

For office use only

Application No: **320080428P**

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

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 you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: **MRE** First name: **CHARIS**

Last name: **DENTHURST**

Company (optional): **DENTHURST ESTATE AGENTS**

Unit: House number: House suffix:

House name:

Address 1: **TOWNLEY PARADE**

Address 2:

Address 3:

Town: **LONGRIDGE**

County: **LANCS**

Country: **ENGLAND**

Postcode:

2. Agent Name and Address

Title: **MRE** First name: **ALAN**

Last name: **LOYD - PARDOCK**

Company (optional): **ALA DESIGN SERVICES**

Unit: House number: House suffix:

House name: **BARLEY COTTAGE**

Address 1: **BRENDON STREET**

Address 2:

Address 3:

Town: **LONGRIDGE**

County: **LANCS**

Country: **ENGLAND**

Postcode: **PR3 3NB**

3. Description of the Proposal

Please describe the proposed development, including any change of use:

**CHANGE OF USE OF RESIDENTIAL HOUSE TO SHOPS (CLASS A1)
AT 85 BERRY LANE, LONGRIDGE**

**DIRECTOR OF
DEVELOPMENT**

19 MAY 2008

**FOR THE
ATTENTION OF**

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

5. 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)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

G. THURPE, OFFERED NO OBJECTION BUT SUGGESTED I SPEAK TO M. NUGGENT (HIGHWAYS OFFICER). HE CONFIRMED HE WOULD NOT OBJECT.

6. 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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☒ Yes ☐ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	STONE	STONE	☐	☐	05+10
Roof	SLATE		☒	☐	
Windows	TIMBER	TIMBER STAINED	☐	☐	05+11
Doors	TIMBER	TIMBER STAINED	☐	☐	05+11
Boundary treatments (e.g. fences, walls)			☒	☐	
Vehicle access and hard-standing			☒	☐	
Lighting			☒	☐	
Others (please specify)		CANDY	☐	☐	11

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:

SEE DESIGN + ACCESS STATEMENT

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Other (e.g. Bus)	0	0	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
- ☐ Septic tank ☐ Other
- ☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☐ NoWill the proposal increase the flood risk elsewhere? ☐ Yes ☐ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
- ☐ Soakaway ☐ Pond/lake
- ☒ Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

15. Existing Use

Please describe the current use of the site:

RESIDENTIAL

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

RESIDENTIAL

When did this use end (if known)?
DD/MM/YYYY

(date where known may be approximate)

NOT KNOWN

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ NoLand where contamination is suspected for all or part of the site? ☐ Yes ☒ NoA proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes ☐ No

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							0	Totals (a + b + c + d + e + f + g) =							1

Social Rented							Social Rented								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							

Intermediate							Intermediate								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							

Key worker							Key worker								
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =	Total existing residential units (E + F + G + H) =
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TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): -1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				70 m ²
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER Please specify	☐				
	☐				
Total					70 m ²

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	0	0		
Proposed employees	1	1		

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	09-00-17-30	09-00-17-30	09-00-12-00	

22. Site Area

Please state the site area in hectares (ha)

70 m² = 0.007 ha

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates

Name of Owner	Address	Date Notice Served
MRS HARTLEY.	5 BERRY LANE, LONGLEDGE, LANS PR3 3TA.	09.05.08

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

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AGRICULTURAL HOLDINGS CERTIFICATE

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:

<i>A. King</i>

Date (DD/MM/YYYY):

12.05.08

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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | | | |
|--|-------------------------------------|---|-------------------------------------|
| 3 copies of a completed and dated application form: | ☒ | The correct fee: | ☒ |
| 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: | ☒ | 3 copies of a design and access statement: | ☒ |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: | ☒ | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): | ☐ |
| | | 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): | ☒ |

27. Declaration

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

Signed - Applicant:

--

Or signed - Agent:

<i>A. King</i>

Date (DD/MM/YYYY):

12.05.08

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: [redacted] National number: [redacted] Extension number: [redacted]

Country code: [redacted] Mobile number (optional): [redacted]

Country code: [redacted] Fax number (optional): [redacted]

Email address (optional): [redacted]

29. Agent Contact Details

Telephone numbers

Country code: [redacted] National number: 785719. Extension number: [redacted]

Country code: [redacted] Mobile number (optional): 07763061588

Country code: [redacted] Fax number (optional): [redacted]

Email address (optional): allanloydhaydock@hotmail.com

30. 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)

☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: [redacted]

Telephone number: [redacted]

Email address: [redacted]

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF PROPOSED CHANGE
OF USE TO FORM SHOP
AT
85 BERRY LANE, LONGRIDGE, LANCs.**

This statement is prepared in support of the previously submitted Planning Application made on behalf of Mr C. Dewhurst, Dewhurst Estate Agents, Townley Parade, Longridge, Nr Preston, Lancs, PR3 3TT

1.0 SITE 85 BERRY LANE, LONGRIDGE

The property is located on the main street of the town centre shopping area, towards the northern end (bottom) of the street, fronting onto the main adopted road. The house is predominately a Victorian 2 storey building in height, with large floor to ceilings, thus creating a tall terraced house. The house is a mid terrace, some of which have been converted already into shops, and is flanked on one side by shops. It has had no extensions or alterations carried out on it in the past to provide further ancillary rooms to the rear

The land slopes slightly from the front to the rear by approx. 100mm and as such provides no great design restraints. To the side of the neighbouring house (83) is a link/passageway which forms access to the rear of the property is bounded by houses/shop gables of brick and stone, and is designated as an area of conservation. The development would have no impact on any of the items above access is through the front door which is level with the external pavement level. Although the predominant use of the land is residential /shopping it is overlaid with a relatively dense pattern of built development of mixed usage.

The canopy is from a preformed material and fabric, on a framework, and timber windows and doors etc. The footprint of the house and extension is 60.90m², and has been used solely as a residential property, which are easily distinguishable.

Internally the client wishes to remove the separating wall between the two ground floor rooms and re-use the existing welfare facilities in the first floor and by forming a kitchen at first floor also to make the property a more viable/lettable floor space, as demands within the locality are exceeding the amount available, the level access for a public building is a requirement of building regulations now

2..0 DESIGN MATTERS

The design proposal in brief

The building at present is residential with a floor area of 30 5m² floor area of approx , (ground and first floor areas 61 0m²) and a volume of 200m cu. The client wishes to create a more desirable and useable building by modifying the internal spatial arrangement to form a shop at ground floor level. The proposed design will attempt to remove a supply and demand problem, which is evident throughout the Berry Lane street scene and improve the function and street scene by creating a more desirable shop unit

the use of the ground floor will be for shopping purposes only, and is to be provided within the existing floor space and is to be opened to allow for a display area. It was therefore decided to create a separate entrance to the shop matching that of the adjoining shop from the front. We have also looked at creating a separate access in the rear to access the first floor and use the main entrance door for the shop off berry lane, although this was unfeasible due to costs and constraints, within the existing rear yard.

Design proposal described.

The existing site has open aspects to the front and rear North-East and South-West elevations towards the main street, and rear yard towards Preston /Kestor Lane, but provides limited options with regards to possible extensions due to its proximity with the surrounding buildings and the adopted highway. However we believe that there is scope to develop the existing property to maximum effect without imposing on the surrounding units and list some of the design issues discussed during the development process :-

- It was decided to create a more open aspect which would benefit shop facility within the existing building by a front entrance and to provide a canopy and entrance it will allow for protection against the weather elements due to the exposed site, and also form a natural aspect viewing up Berry Lane
- It was decided to use the existing house entrance to the shop rather than forming a new access location, to create its own identity, and glazed display screen makes for a defined entrance
- some minor alterations at ground floor level to allow access and to open the floor space entirely
- At ground floor level the new canopy porch double as a sun-screen, but will be freely supported off the masonry wall and not via columns etc.

The Preferred design

The change of use of the existing house, with a front access and canopy extension has little or no effect on the main appearance of the street scene, but is nearly bringing it in align with other designs continuing along Berry Lane and modern designs, the level entrance has to be formed to align with Building regulations and also allow for equal rights and forms part of the entrance concept to the shop, but is formed on land within the clients ownership, whilst maintaining the main pavement width.

After consultation with the client it was decided not to detract to much from the existing house, but to alleviate the fundamental spatial problems, and be minimal in extension so as not to cause a controversial alterations in order to secure a more favourable approval and also limit the amount of works to be carried out. We are of the opinion that by utilising the existing entrance we will create a more regemental elevation whilst also allowing the building to function correctly

CAR PARKING

No parking problems are envisaged as this is a town centre location and as such on-street parking has not been compensated, and the majority of visitors will be on-street parking as for the remainder of the shopping public.

SUMMARY

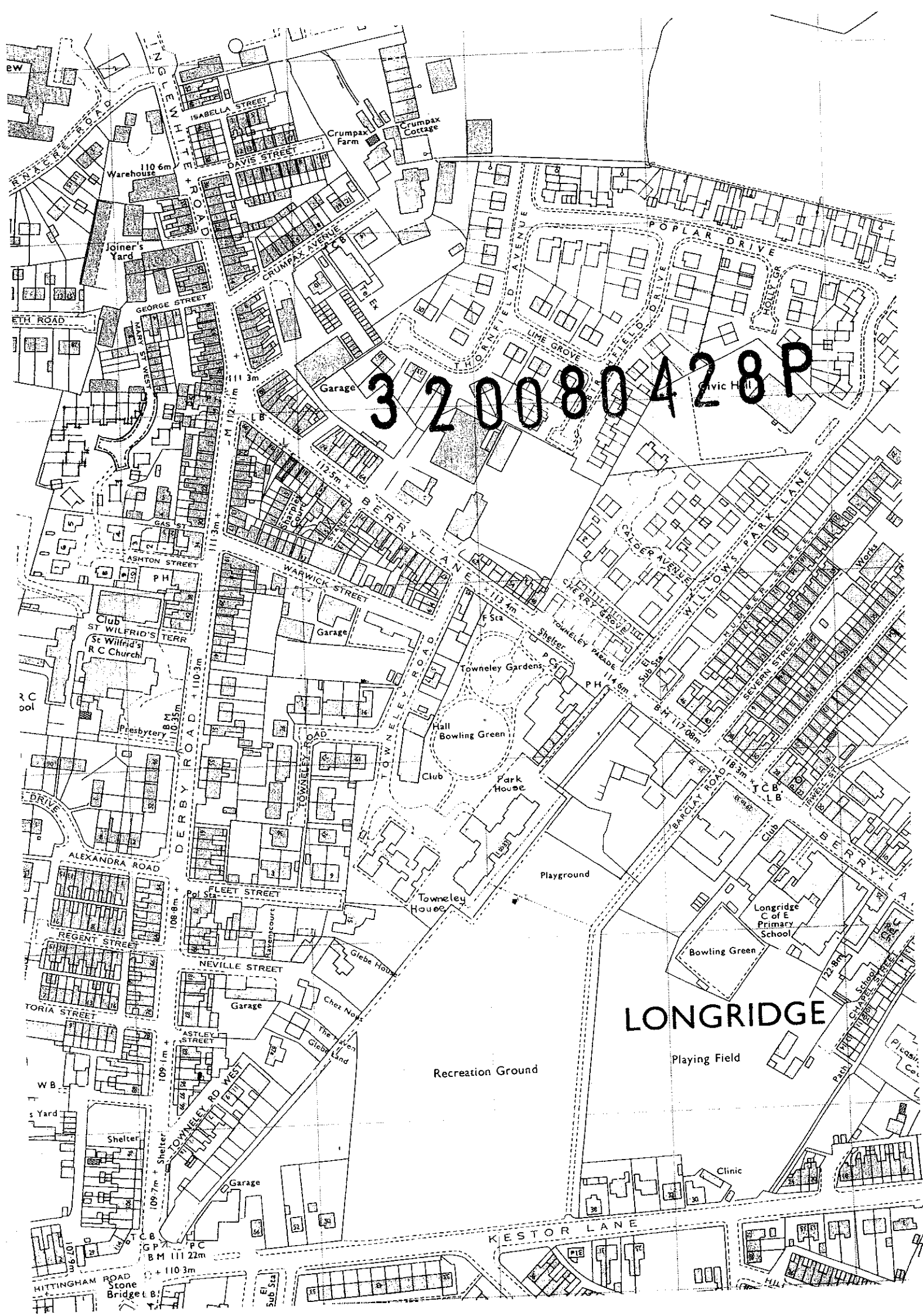
To summarise the following should be considered :-

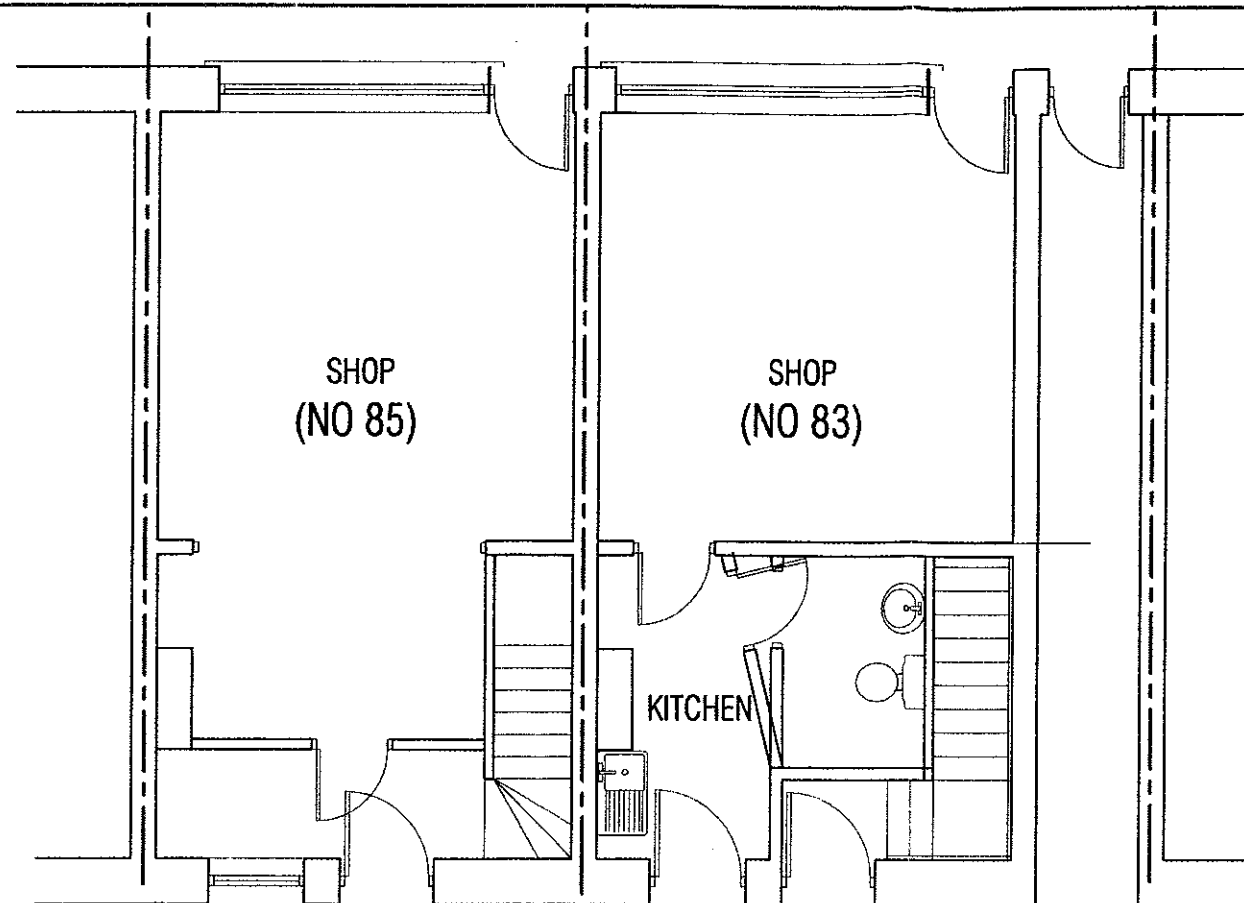
The proposal responds positively to the context of the site and is sympathetic to the immediate surrounding buildings. The works have very little impact on the surrounding dwellings in the form of overshadowing due to its position on the south easterly side of the property. In fact when looking at it in winter solstice, the solar shading has absolutely no effect.

The amenity space is un affected.

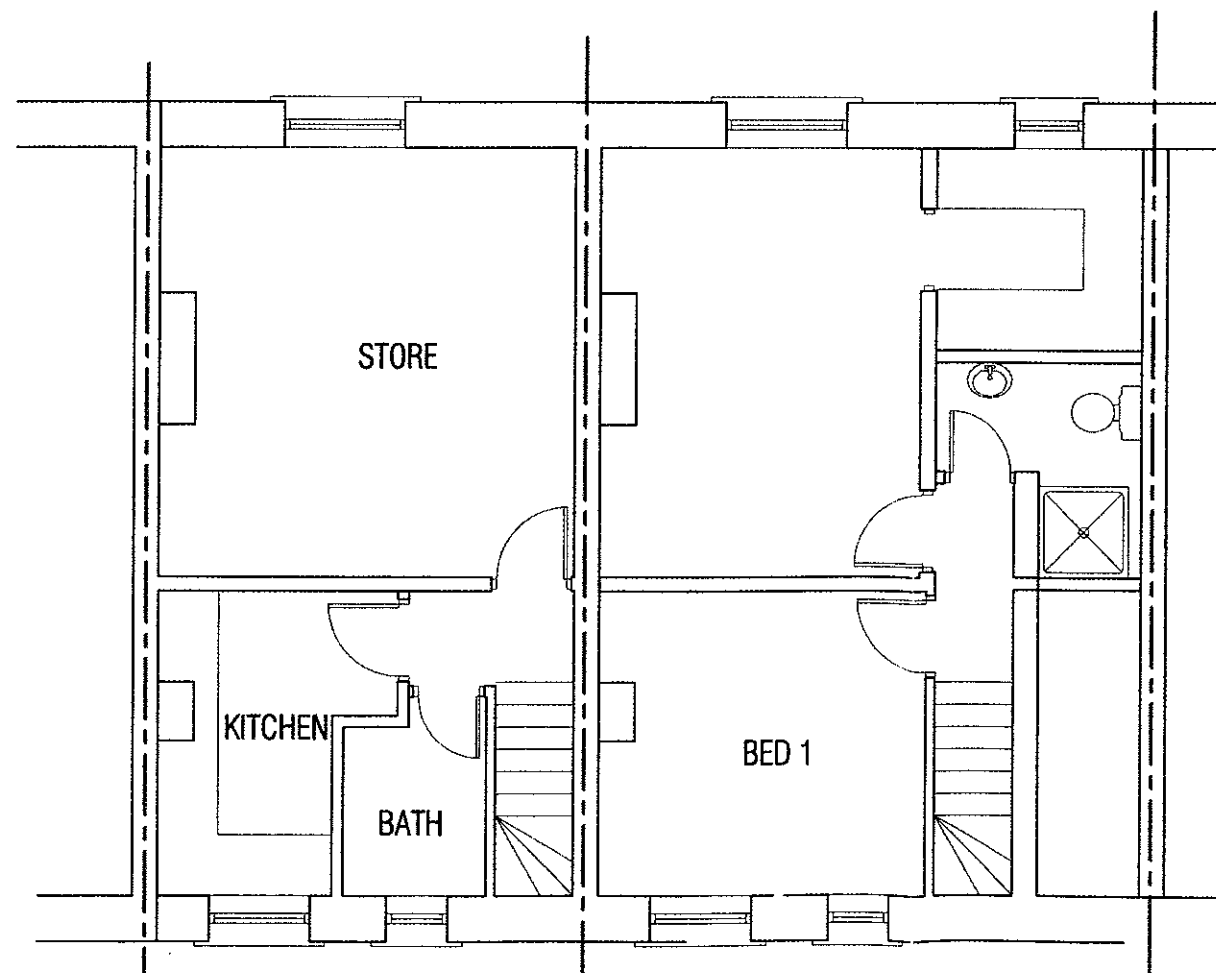
The materials chosen for the project are not only complimentary to those used in the immediate development , but are also in keeping with current construction and the surrounding district

Finally, we believe the design is not only modern and more in align with modern demands for room requirements, and in our opinion does not detract from the existing quality of the surrounding buildings





GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR, PRIOR TO PLACING ORDERS OR COMMENCING ANY OF THE RELEVANT WORKS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE PLAN AND THAT FOUND ON SITE ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

3 2 0 0 8 0 4 2 8 P

Rev.	Date	Description
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A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lancs.
PR3 3NB, Tel & Fax : (01772) 785719

Client

Mr C. Dewhurst,
Dewhurst Estate Agents
Townley Parade
Longridge,
Nr Preston, Lancs.

Job/Scheme Title

CONVERSION OF HOUSE INTO
SHOP AT GROUND FLOOR, AND
FIRST FLOOR, AT
85 BERRY LANE, LONGRIDGE

Drawing Title

PROPOSED PLANS

Job/Scheme Number		Drawing Number	
0335/93		Drawing No 10	
Scale	Date	Drawn	Checked
1/75th	May 08	a.t.l.h.	

NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR, PRIOR TO PLACING ORDERS OR COMMENCING ANY OF THE RELEVANT WORKS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE PLAN AND THAT FOUND ON SITE ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

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FRONT ELEVATION
(no 83)

(no 85)

Rev.	Date	Description
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Townley Parade
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Job/Scheme Title

CONVERSION OF HOUSE INTO
SHOP AT GROUND FLOOR, AND
FIRST FLOOR, AT
85 BERRY LANE, LONGRIDGE

Drawing Title

PROPOSED ELEVATIONS

Job/Scheme Number		Drawing Number	
0335/93		Drawing No 11	
Scale	Date	Drawn	Checked
1/75th	May 08	a.t.l-h.	