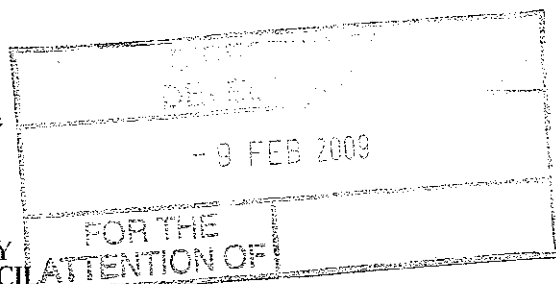




RIBBLE VALLEY
BOROUGH COUNCIL



For office use only

Application No 320090107P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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:	N	Surname:	Arrowsmith	
Company name:						
Street address:	Sandy Bank Cottage			Country Code	National Number	Extension Number
	Folly Lane			Telephone number:		
				Mobile number:		
Town/City:	Chipping			Fax number:		
County:	Lancs			Email address:		
Country:						
Postcode:	PR3 2GA					
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No						

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas	
Company name:	Janet Dixon Town Planners Ltd					
Street address:	10A			Country Code	National Number	Extension Number
	Whalley Road			Telephone number:	01200 425051	
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancs			Email address:		
Country:						
Postcode:	BB7 1AW					

3. Description of Proposed Works

Please describe the proposed works:

Conversion and extension of garage to create annex accommodation

Has the work already been started without planning permission?

☐ Yes ☒ No

Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: 0 Suffix:

House name: Sandy Bank Cottage

Street address: Sandy Bank

Chipping

Town/City: PRESTON

County:

Postcode: PR3 2GA

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

Easting: 362566

Northing: 441861

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: Mr First name: G Surname: Thorpe

Reference:

Date:

Details of the pre-application advice received:

See design and access statement

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:

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

If Yes, please describe:

Adequate space available within curtilage for replacement parking up to six cars

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:Front stone
Side and rear pebble dashDescription of *proposed* materials and finishes:

As existing

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

Natural slate

Description of *proposed* materials and finishes:

Natural slate

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

N/A

Description of *proposed* materials and finishes:

Brown uPVC

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

N/A

Description of *proposed* materials and finishes:

Brown uPVC

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?



Yes



No

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: Mrs

First name: Judith

Surname: Douglas

Person role: Agent

Declaration date:

05/02/2009



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: Mrs

First Name: Judith

Surname: Douglas

Person role: Agent

Declaration date:

05/02/2009



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 05/02/2009

DESIGN AND ACCESS STATEMENT

SITE: SANDY BANK COTTAGE, FOLLY LANE, CHIPPING, PRESTON PR3 2GA

**PROPOSAL: EXTENSION TO GARAGE AND CONVERSION TO ANNEX
ACCOMMODATION**

1. INTRODUCTION

1.1 Sandy Bank Cottage is a terraced property within a group of houses off Folly Lane. The main garden area of the house is in front of the property to the east. Set within this garden area is a detached garage with an external staircase to an office at first floor. Vehicular access to the property is from a private track off Folly Lane. In addition to the garage the property benefits from other areas of hard standing suitable for parking vehicles.

1.2 The garage has natural stone to the front elevation and pebble dash to the sides and the back. It has a double pitched roof of natural slate laid in diminishing courses. To the rear of the garage is the hedge line and trees which divide the garden from the fields to the north.

2. SITE HISTORY

2.1 3/1993/0590 two storey extension to dwelling approved with conditions;
3/1994/0756 change of use of land to residential curtilage and new detached garage approved with conditions;
3/1997/0069 erection of double garage approved with conditions.
3/2008/0863 conversion and extension of garage to create annex accommodation refused.

3. ASSESSMENT

3.1 Following the refusal of planning permission in 2008 discussions were entered in to regarding the revision of the scheme. The present proposal has incorporated the suggestions made during these discussions. The reasons given on the decision notice for the refusal of planning permission on the previous scheme centred on the unsuitable use of dormer windows in the rear roof slope. The principle of the development and the overall size of the extension were not cited in the refusal and we conclude that these elements of the scheme are satisfactory. We sought advice from Planning Officer Graeme Thorpe. He suggested that it would be likely to be acceptable to raise the height overall height of the roof in order to provide first floor accommodation without the use of dormer windows. He

suggested that the ridge height of the roof could be increased to a maximum of 6m. The property is situated within an Area of Outstanding Natural Beauty as designated in the Adopted Ribble Valley District Wide Local Plan (Local Plan). Policy ENV 1 applies. In the Local Plan Policy G1 details the number of criteria that may be applicable in determining planning applications.

4. EVALUATION

4.1 The garage since it was built has been used in connection with the dwelling Sandy Bank Cottage. It is proposed to convert the existing part of the garage to a lounge on the ground floor and a bedroom at first floor. The extension will provide a kitchen dining area at ground floor and a bathroom at first floor. The ridge of the roof has been lifted in order to achieve sufficient head height at the first floor. The section drawing A-A shows the modest floor area that is to be created by the increase in height.

4.2 It is intended that the outbuilding will be lived in by the daughter of the owner of the main dwelling. The garden area of Sandy Bank cottage will be shared by the two generations of the family. There is adequate hard standing available to provide parking for 5 to 6 vehicles although this number of spaces is not required. There is also sufficient turning area so that the cars can enter and leave the site in forward gear. Although there is a right of way to the adjacent cottage Rose Cottage, across the front of Sandy Bank Cottage, the land ownership of Sandy bank Cottage extends from the house to the garage unbroken.

4.3 The garage is a considerable distance from other residential properties and has no windows proposed facing other residential properties or their garden areas. Therefore there are no issues with regard to privacy or overlooking of neighbours.

4.4 The proposal conforms to the requirements of Local Plan Policy G1.

5. DESIGN

5.1 The proposed extension to the garage has been designed so that it will blend in with the original garage building. Stone is proposed on the front elevation, the remaining elevations are pebble dash as at present. The windows and doors are proposed in brown Upvc as is the cladding to the proposed dormer.

- 5.2 The building is set within the domestic curtilage of the existing dwelling and within a group of other residential properties. In the wider landscape it will appear as a modern outbuilding to this group. The impact of the building as extended on the landscape of the AONB will be reduced by the fact that the building is set behind a mature hedgerow to the north, and the garden surrounding it also benefits from mature planting around its boundary. The proposal will not have an adverse impact on the landscape and the proposal conforms to policy ENV1 of the Local Plan

6. ACCESS

- 6.1 There are no proposals to alter the vehicular access to the property.

7. WILDLIFE AND PROTECTED SPECIES

- 7.1 We have contacted the planning department regarding the need for a bat survey. Senior Planning Officer Colin Sharpe confirmed that a report would not be necessary in these circumstances because the roof space of the garage is already used as an office and therefore there is no roof void available to bats for roosting.

Judith Douglas BSc (Hons) Dip TP, MRTPI

**Janet Dixon Town Planners Ltd.
10A Whalley Road, Clitheroe, Lancashire BB7 1AW
01200 - 425051**

February 2009