



DIRECTOR OF
DEVELOPMENT

08 DEC 2010

FOR THE
ATTENTION OF

For office use only

Application No 320101000P

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 and conservation area consent
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas 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:	R	Surname:	Ince
Company name:	& Ms J Charlton				
Street address:	C/O Agent				
Town/City:					
County:					
Country:					
Postcode:					
Are you an agent acting on behalf of the applicant?					☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Richard	Surname:	Storah
Company name:	Storah Architecture				
Street address:	46 Halifax Road				
Town/City:	Todmorden				
County:	Lancs.				
Country:	UK				
Postcode:	OL14 5QG				
Telephone number:					Country Code: National Number: Extension Number: 01706813214
Mobile number:					
Fax number:					
Email address:					richard@storah.com

3. Description of Proposed Works

Please describe the proposed works:

Extension to existing dwelling and demolition and replacement of detached garage

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)

Description:

House:	28	Suffix:	
House name:			
Street address:	THE SANDS		
	WHALLEY		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 9TL		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	373020		
Northing:	436163		

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

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

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

10-044-01, 10-044-03C

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☒ Yes ☐ No

If Yes please show on your plans indicating the scale which trees by giving them numbers (e.g. T1 T2 etc) and state the reference number of any plans or drawings:

Remains of dead silver birch to be removed. 10-044-01, 10-044-03C

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 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

Description of proposed materials and finishes:

Stone

Roof - description:

Description of existing materials and finishes:

House - Grey slate

Garage - Fibre cement

Description of proposed materials and finishes:

House - Grey slate

Garage - Grey Slate

10 (Materials continued)

320101000P

Windows - description:

Description of existing materials and finishes:

Painted Timber

Description of proposed materials and finishes:

Painted Timber

Doors - description:

Description of existing materials and finishes:

Painted Timber

Description of proposed materials and finishes:

Painted Timber

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Tarmac

Description of proposed materials and finishes:

Tarmac

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:

10-044-01, 10-044-03C, 10-044-04, 10-044_Cons-Design.pdf

11 Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Fibre cement garage is life expired and of no conservation significance

12. 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

13 Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: Richard Surname: Storah

Person role: Agent

Declaration date: 07/12/2010

☒ Declaration made

13 Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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: Richard Surname: Storah

Person role: Agent

Declaration date: 07/12/2010

☒ Declaration Made

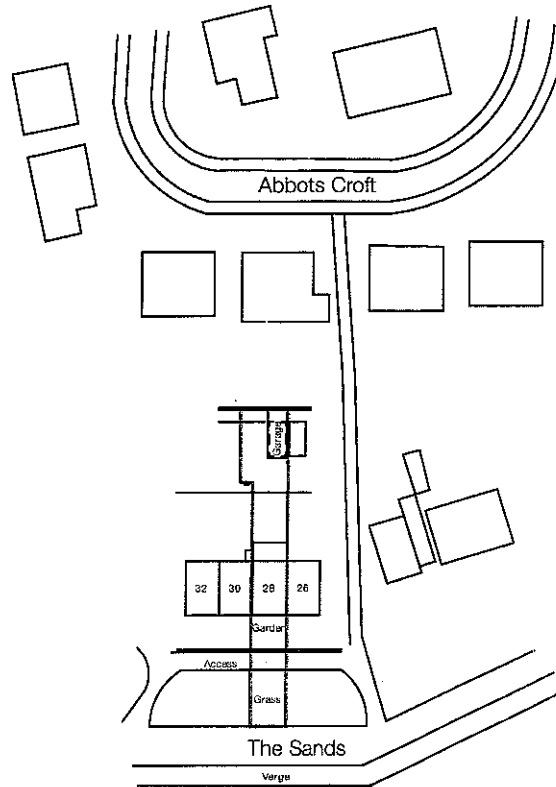
14 Declaration

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

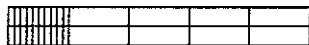


Date: 07/12/2010

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0 10 20 30 40 50 M



For discussion only
Not for Construction or Costing

Proposed extension to
28 The Sands
Whalley for
Mr. R Ince & Ms J Charlton

Location Plan



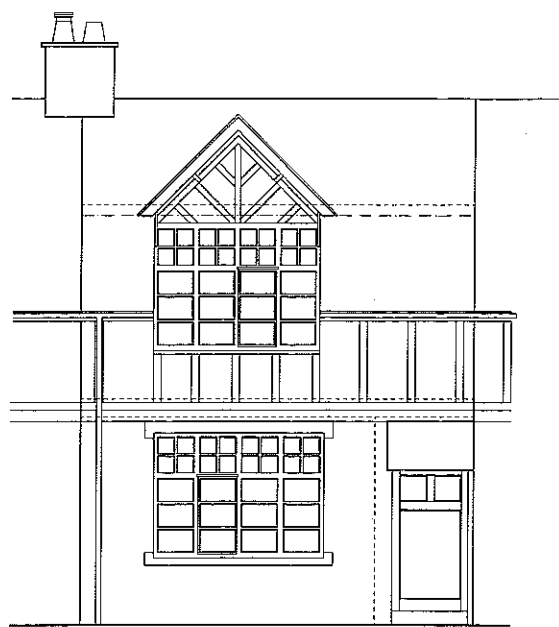
STORAH ARCHITECTURE
Chartered Architects

46 Halifax Road, Todmorden, Lancs.
OL14 5QG

01706 813214
www.storah.com

Fax: 01706 819002
mail@storah.com

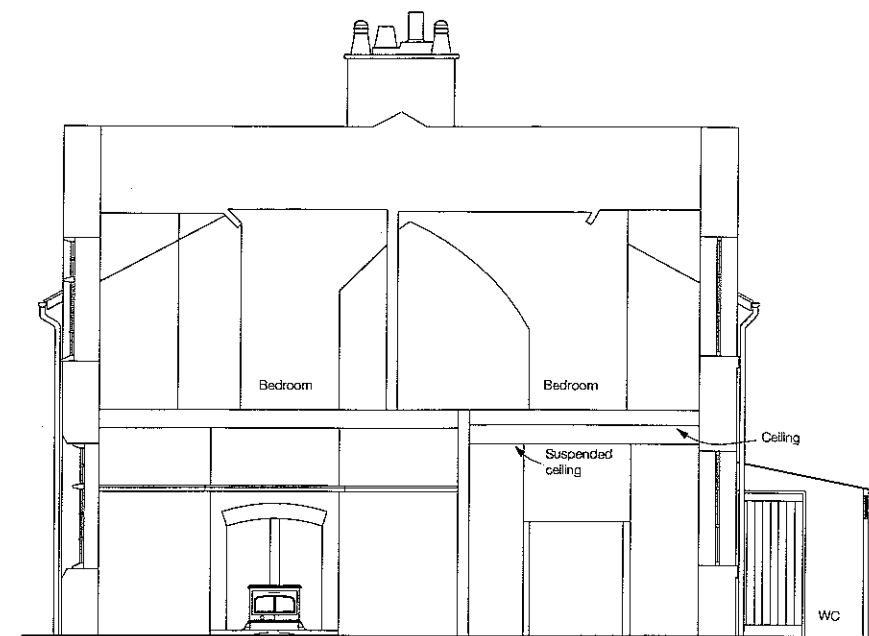
10-044-05



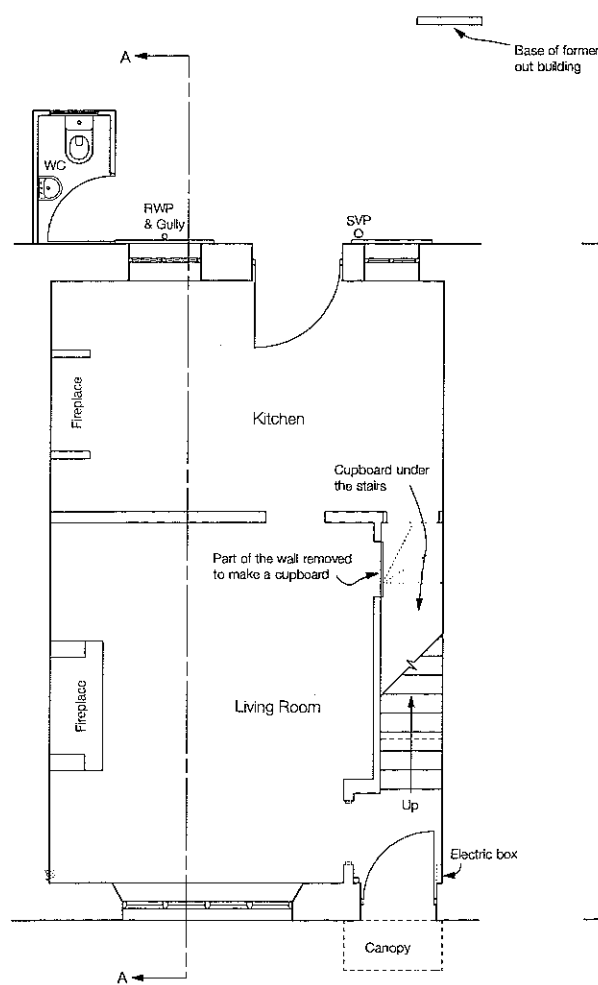
South Elevation



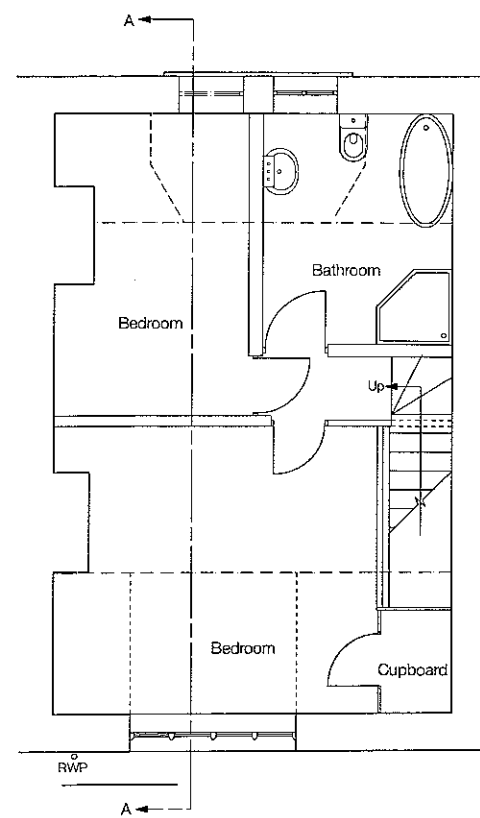
North Elevation



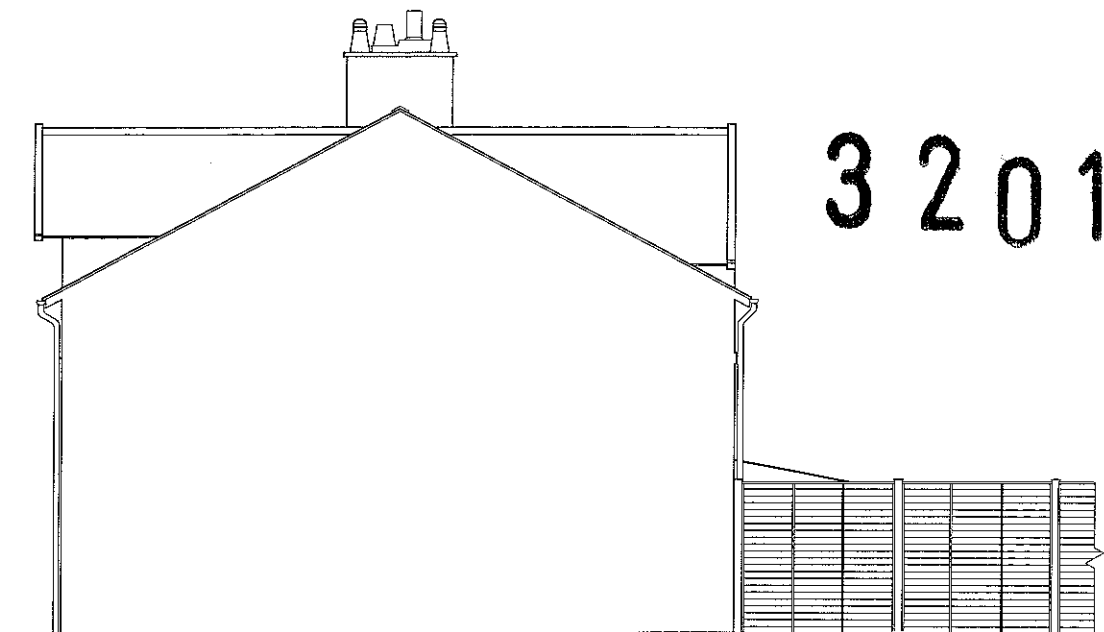
Section A-A



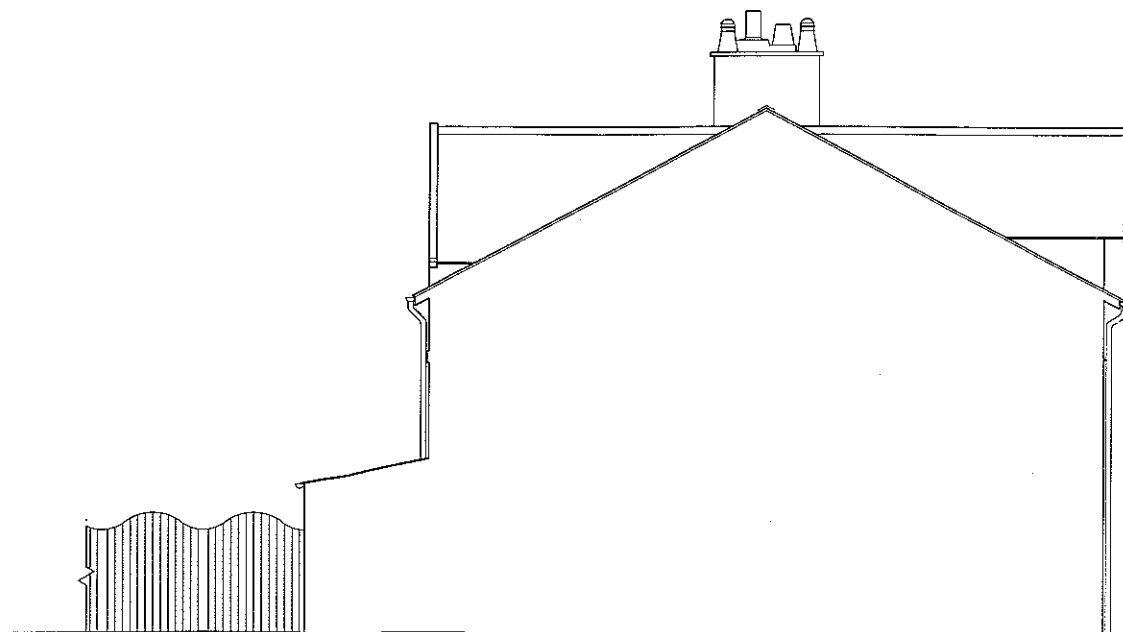
Ground Floor Plan



First Floor Plan

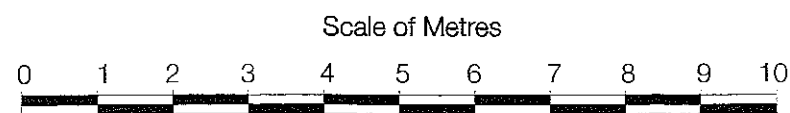


East Elevation



West Elevation

3 2 0 1 0 1 0 0 0 P



10/12/10 Rev A: East and west elevation added

Proposed extension to
28 The Sands
Whalley for
Mr. R Ince & Ms J Charlton

Existing Plans, Elevations & Section

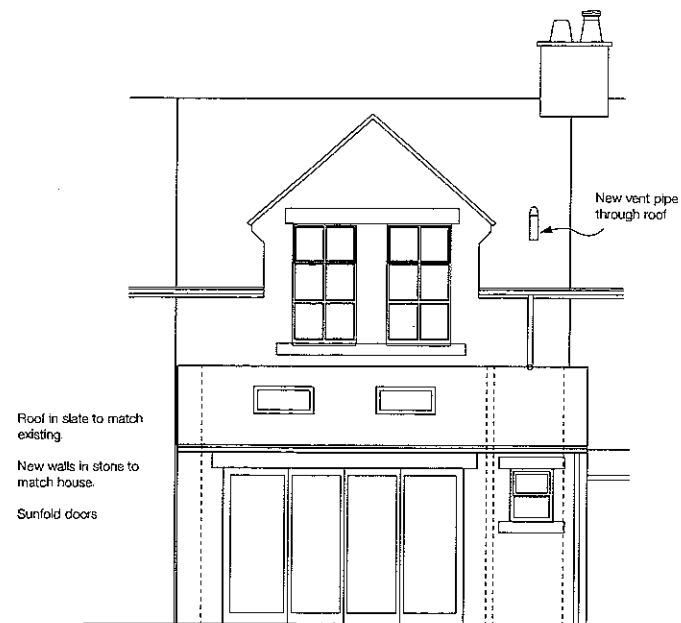
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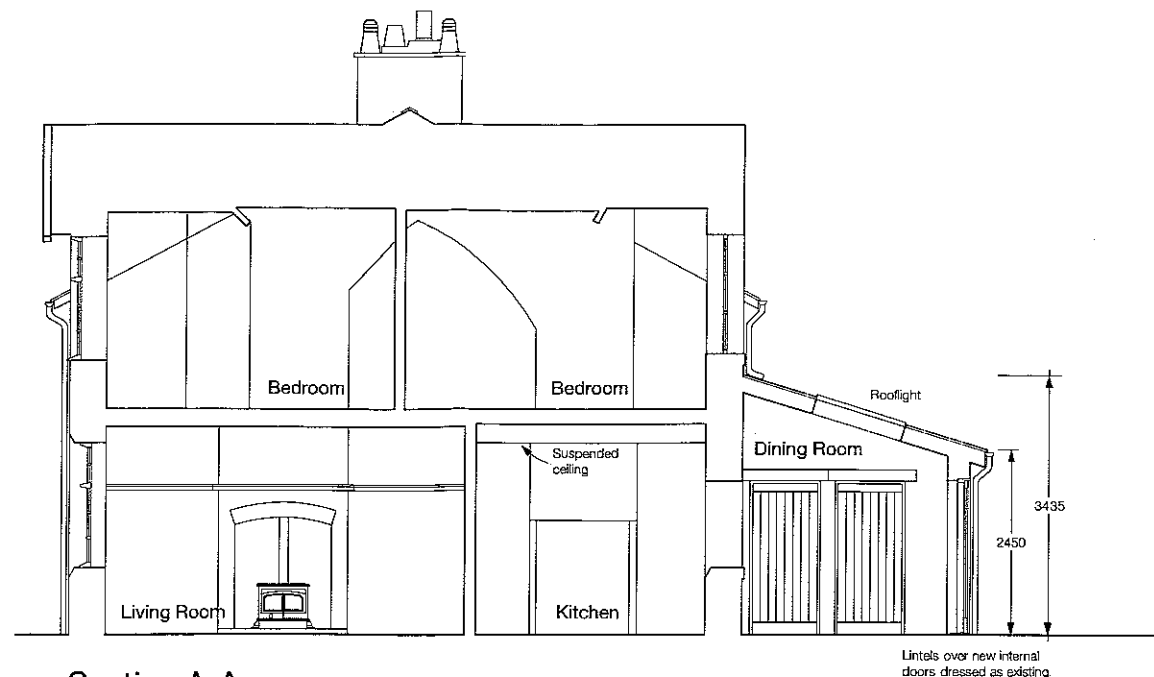
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10-044-01A

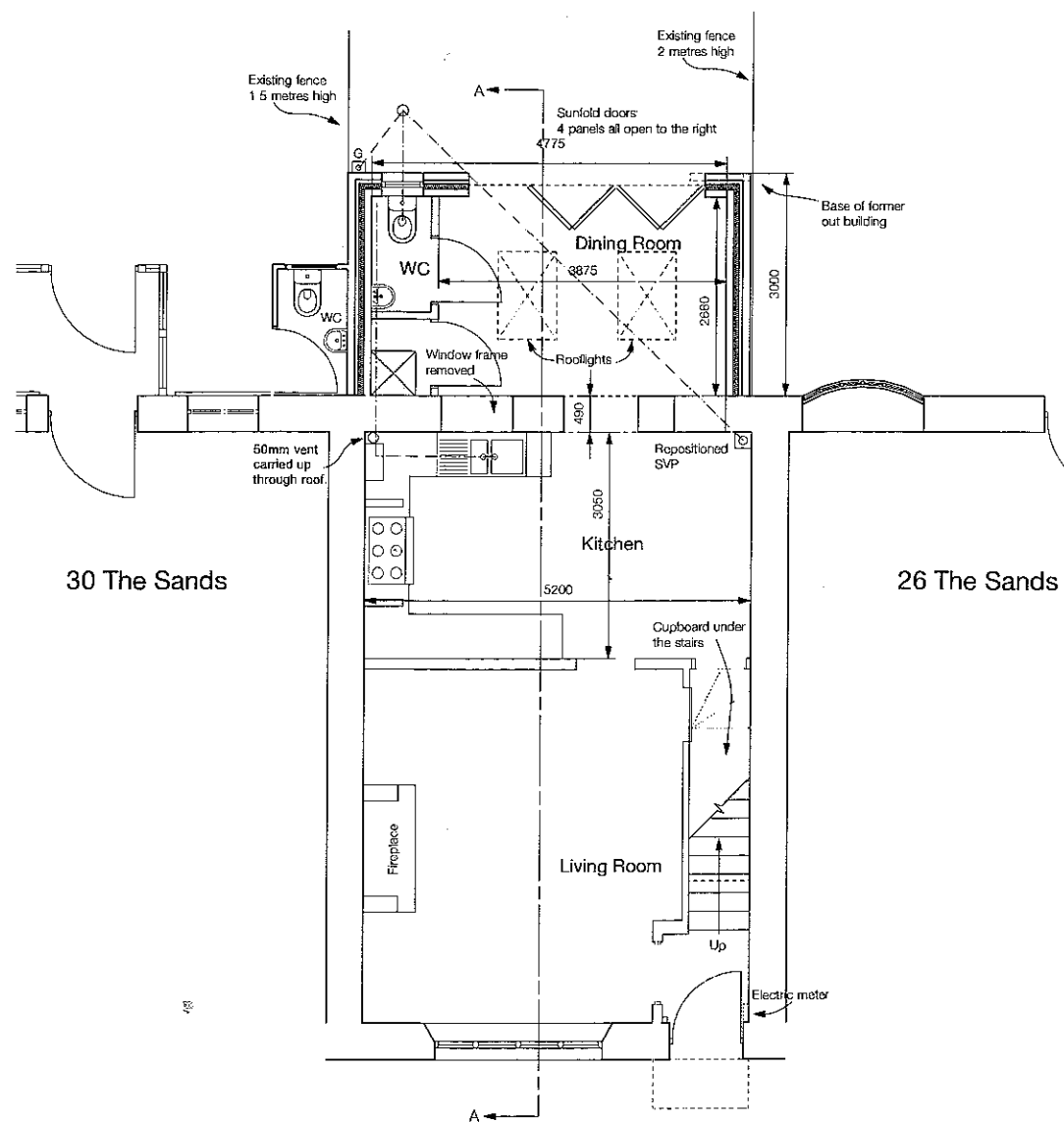
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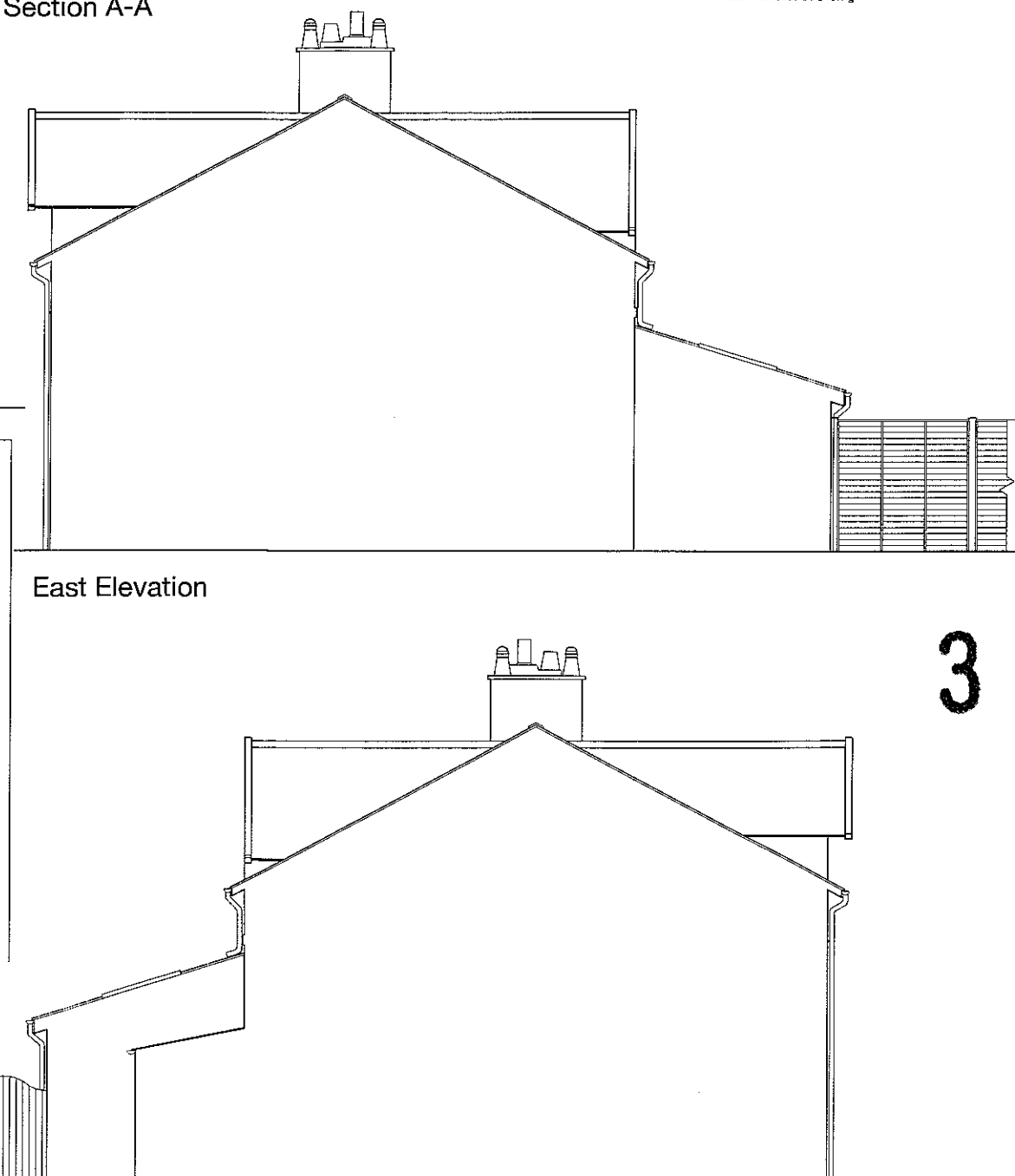
North Elevation



Section A-A

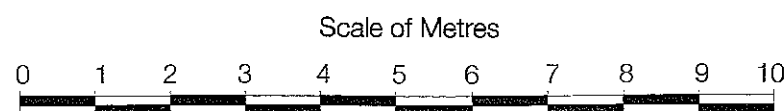


Ground Floor Plan



East Elevation

West Elevation



Demolitions: Outside WC to be demolished

Foundations: New 800x200 concrete strip foundations for new masonry walls with A142 mesh to centre. Foundation to be 300 below existing ground level subject to confirmation of ground conditions by architect and BCO

Ground Floor: New floor formed in 100 concrete with A142 mesh to centre float finish on 2000g DPM on 100 polystyrene insulation. Floors increased to 500 wide x 200 thick adjacent existing walls. Floor to be finished in tiles

External Walls: New external walls to be cavity construction. Outer leaf in stone to match. 50 clear cavity with 5no. ss ties/m2, 70mm Kingspan K8 insulation, fixed with clips to ties and 100 dense solid block inner leaf. DPC at base of new walls. Walls faced in 9mm plasterboard on dabs. Cavities closed at eaves in 12mm Masterboard. Stone surrounds to windows externally to match existing house. RC lintel to inner leaf of WC window. Lintel over patio doors to be IG L5/100 lintel, with segmented stone outer face dressed to match lintels to house. Flexible cavity tray over openings. Cavities closed at window and door openings with insulated DPCs.

Internal Walls: Internal wall between WC, Utility and dining room to be 100 blockwork faced in plaster as external walls. Lintels over doors to be stone dressed to match existing lintels to house

Doors, Windows and Joinery: External doors be Sunfold or equal sliding folding patio doors. WC window to be painted softwood. Skirtings to be oak to match. New windows to have low-E double glazed units. Glazing in doors to be toughened glass with etched safety mark

Pitched Roof: Pitched Roof to extension covered in grey stone slate to match house on 25x50 tanalised battens and counter-battens on Tyvek Enercor Roof membrane on 175x50 rafters. Fix 120mm Kingspan K7 insulation between rafters & provide 50mm Gyproc Thermalboard Super with skim finish to ceiling following roof profile. Code 6 lead soakers & Code 5 flashings to abutments, including to adjacent extension, where roof to be retained abutting extension. Longbottom cast iron gutters to match house with 75Ø cast iron RWP. Opening for rooflight trimmed with doubled up rafters. Rooflights to be CR-9 Conservation Rooflights. by the Rooflight Company

Ventilation: 8000mm2 area of trickle vents to Sunfold doors. 4000mm2 trickle vent to WC window. Low voltage fan to bathroom to discharge 15 l/sec and provide 3 air changes/hour with 15 minute overrun

Heating: Existing space heating extended into new extension

Plumbing: Low level WC with 100y soil branch. WHB with 32y waste and 75 anti-siphon trap and kitchen sink with 38y waste trapped as WHB. Washer connection with 38y waste trapped as WHB, all to connect via floor bosses to S&VP. 100y plastic internal soil branch in position shown, with 50y vent pipe thru roof. Soil branch to connect to new foul drains. Existing SVP repositioned and replaced with plastic SP internally with new connection to drain. New external tap.

Drainage: New soil pipes and gullies connected via new foul drains to sewer at existing inspection chamber. New 320 preformed IC in position shown. All underground pipework to be Osma or equal approved 100y plastics pipes with flexible push fit joints laid in accordance with manufacturer's instructions. Minimum fall for drains 1 in 40. Where pipes pass through walls the openings are to be lintelled over, where pipes pass below building they are to be encased in 150 concrete with 50mm compressible polystyrene over.

Electrical: Mains operated interlinked Smoke Detectors each with battery back up fixed on ground and first floors in positions agreed with client. Switches to be located 1100 above floor level. Sockets 600 above floor level

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Rev D: 12/01/11 Proposed Plan altered to include 26 & 30 The Sands openings.
Rev C: 10/12/10 East and west elevations added. Dimensions added to section A-A
Rev B: 22/11/10 Cavities and waste detail added to proposed plan
Rev A: 08/11/10 Sketch scheme revised

For discussion only
Not for Construction or Costing

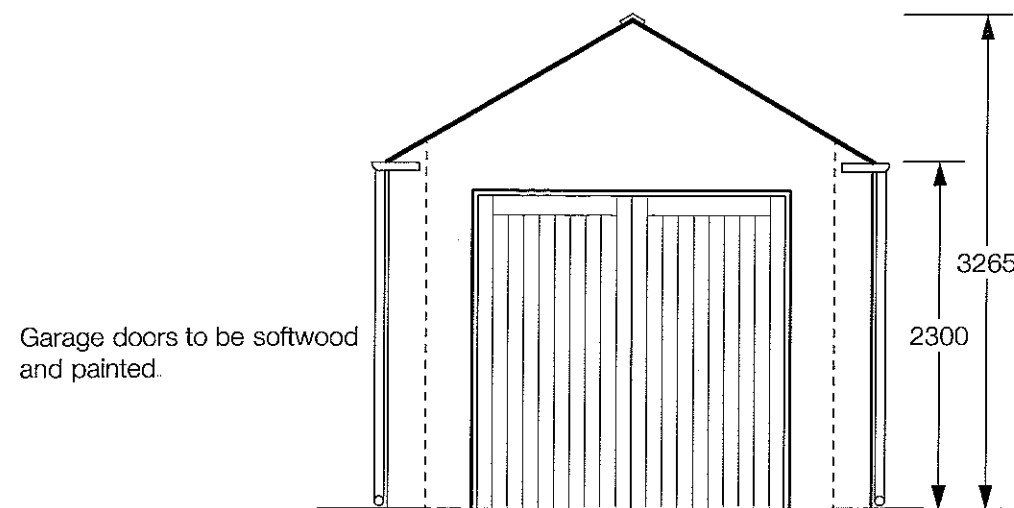
Proposed extension to
28 The Sands
Whalley for
Mr. R Ince & Ms J Charlton
Sketch Scheme 2

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10-044-03D

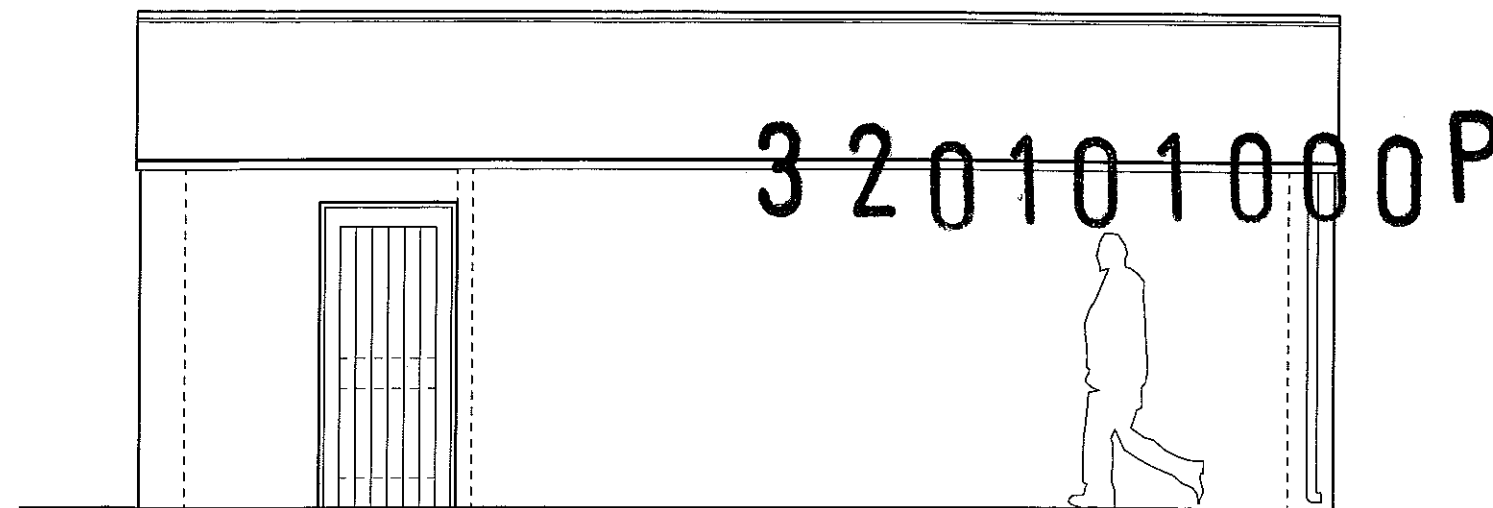
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Drawing No: © Storah Architects

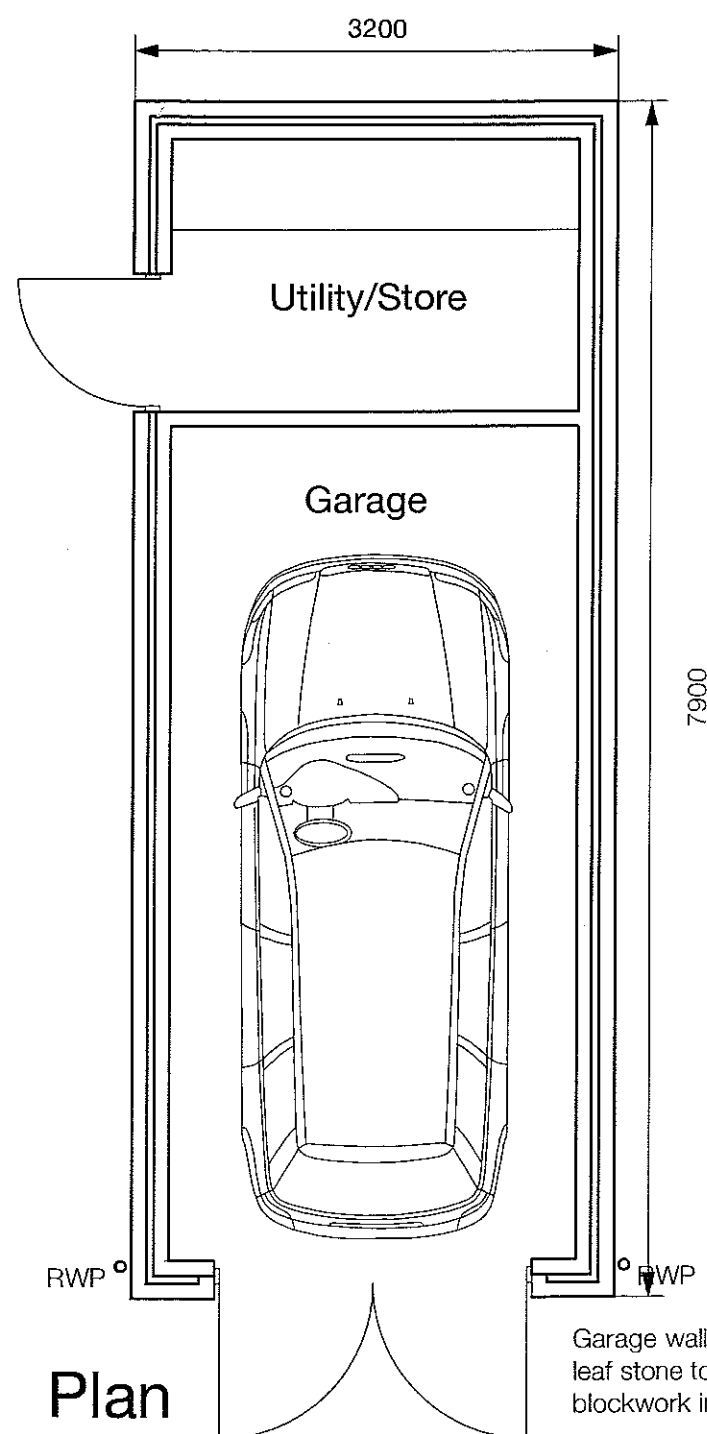


South Elevation

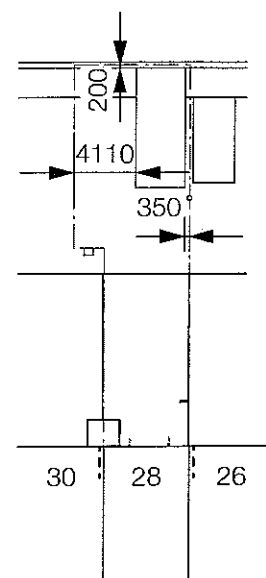
Roof to be covered with grey stone slates
Cast Iron or Aluminium rainwater goods
Walls to be constructed from natural stone to match other buildings in the area



West Elevation

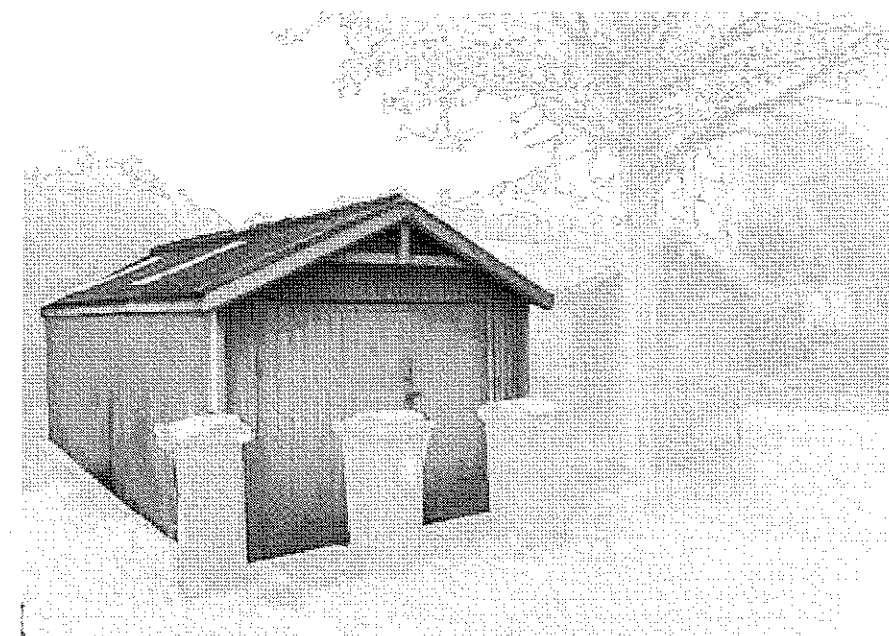


Plan



Block Plan
1:500

Garage walls cavity construction. Outer leaf stone to match house, 50 cavity, 100 blockwork inner leaf.



Existing Garage

For discussion only
Not for Construction or Costing

Rev C: 12/01/11 Block plan added
Rev B: 23/12/10 Utility/store added
Rev A: 10/12/10 Dimensions and existing photo and added

Proposed extension to
28 The Sands
Whalley for
Mr. R Ince & Ms J Charlton
Garage

Scale: 1:50 @ A3

Date: Dec 2010

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10-044-04C

Drawing No:

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320101000P



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Richard A. Storah Dip. Arch. MA Cons (York) RIBA AABC IHBC

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Conservation and Design Statement



Extension and Replacement Garage to Rear of 28 The Sands, Whalley

Our Ref: 10-044

December 2010

Introduction

The proposed development is within Whalley Conservation Area.

The proposal is for an extension to the rear of the property and for the demolition and replacement of a prefabricated garage. Both garage and extension will be built with stone, with slate roofs to sit in context with the block at The Sands and other buildings in the surrounding area.

Conservation Statement

28 The Sands and its garage are both unlisted but are within Whalley Conservation Area, which was designated in 1972. The building is one of a row of Tudor Revival cottages dating from 1882. This type of architecture was an eclectic architectural revival style used in the nineteenth century and had two distant strands. Firstly it was used for Commissioners' Gothic Churches (1818) in its early years and educational buildings (Collegiate Gothic). Later the style was used for the revival of domestic and vernacular forms of houses and country cottages associated with the Picturesque. Tudor revival towards the later part of the nineteenth century was part of the Arts and Craft movement inspired by William Morris and the Domestic Revival which is the era 26-32 The Sands was constructed.

The latest Conservation Appraisal (2005) proposed 26-32 The Sands to have Article 4 Directions, however this proposal has not been implemented by the council to date. The buildings are also identified within the appraisal as having townscape merit thus making them significant buildings within the Conservation Area as defined by PPS5.

The front elevation of this row looks towards Whalley Abbey, a Scheduled Ancient Monument and the rear of the properties make up the Conservation Area boundary.

The Sands forms part of a distinct character area within the Conservation Area

The front elevation of the houses in the block display the iconic black and white timber frame of the Tudor Revival architecture, on a ground floor of square coursed rubble. The rear elevation is plainer in style, employing random rubble stonework, however the patterns distinctiveness has been highlighted unsympathetically with the use of strap pointing which is not an historical feature.

The property has at sometime in the past had an outside toilet building constructed using brick and welsh slate, contrasting with the stone and stone slates of the original house.

The base of a further former out building can also be identified within the rear grounds of the property. The proposed extension extends to the depth of this former outbuilding.

Properties 26 and 32, the gable end houses to the same block, have been extended on their gables. The external appearance of this work is similar to original work with the black and white Tudor elements being continued as well as the stonework.

Conservation and Design Statement: Extension and Replacement Garage, 28 The Sands, Whalley

The proposed extension is to the rear of the property, it is in matching materials and a similar architectural style. It will have no visual or historical impact upon the conservation area.

The prefabricated garage dates from the late twentieth century and as no historical significance and by replacing this dated garage with a modern one built in stone to match the rear elevation of the property will visually enhance the the conservation area. It is considered that the current garage has a negative impact.

Design Statement

The proposed design will match the existing materials and style used on the rear elevation and form a new dining room. The footprint of the building extends out as far as a base of a former building.

The cat slide roof will incorporate two traditional styled metal framed rooflights, which conform to the requirements of a conservation area. The rear elevation will be glazed with a four panelled sliding folding door.

The proposal will retain the rear elevation intact, although the window and door will be removed. Retaining the current wall would allow any development to be reversible thus retaining the building historic integrity.

Internally the design will incorporate the area currently used for the external WC and the proposal shall meet the current building regulations.

Internally the extension will be subdivided to include a utility room and WC.

The proposed design meets the requirements of PPS 5 and English Heritage conservation principals thus contextually adhering to conservation philosophy.

Access Statement

There are no access issues affecting the proposal. All access and floor levels will remain as existing. The proposals will meet the Building Regulations, Part M.

Environmental Issues

The proposal will extend the house over an existing hardstanding. The garage is of equivalent size to the existing. Rainwater will discharge to the existing sewer. The proposal will not increase flood risk elsewhere.

Prepared by

Paul Clarke
BA (Hons) Arch Cons

Storah Architecture
Our Ref 10-044

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December 2010