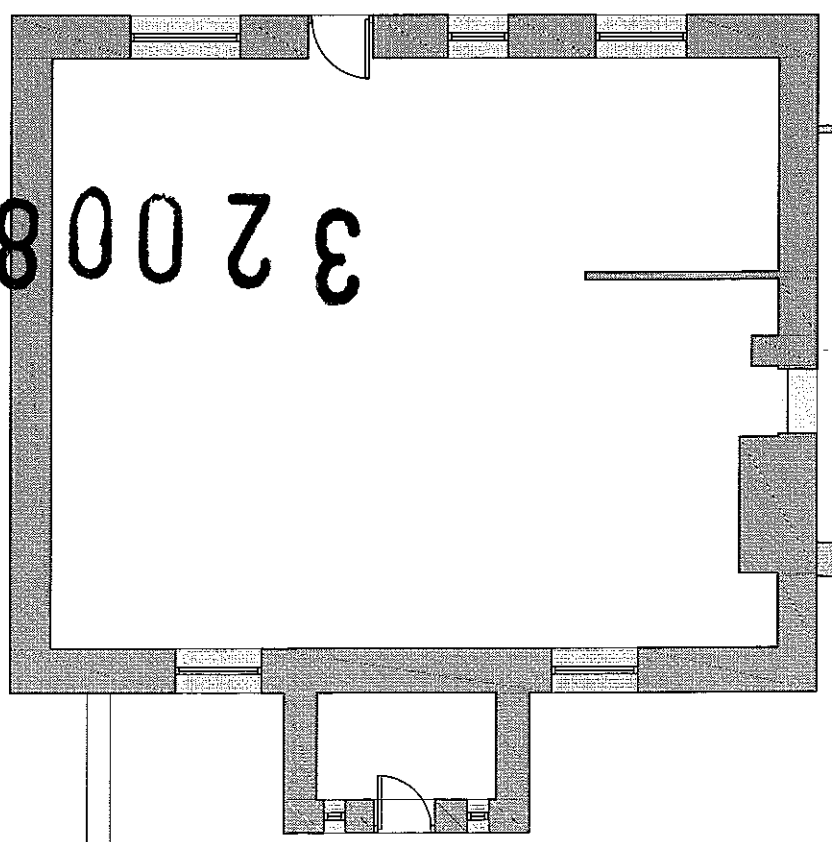
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number	rev
1197	04

1:50 GROUND FLOOR PLAN



1:250 SITE PLAN



320080268P

number	1197	05
REV		

scale	1:50 / 1:250	12/08	GL
drawn			

Project
Higher College Farm
Lower Road
Longridge
Preston
PR3 2YY
drawing
Existing
Plans

- ☐ 44-46 BERRY LANE LONGRIDGE
- ☐ PRESTON LANCASHIRE PR3 3JJ
- ☐ tel: 01772 784406 fax: 01772 782898

A R C H I T E C T S

☐ MICHAEL RAYNER
☐ ASSOCIATES

rev	date	sig

notes
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