



RIBBLE VALLEY
BOROUGH COUNCIL

DIRECTOR OF
DEVELOPMENT

18 MAY 2010

FOR THE
ATTENTION OF

For office use only

Application No.

320100401P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission
Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website

If you require any further clarification please contact the Authority's planning department

1 Applicant Name, Address and Contact Details

Title:	Mr	First name:	T	Surname:	Forrest		
Company name:							
Street address:	Oak Tree Farm				Country Code	National Number	Extension Number
	Preston Road				Telephone number:		
	Alston				Mobile number:		
Town/City:	Preston				Fax number:		
County:	Lancashire				Email address:		
Country:							
Postcode:	PR3 3BL						
Are you an agent acting on behalf of the applicant?							
☒ Yes ☐ No							

2 Agent Name, Address and Contact Details

Title:	Mr	First Name:	Mike	Surname:	Gee		
Company name:	Janet Dixon Town Planners Ltd						
Street address:	10A Whalley Road				Country Code	National Number	Extension Number
					Telephone number:		
					Mobile number:		
Town/City:	Clitheroe				Fax number:		
County:	Lancashire				Email address:		
Country:							
Postcode:	BB7 1AW				jdixonplanners@btconnect.com		

3 Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from office use to residential use (single dwellinghouse)

Has the building work or change of use already started?	☒ Yes ☐ No	If Yes, please state the date when the building work or use started:	01/05/2009
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:	01/05/2009

4. Site Address Details

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

Description:

House:	23	Suffix:	
House name:			
Street address:	INGLEWHITE ROAD		
	LONGRIDGE		
Town/City:	PRESTON		
County:			
Postcode:	PR3 3JS		

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

Easting:	360145
Northing:	437677

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

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:

Space available within the rear yard to the building for the storage of waste bins, for Council collection

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

☒ Yes ☐ No

If Yes, please provide details:

Space available within the rear yard to the building for the storage of segregated waste bins, for Council collection

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Stone walls

Description of *proposed* materials and finishes:

Stone walls - all as 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:

All materials are as existing. No physical changes proposed to the property. See Planning, Design and Access Statement

10 Vehicle Parking

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

Type of vehicle	Existing number of spaces	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
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

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

Sewage connections already in place. No change proposed, or taken place as part of the change of use.

12 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 an appropriate 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 ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

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

13 Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, 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

14. Existing Use

Please describe the current use of the site:

Single dwellinghouse

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

16. Trade Effluent

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

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		1			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	120.0	120.0	0.0	-120.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		120.0	120.0	0.0	-120.0

18 All Types of Development: Non-residential Floorspace (continued)

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20 Hours of Opening

If known please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

100

sq.metres

22. 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 for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24 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

25. 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: Mike Surname: Gee

Person role: Agent

Declaration date: 18/05/2010

☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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 ☒

(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: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing sole tenant - not applicable in the first column of the table below

Title: Mr First Name: Mike Surname: Gee

Person role: Agent

Declaration date: 18/05/2010

☒ Declaration Made

26 Declaration

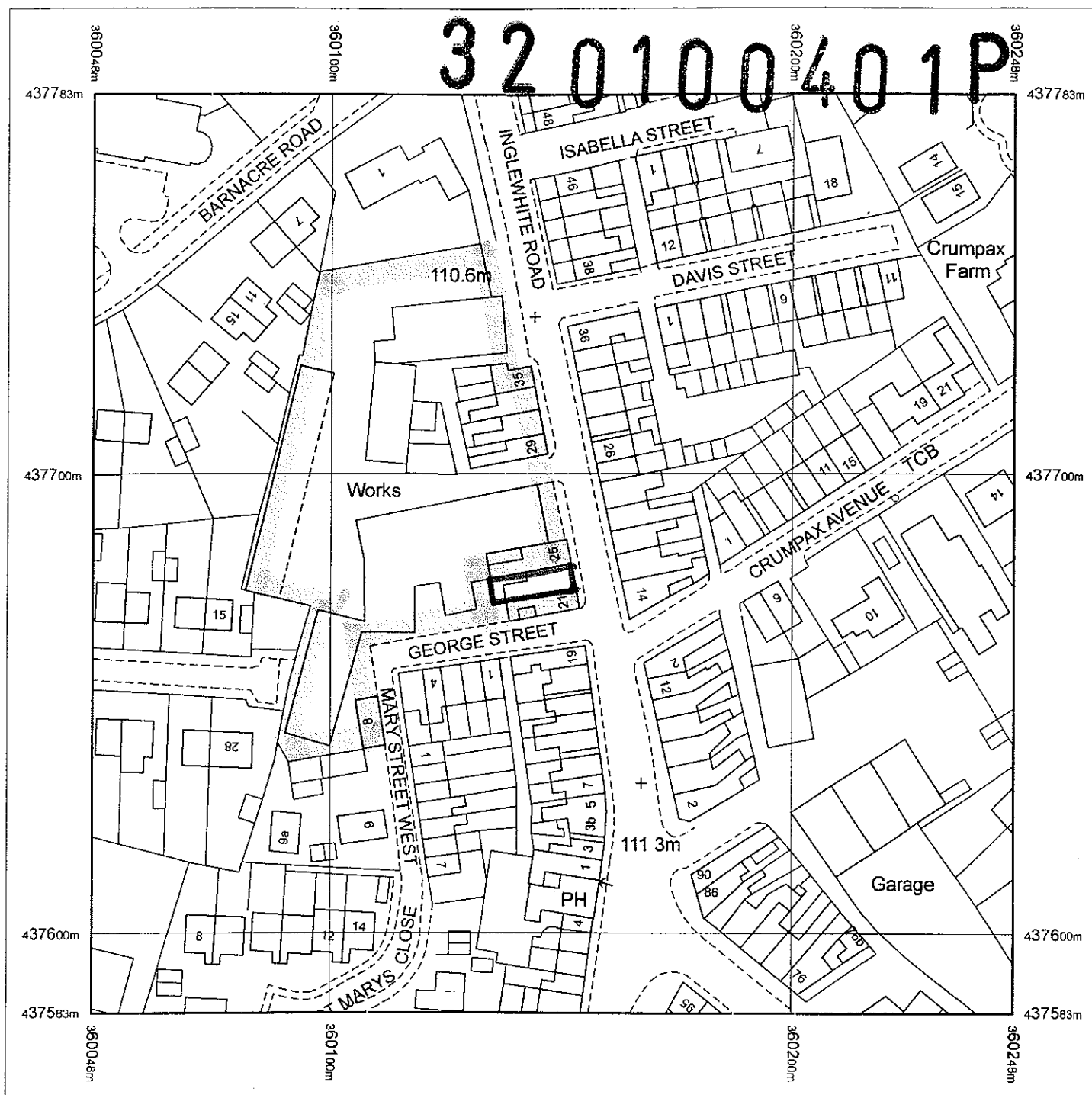
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date

18/05/2010

320100401P



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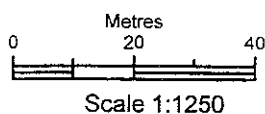
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PLANNING, DESIGN AND ACCESS STATEMENT**SITE: 23 INGLEWHITE ROAD, LONGRIDGE****PROPOSAL: RETROSPECTIVE PLANNING APPLICATION FOR CHANGE OF USE
OF OFFICES TO HOUSE****1. SITE AND SURROUNDINGS**

- 1.1 The application relates to a traditional 2-storey Victorian stone-built mid-terraced property. The property was built for residential use and, despite its intervening office use retains its original character and appearance. It lies within an area of mixed commercial and residential use, just to the north of Longridge Town Centre. The property fronts Inglewhite Road which, in this location, is generally characterised by terraced frontages of similar date and appearance.

2. PROPOSAL

- 2.1 The proposal, retrospectively, seeks approval to change the use of the property from its previous and lawful office use to its current use as a single dwelling house (2 bedrooms). No physical alterations were made to the property or are proposed as part of the change of use.

3. RELEVANT PLANNING HISTORY

- 3.1 Planning permission was granted in 1999 for conversion of 23 Inglewhite Road to an office (1999/0623). The permission was conditioned so that the benefit of the permission would only inure for Herbert T Forrest Ltd and for no other person / party. The reason cited was that permission would not have been granted but for the personal circumstances applying in this case.

4. RELEVANT PLANNING POLICY

- 4.1 The policies of the Development Plan are influenced by Central Government advice as set out in Planning Policy Guidance and Planning Policy Statements. The Development Plan includes the North West Regional Spatial Strategy (RSS) adopted in September 2008 and the saved policies of the Ribble Valley Local Plan adopted in June 1998.

5. PLANNING ASSESSMENT

5.1 The main planning issues relating to this development are:

- The principle of the development;
- The suitability of the building for conversion;
- The development's impact on the character and appearance of the conservation area;
- Neighbour amenity; and
- Highway implications.

5.2 Principle

5.3 The property lies within a main settlement and is readily accessible to a wide range of services and facilities. As such, the proposal should be viewed as an entirely appropriate and welcome form of development.

5.4 An added factor that favours the proposal is the housing land supply in Ribble Valley. As at 1st October 2009 only a 1.6 years supply could be demonstrated. This is significantly below the requirement in PPS3 for Councils to demonstrate an ongoing five year supply of housing land. PPS3: Housing states (paragraph 71) that "where Local Authorities cannot demonstrate an up-to-date 5 year supply of deliverable sites they should consider favourably applications for housing having regard to the policies in this PPS including the considerations in paragraph 69". The proposal meets all the relevant criteria in paragraph 69. In particular, this is a suitable site for housing, makes efficient and effective use of existing land and property resources and is in line with the Council's planning for housing objectives.

5.5 It should also be noted that the permitted use of the property as an office was granted only on the basis that it inured for the benefit of Herbert T Forrest Ltd. The company no longer have use for the property as an office. Their requirements, in relation to the joinery business at Longridge, can now be adequately met within the ground floor of 25/27 Inglewhite Road.

accessible location with a wide range of services and facilities within walking distance, along with frequent bus services to Preston.

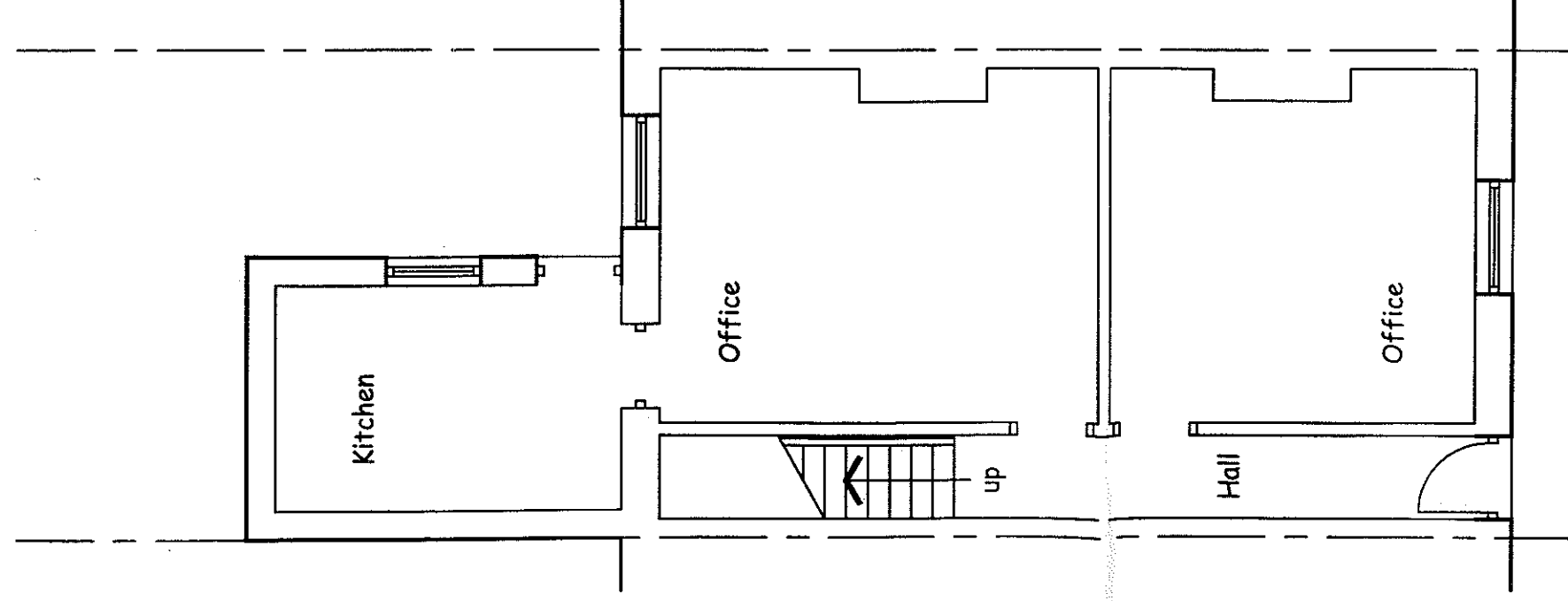
6. CONCLUSION

- 6.1 The proposal is to change the lawful use of the property from an office use to its original residential use. The above assessment demonstrates that the residential use of the property is entirely appropriate in planning terms, being in compliance with relevant planning policies and causing no harm to the character or appearance of the conservation area.

Mike Gee BA (Hons) MRTPI

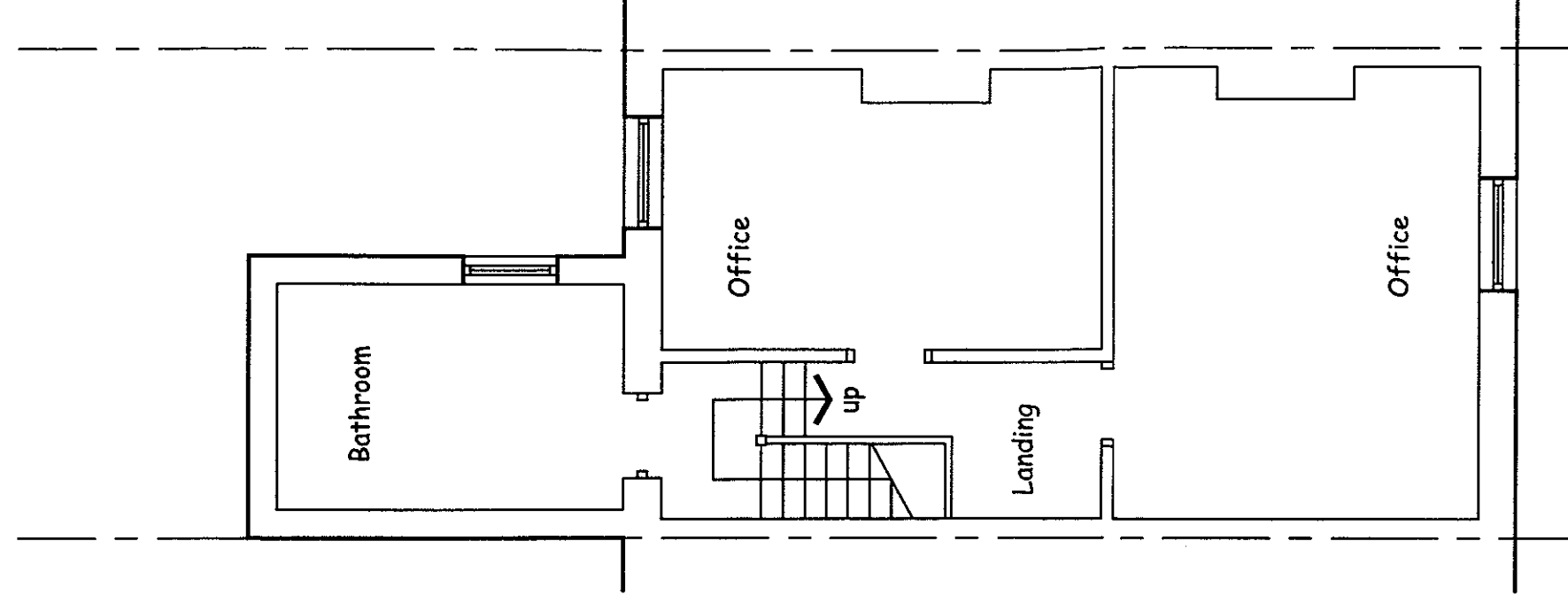
**Janet Dixon Town Planners Ltd.
10A Whalley Road, Clitheroe, Lancashire BB7 1AW
01200 425051**

May 2010



Ground floor plan 1.100

As existing layouts



First floor plan 1.100

320100401P

Change of use to 23 Inglewhite Road

Drwg no. 01

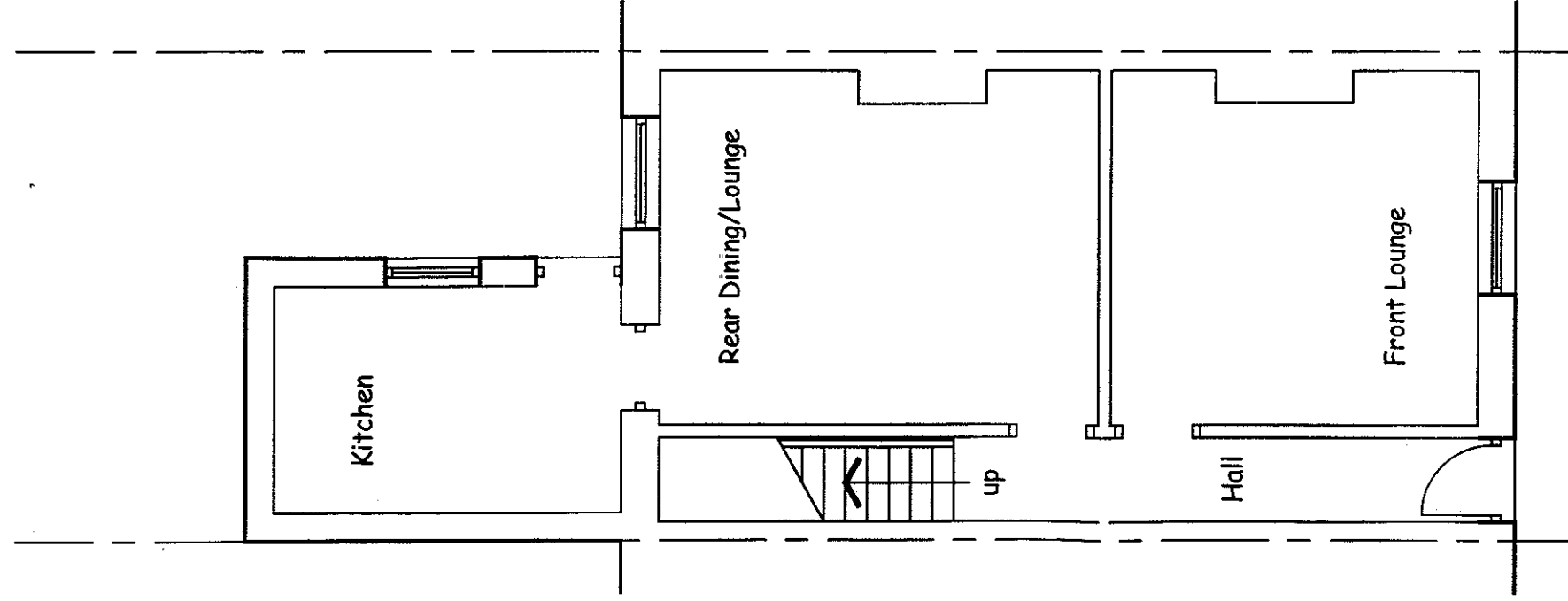
Revision

Plans as existing

Scale 1:100 (A3 drawing size)

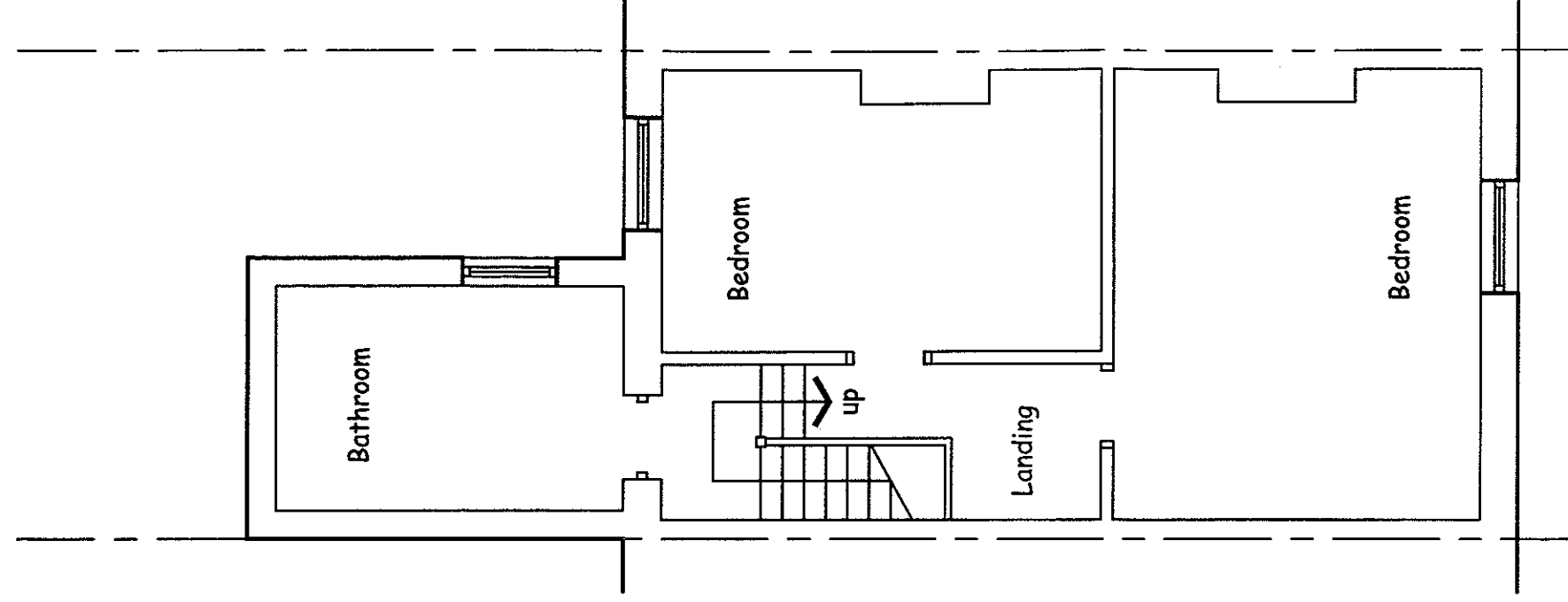
Date May 2010

Architect: Jon Sanderson RIBA, 558, Preston Road, Clayton le Woods, Chorley, Lancashire, PR6 7EB. Tel and Fax: 01772 335903



Ground floor plan 1.100

As proposed layouts



First floor plan 1.100

320100401P

Change of use to 23 Inglewhite Road			
Drwg no.	02	Revision	
Plans as proposed			
Scale	1:100 (A3 drawing size)	Date	May 2010
Architect: Jon Sanderson RIBA, 558, Preston Road, Clayton le Woods, Chorley, Lancashire, PR6 7EB. Tel and fax: 01772 335903			