



RIBBLE VALLEY
BOROUGH COUNCIL

DIRECTOR OF
DEVELOPMENT

27 MAY 2010

FOR THE
ATTENTION OF

For office use only

Application No.

320100406P

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 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:	Ms	First name:	Elizabeth	Surname:	Jackson
Company name:					
Street address:	Fairclough Farm			Telephone number:	
	Loud Bridge Road				
	Chipping			Mobile number:	
Town/City:	Preston			Fax number:	
County:	Lancs			Email address:	
Country:					
Postcode:	PR3 2 NX				
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			Telephone number:	
	Whalley Road				
				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.

Single storey rear extension

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	FAIRCLOUGH FARM		
Street address:	LOUD BRIDGE		
	CHIPPING		
Town/City:	PRESTON		
County:	<input type="text"/>		
Postcode:	PR3 2NX		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	359012		
Northing:	441121		

Description:

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: Colin Surname: Sharpe

Reference:

Date (DD/MM/YYYY): 09/04/2009 (Must be pre-application submission)

Details of the pre-application advice received:

See Design and Access Statement
NEIGHBOUR CONSULTATION

The applicant has discussed the proposed development with neighbours Mr J Slater of Fairclough Barn and Mr D Slater of Fairclough House verbally confirmed that they do not have any objection to the proposed development.

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 proposed development?

☐ Yes ☒ No

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. 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

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

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:

Natural Stone

Description of *proposed* materials and finishes:

Natural Stone

Roof - description:

Description of *existing* materials and finishes:

Blue Slate

Description of *proposed* materials and finishes:

Blue Slate

Windows - description:

Description of *existing* materials and finishes:

Double glazed timber, brown stain

Description of *proposed* materials and finishes:

Double glazed timber, brown stain to match existing

Doors - description:

Description of *existing* materials and finishes:

Timber, brown stain

Description of *proposed* materials and finishes:

Timber, brown stain

Boundary treatments - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

As existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete hardstanding

Description of *proposed* materials and finishes:

Concrete hardstanding

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:

610/1 Existing Elevations
610/2 Topographical Survey and Existing Plans
610/3 Proposed Elevations
610/4 Proposed Plans
Design and Access Statement Janet Dixon Town Planners Ltd May 2010

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: First name: Surname:
Person role: Declaration date: ☒ Declaration made

12. 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: First Name: Surname:
Person role: Declaration date: ☒ 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

19/05/2010

320100406P

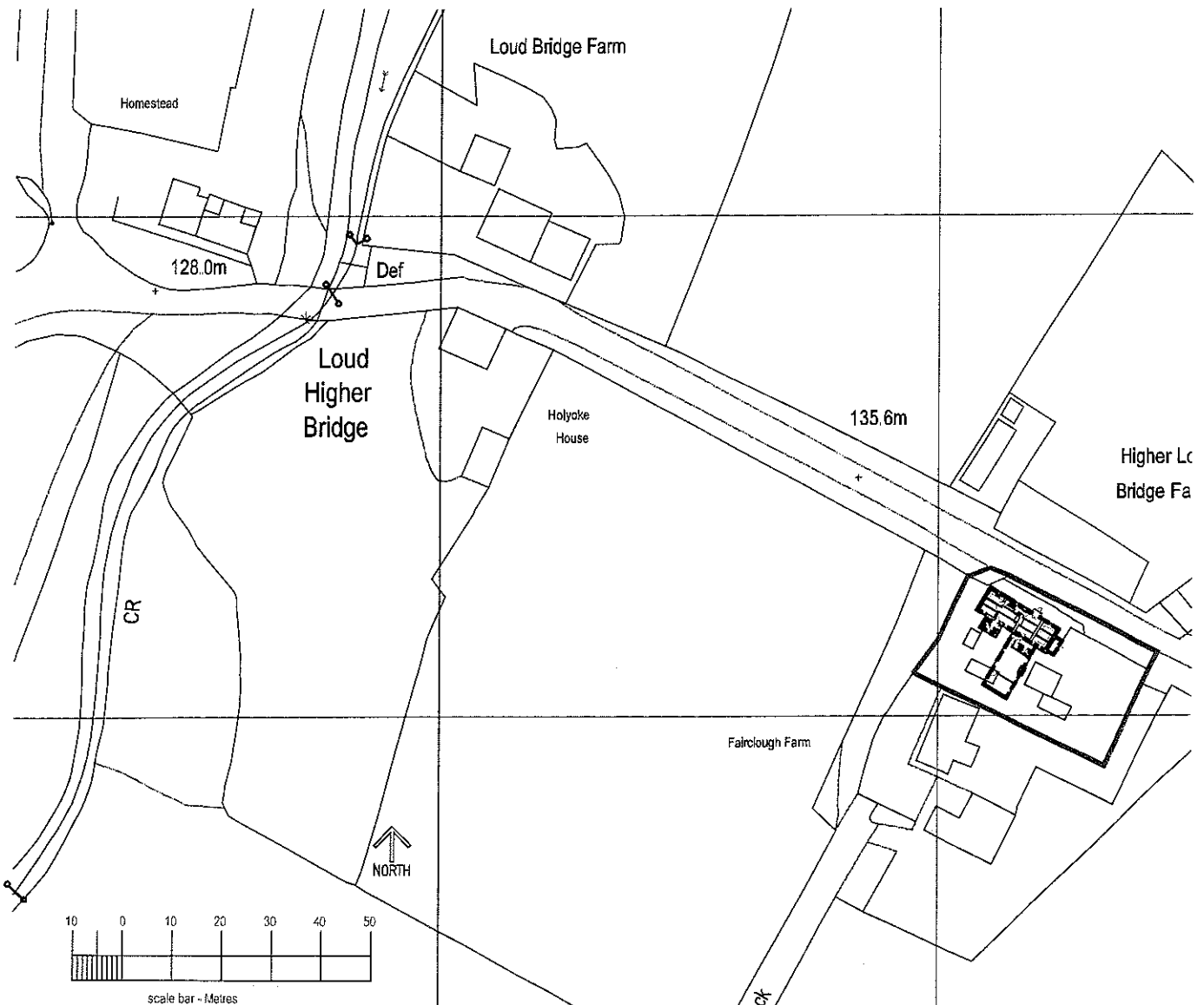
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All work to be carried out in strict accordance with the Building Regulations and the British Standards


Contractor to verify all dimensions at the job prior to making any shop drawings or commencing any work

Written dimensions to be taken in preference to scaled off dimensions. If in case of any doubt please ask

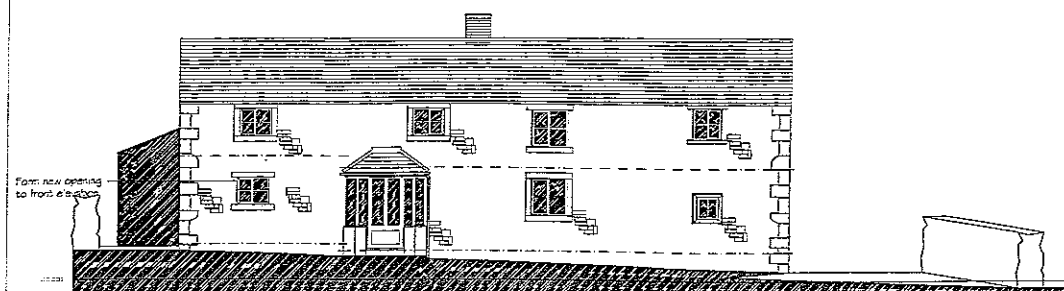
All work to be carried out in strict accordance with the Health & Safety Executives Regulations



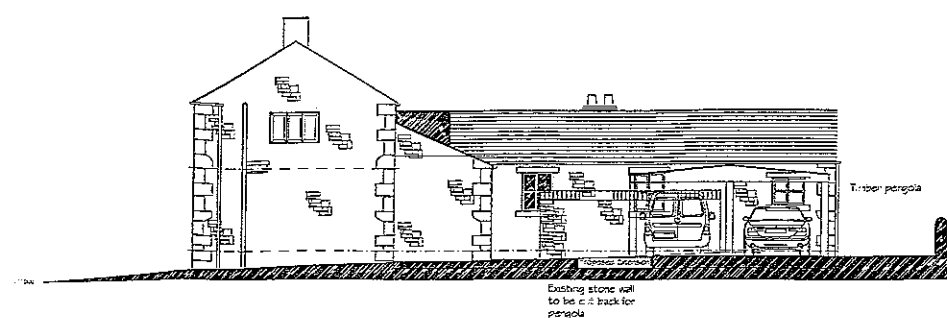
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CLIENT Ms E Jackson		DRAWING No	REV	 Architectural Technologist & Building Design Consultant	Ian Pawson Ltd, 26 Essex Street, Barnoldswick, Yorkshire, BB18 5DT Tel: 01282 814148 Fax: 01282 816285 E-mail: ian.pawson@btconnect.com
PROJECT Proposed Extension Fairclough Farm, Loudbridge, Chipping PR3 2NY Location Plan		5	.		
SCALE 1/1250	DATE April 2010				
JOB No 610 /					

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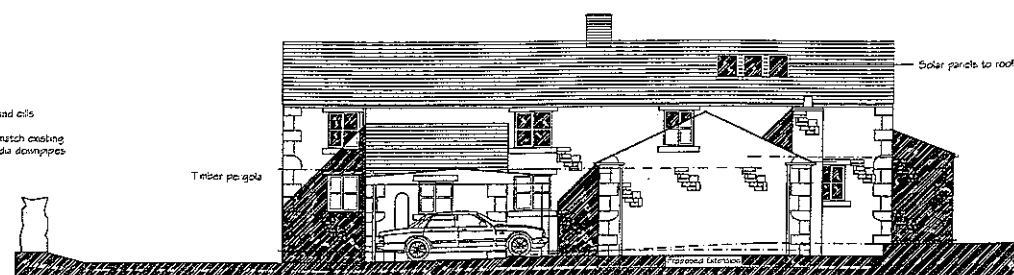
NORTH ELEVATION



WEST ELEVATION

320100406P

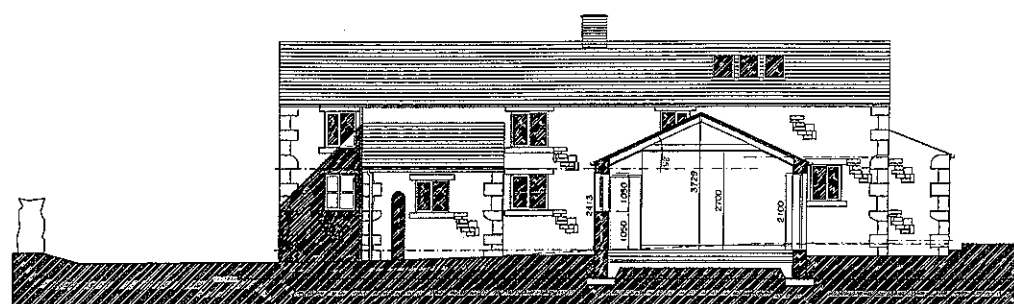
NOTES:
 Walls - Stone to match existing with stone head and eills
 Roof - Blue slate to match existing
 Windows - Double glazed timber, brown stain to match existing
 RWG - Black half round pre-u gutters and 64mm dia downpipes



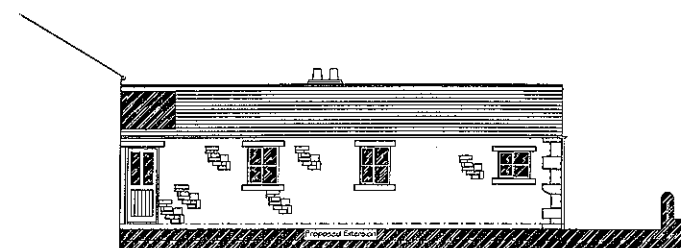
SOUTH ELEVATION



EAST ELEVATION

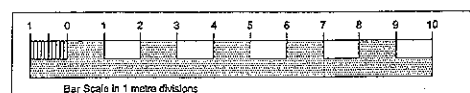


SOUTH ELEVATIONAL SECTION



WEST ELEVATION

ELEVATION AS PROPOSED



Amendments



Ian Pawson Ltd, 26 Essex Street, Barnoldswick, Yorkshire, BB18 5DT
 Tel: 01282 814146 Fax: 01282 816285
 Email: ian.pawson@btconnect.com
 www.ianpawson.com

Client

Mr G Petherbridge

Project

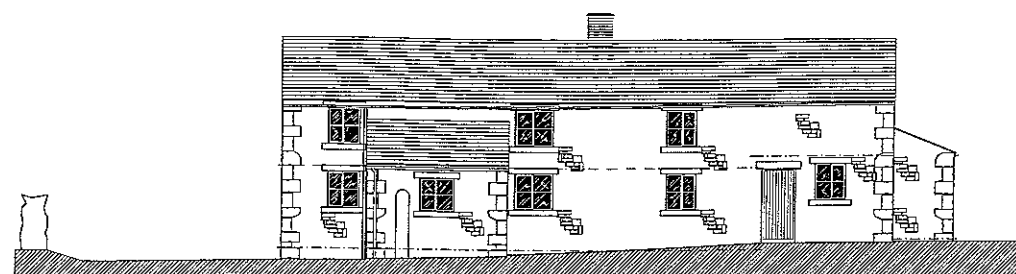
Proposed Extension
 Fairclough Farm
 Loudridge, Chipping
 PR3 2NY

Scale.	1:100	Drawing No.	Am.
By.	I Pawson		
Date.	April 2010		
Job No.	610 /		

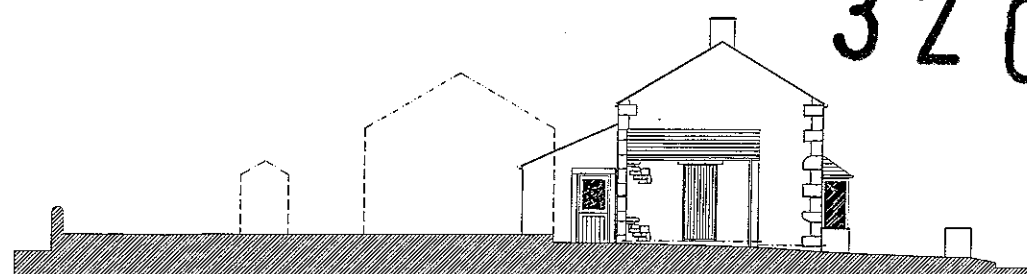
3

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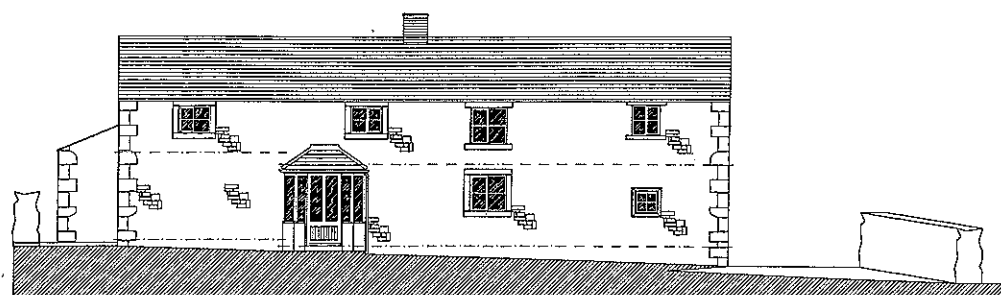
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NORTH ELEVATION

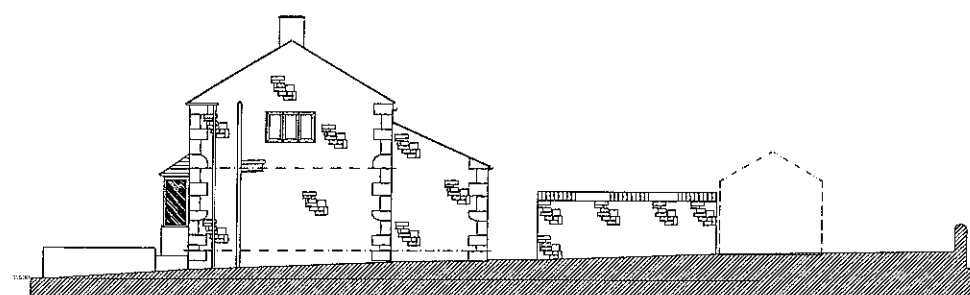


WEST ELEVATION

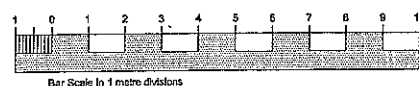


SOUTH ELEVATION

ELEVATION AS EXISTING



EAST ELEVATION



Amendments



Ian Pawson Ltd, 26 Essex Street, Barnoldswick, Yorkshire, BB10 5DT
 Tel: 01282 814148 Fax: 01282 816285
 E-mail: ian.pawson@btconnect.com
 www.ianpawson.com

Client

Ms E Jackson

Project

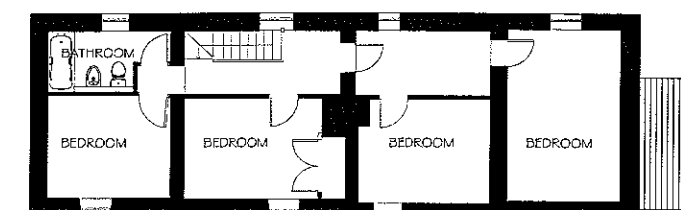
Proposed Extension
 Fairclough Farm
 Loudbridge Chipping
 PR3 2NY

Scale.	1:100	Drawing No.	Am.
By.	I Pawson		
Date.	April 2010		
Job No.	6107		

1

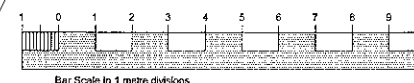
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320100406P



FIRST FLOOR PLAN AS EXISTING

Photo 2.0



GROUND FLOOR PLAN AS EXISTING

Amendments



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 E-mail: ian.pawson@btconnect.com
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Client

Ms E Jackson

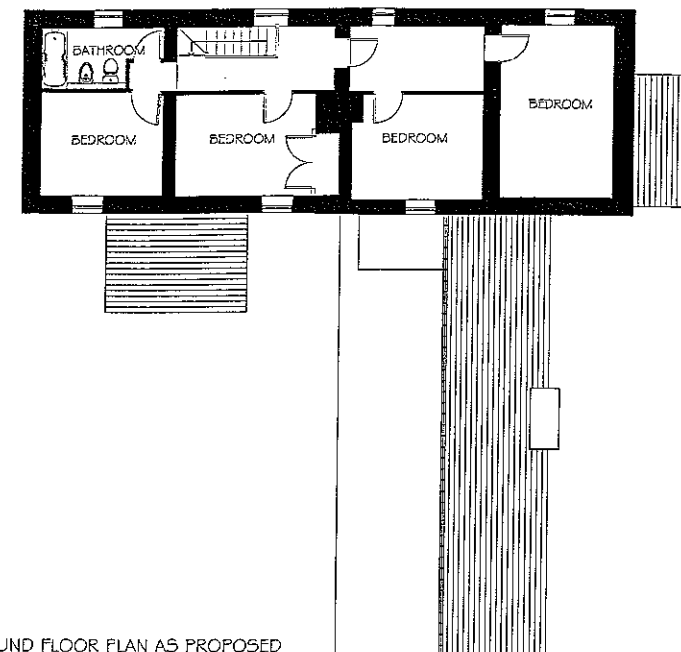
Project

Proposed Extension
 Fairclough Farm
 Loudridge Chipping
 PR3 2NY

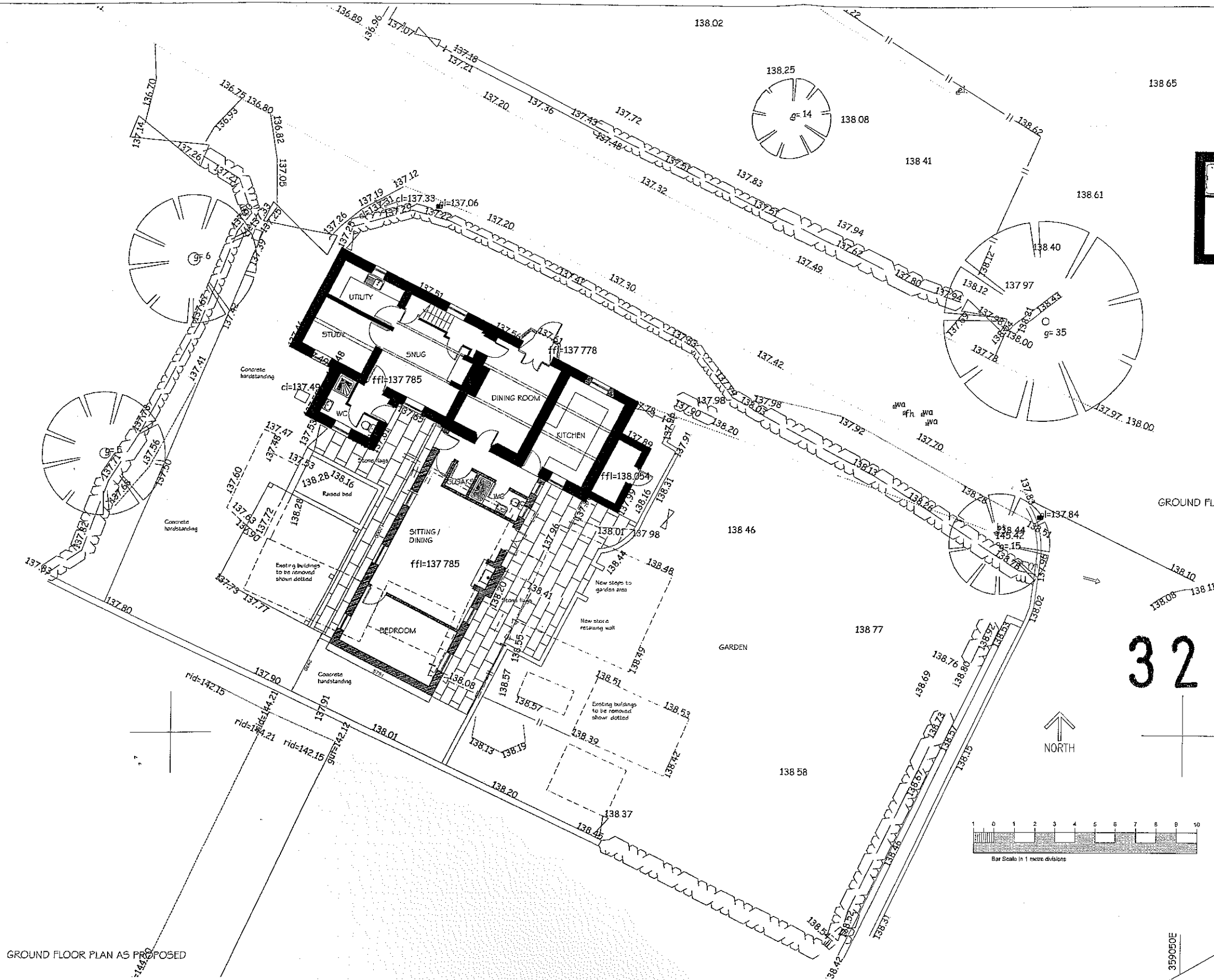
Scale.	1:100	Drawing No.	Arm
By.	I Pawson		
Date	April 2010		
Job No.	610 /		

2

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GROUND FLOOR PLAN AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED

320100406P

Amendments

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Client
 Ms E Jackson

Project
 Proposed Extension
 Fairclough Farm,
 Loudridge, Chipping
 PR3 2NY

Scale.	1:100	Drawing No.	Arm.
By.	I Pawson		
Date.	April 2010		
Job No.	610 /		

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DESIGN AND ACCESS STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR A SINGLE STOREY EXTENTION AT FAIRCLOUGH FARM, LOUD BRIDGE ROAD, CHIPPING PR3 2NX

1 LOCATION

- 1.1 Fairclough Farm comprises the farmhouse and outbuilding together with some small former agricultural buildings, 2½ miles south west of Chipping. Fairclough Farm is on the southern side of Loud Bridge Road close to Loud Higher Bridge. The area is characterised by working farms and former farm building set within grazing land.
- 1.2 Fairclough Farm forms a group with Fair Clough Barn the former stone barn to the farm which has now been converted to a dwelling and the large detached garage which belongs to this property. The boundaries of this group are defined by Loud Bridge Road to the north, the vehicle access to Fairclough Barn to the east and the agricultural access to the west. However, Fairclough Farm and Fairclough Farm Barn also form a group with the development on the northern side of Loud Bridge Road which comprises Higher Loud Bridge Farm, Fairclough House which is the business premises of builders R H Slater and Sons and Lyndale.

2. PROPOSED DEVELOPMENT

- 2.1 The proposal is to create a single storey ground floor extension, to provide a bedroom and sitting room and showeroom for Mr John Jackson aged 90. Mr Jackson has lived in the house since he was born, but a heart condition now prevents him from using stairs. He lives with the applicant Ms E Jackson, his daughter, and her partner Mr G Petherbridge.
- 2.2 Liz Jackson is a full-time University Lecturer, about 50% of her time is spent working from home preparing lectures and arranging placements for students. This allows her to care for her father.
- 2.3 The proposed extension projects at the rear of the existing house by 12m and is 5.75m wide. It has a double pitched roof at right angles to the main roof. Also

proposed is a detached pergola style car port measuring 5m². The proposed extension and car port will replace several existing outbuildings and sheds.

3. ASSESSMENT

- 3.1 The site is within the Forest of Bowland Area of Outstanding Natural Beauty, policy ENV1 of the adopted Ribble Valley District Wide Local Plan (aRVDWLP) is relevant. Other policies relevant to this proposal are G1 Development Control, which sets out various criteria which must be met in all development proposals, H10 Residential Extensions and H9 Extended Family Accommodation. Also of relevance is the Councils Supplementary Planning Guidance: Extensions and Alterations to Dwellings.

4. SITE HISTORY

- 4.1 There are no previous applications relevant to this site. However we list below planning permissions which have been granted at the adjacent properties for garage buildings, which shows that the Council has set a precedent for substantial domestic developments in the immediate area.
- 4.2 The neighbouring property Fairclough Farm Barn received planning permission in 2001 for a substantial garage with storage above and stables measuring 10.2m x 12m having a total floorspace of 110m². The garage part had a footprint of 62m² and a height of 6.6m, ref 3/2001/0067. This permission has been implemented.
- 4.3 The neighbouring property Lyndale received planning permission to replace stables with a garage in 2005 reference 05/0461, and permission to raise the roof height of this building by 0.5m reference 06/0734.
- 4.4 The neighbouring property Fairclough House received planning permission to erect a large garage with room above measuring 8.653m by 7.025m with a height to the ridge of 5.458m. The footprint of this building is 61m². This replaced an existing extension measuring 6m by 3.25m and 4.4m high.

5. INVOLVEMENT

- 5.1 Pre-application discussions with Senior Planner Colin Sharpe took place in April 2009. The position of the extension at the rear of the building projecting into the

centre of an existing group of buildings thereby reducing its impact on the wider landscape was acknowledged as a positive attribute of the scheme. The need to provide additional accommodation for Mr Jackson was also acknowledged. However, at that time the proposed extension was two-storey and we were advised that significant increase in the floor area of the house, which was significantly greater than 30% indicated by the Council's SPG would probably result in the extension being considered too large. On the basis of this advice we have reduced the extension to single-storey.

6. EVALUATION

- 6.1 As already described Fairclough Farm is within a group of buildings. The proposed extension is at the rear of the house and projects towards the centre of the group. The land rises gently to the east and the extension is set slightly into the ground on the eastern side. The garden on the eastern side of the house will be provided with a new retaining wall and steps. The existing boundary walls and evergreen hedges will all help to screen the new extension, so that it will not appear at all dominant in the landscape of the AONB.
- 6.2 The Council's SPG on extensions to dwellings suggests that in the open countryside, an increase in the size of the floorspace of the original dwellings by up to 33% is likely to be acceptable. The existing floor area of the original buildings is approximately 190m² and the proposed extension is 69m² which represents an approximate increase of 36% in the floor area of the building. The SPG advice stresses that extensions need to be carefully designed in order to protect the character of the landscape or area in which the building is set. The extension is single-storey and its position ensures that it will appear proportionate to the existing dwelling even though it is slightly over the guide of 33% increase set by the SPG. Its design and materials ensure that it meets the requirements of the SPG and Policies G1 and H10.
- 6.3 The removal of the existing outbuildings will also have a positive impact on the appearance of the site. The sheds and outbuildings in the garden area have a combined footprint of approximately 60m² and those in the yard area approximately 27m². The proposed footprint of the extension is 69m² and the car port 25m², by comparison very similar in size.

- 6.4 The proposed car port is not attached to the extension; it is a free standing structure and it is shown on the drawing for the sake of completeness. However, we consider it would be permitted development under Class E of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

7. DESIGN

- 7.1 The extension projects by 12m and has a width of 5.75m, the eaves are approximately 2.4m and the height to the ridge is approximately 3.7m it is a simple design in keeping with the existing dwelling, with stone heads and cills to the windows and doors, the only decorative feature being a simple external chimney on the east elevation.
- 7.2 The proposed materials are stone walls to match the existing and natural blue slate to match the existing.

8. ACCESS

- 8.1 There is no alteration to the existing vehicle access. There is sufficient space within the curtilage to park 3 cars.

Judith Douglas

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

May 2010