

For office use only

Application No: 320110406 P

Date received

Fee paid £

Receipt No:

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

Application for Outline Planning Permission With Some Matters Reserved. 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:	P	Surname:	Holden
Company name:					
Street address:	9 Lyndale Close			Telephone number:	
				Mobile number:	
Town/City:	Wilpshire			Fax number:	
County:				Email address:	
Country:					
Postcode:	BB1 9LX				

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

2. Agent Name, Address and Contact Details

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

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☒ Layout ☐ Scale

Please describe the proposal:

ERECTION OF TWO DETACHED DWELLINGS

Has the building or works already been carried out?

☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:			
Street address:	WAVERLEY ROAD		
	RAMSGREAVE		
Town/City:	BLACKBURN		
County:			
Postcode:	BB1 9BN		

Description:

Land adjacent to 5 Waverley Road

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

Easting:	368353
Northing:	431583

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):

Officer name:

Title: First name: Surname:

Reference:

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

Details of the pre-application advice received:

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. 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):

9. (Materials continued)

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

N/A

Description of *proposed* materials and finishes:

N/A

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:

Design and Access Statement Janet Dixon Town Planners Ltd

TRI-0668_01 Existing Site Survey 1:200

TRI-0668_02 Location Plan 1:2500

TRI-0668_03 Site Layout 1:200

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	3	4	1
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**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:

PARTLY OCCUPIED BY LOCK UP GARAGES

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			2		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 2

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	2
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 ☐ Unknown

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)	0.0	0.0	0.0	0.0
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

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

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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	37.0	0.0	0.0	0.0
	Total	37.0	0.0	0.0	0.0

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
-----------	--------------	--	---	----------------------

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?

00.06

hectares

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 (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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:

24/05/2011

☒ Declaration made

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

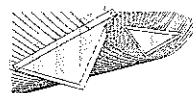
320110406P



Site Address
Land Off Waverley Road
Ramsgrave

Project Description
Location Plan

Drawing Title
Site Survey



Tricad
Solutions Ltd.
BUILDING & LAND SURVEYORS

2 Berkshire Close | Wilshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Rev.0 Description. Issued

Scale	Date	Drawn By
1:2500@A4	13/12/2010	MW

Drawing Number

TRI-0668_01

Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability

320110406P



0 1 2 3 4 5 6 7 8 9 10
Metres

ABBREVIATIONS

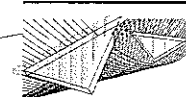
BT BT Cover
CH Cable Height
CL Cover Level
DK Drop Kerb
EH Eyes Height
GU Gully
RH Ridge/Roof Height
TP Telegraph Pole
TH Top of Hedge
TW Top of Wall
WV Water Valve

NOTE

Datum level (100.00) taken from L200 level (100.00) at
junction of Waverley Road, Ramsgreave Road

Lengths to wing, dip, or subgrade to be given in (1) or (2) if required, depending
on level

Rev.0 Description, Issued



Tricad
Solutions Ltd.

BUILDING & LAND SURVEYORS

2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address

Land Off Waverley Road
Ramsgreave

Project Description

Site Survey

Drawing Title

Existing Site Survey

Scale Date Drawn By

1:200@A3 13/12/2010 MW

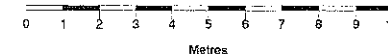
Drawing Number

TRI-0668-02

Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness construction load bearing capacity & stability

320110406 P



ABBREVIATIONS

BT BT Cover
CH Cable Height
CL Cover Level
DK Drop Kerb
EH Eyes Height
GU Gully
RH Ridge/Roof Height
TP Telegraph Pole
TH Top of Hedge
TW Top of Wall
WV Water Valve

NOTE

Drawn to scale 1:200. Dimensions are to be checked on site. All dimensions are to be checked on site. All dimensions are to be checked on site.

Rev. 0 Description. Issued



2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address

Land Off Waverley Road
Ramsgreave

Project Description

Site Layout

Drawing Title

Proposed Site Layout

Scale Date Drawn By

1:200@A3 14/04/2011 MD

Drawing Number

TRI-0668-03

DESIGN AND ACCESS STATEMENT IN SUPPORT OF AN OUTLINE PLANNING APPLICATION TO ERECT TWO DETACHED DWELLINGS ON LAND AT WAVERLEY ROAD, RAMSGREAVE BB1 9BN

1. SITE DESCRIPTION:

- 1.1 The site is on the east side of Waverley Road and is presently partly occupied by lock-up garages but is otherwise vacant. A vehicle access passes through the site giving access to the rear of properties on Ramsgreave Road. The boundary of the site adjoins a vehicle access to the north which separates the site from 5 Waverley Road. The western boundary is Waverley Road, whilst the southern boundary adjoins the rear of 20 and 22 Ramsgreave Road. The eastern boundary adjoins the garden of 20 Ramsgreave Road and the neighbouring garage site.
- 1.2 The land generally slopes downwards from west to east. Three roads lead northwards from Ramsgreave Road following the contours of the hillside. Each is a cul-de-sac beyond which are open fields. Isle of Man and Waverley Road are developed on both sides of the road whereas Paris is only developed on the west side. The majority of dwellings on the lower part of Ramsgreave Road are 2-storey, built in the late 18th century early 19th century, some of which are quite substantial and tall. The pattern of development then becomes lower 2-storey houses followed by bungalows as the land rises. The application site is in the transition area between 2-storey and single storey properties.

2. PROPOSAL

- 2.1 This is an outline application which seeks approval for access and layout only. Appearance, scale, landscaping and associated details are reserved for future consideration. The proposal is to demolish the existing garages and replace them with two dwellings, one on each side of the vehicle access through the site. The vehicle access for the new dwellings would be directly from Waverley Road to a parking area in front of the properties. It is envisaged that the properties would be 1.5 to 2 storeys in height and have a maximum of three bedrooms.

3. ASSESSMENT

- 3.1 The site is within the settlement boundary of Wilpshire/Salisbury in the adopted Ribble Valley District Wide Local Plan. Policy G1 Development Control and Policy

G2 Settlement Strategy are of relevance to this proposal. In addition, Central Government advice in PPS3: Housing also applies.

4. SITE HISTORY

78/1006 Outline planning permission for two dwellings refused.

79/08890 and 79/0890 Outline planning permission granted for two dwellings (Plot 1 and Plot 2) on land to the rear of 22 Ramsgreave Road, Wilpshire approved.

83/0310 Outline planning permission renewal for Plot 1 on land to the rear of 22 Ramsgreave Road, Wilpshire approved.

82/0311 Outline planning permission renewal for Plot 2 on land to the rear of 22 Ramsgreave Road, Wilpshire approved.

5. INVOLVEMENT

5.1 We have engaged in pre-application discussions with the Council. A formal response has been received dated 16 May 2011 (See Appendix). Planning Officer Graeme Thorpe indicates that in principle the proposal is acceptable.

5.2 The Council's Highway Engineer Martin Nugent expressed concern regarding the proposed vehicle accesses to the new dwellings, which were originally proposed directly from Waverley Road. This has now been amended. It is proposed that the new dwellings will take vehicle access from the track which runs through the site. Two car parking spaces are provided at the front of each dwelling with a 1m footpath to the main entrance of the house. Martin Nugent has confirmed that this amendment is acceptable.

6. EVALUATION

6.1 The main issues in this case are the principle of the development, the effect of the proposed development on residential amenity and the impact on highway safety.

6.2 The application site is within the settlement boundary of Wilpshire, which is designated as a main settlement. Policy G2 directs the majority of new housing developments to main settlements. As the site is within a main settlement the proposal is acceptable in principle and as the application is for less than 10 dwellings, the Council's Affordable Housing Memorandum of Understanding does not require affordable housing to be provided on this site.

- 6.3 Planning Policy Statement 3: Housing, states that where there is less than a 5 year supply of deliverable sites, Councils should consider favourably planning applications for housing having regard to the Planning Policy Statement, in particular paragraph 69. At the present time there is a lack of a 5 year supply of housing land in the Borough. It was confirmed in a recent Planning Committee Report that "we currently have a 3 year supply measured against our requirements". For this reason the Council should consider this planning application favourably, particularly as the site is within a main settlement.

7. DESIGN

Use

- 7.1 The use of the site will change from garages and vacant land to residential use.

Amount

- 7.2 The development comprises two detached dwellings. Each will have a maximum of three bedrooms and two off-street parking spaces.

Layout

- 7.3 The existing vehicle access running through the site will be retained. The proposed dwellings will have vehicle parking for two cars in front of the dwellings. The car parking spaces will be 2.4m by 5m. The main door to Plot 1 will be on the side elevation and a 1m path is provided, to separate this pedestrian access from the access track. The main entrance to Plot 2 is on the front elevation. A 1m path separates the main entrance from the parking area.

- 7.3.1 The dwellings themselves will be sited to face onto Waverley Road having a distance from the properties opposite of 20 and 22m respectively. It is envisaged that the front elevations of the proposed houses will contain main windows. The northerly plot, Plot 1, will also have main windows in the east elevation overlooking its garden. This rear garden measures 9.5m. There will be no windows to habitable rooms in the north or south elevations. The southern plot, Plot 2, has a limited rear garden measuring 4m deep. In order to preserve privacy to the garden of 20 Ramsgreave Road there will only be habitable room windows on the ground floor. The neighbour's garden would be screened from these windows by their

existing evergreen hedge. First floor windows on the eastern side could be high level rooflights in order to prevent overlooking of the neighbour.

- 7.3.2 The proposed siting of the dwellings is similar to the layout approved in 1979 and renewed in 1982. The buildings around the site and the site circumstances have not changed since that time except perhaps for the addition of a conservatory at the rear of 22 Ramsgreave Road.

Scale

- 7.4 These detached dwellings have roughly rectangular footprints. Plot 1 has overall measurements of 11.3m x 7m and Plot 2 9.6m x 6.8m. It is anticipated that the dwellings will be 1.5 to 2-storeys high. This reflects the surrounding development and the position in the street. 20 and 22 Ramsgreave Road are 2-storey properties, 5 Waverley Road is a bungalow. The land slopes down from west to east and from north to south across the site. A 1.5 to 2-storey dwelling would be set at a lower level than 5 Waverley Road but slightly higher than 22 Ramsgreave Road. However, 22 Ramsgreave Road is a substantial property generously 2-storeys high with rooms in the roof space. It is considered that 2 dwellings at 1.5 to 2-storeys in height could be constructed and be compatible with the existing dwellings on the east side of Waverley Road. It should be noted that the dwelling opposite the site on the west side of Waverley Road is 1.5 storeys in height; a bungalow with a steeply pitched roof and rooms within the roof space. This property is at a higher level than the proposed site.

Landscaping

- 7.5 Existing shrubs and hedging around the periphery of the site will be retained as far as possible. Where removed it will be replaced by a boundary fence. The hardstanding for cars will be tarmaced.

Appearance

- 7.6 There are a mixture of materials used in the construction of the surrounding properties. The predominant materials are red brick, render/pebble dash and blue slate.

8. ACCESS

- 8.1 The application is in a sustainable location, approximately 250m from Ramsgreave/Wilpshire railway station and 300m from bus services which run along Whalley Road. Access into the site will be as described above, and accordingly will comply with the requirements of Policy G1. There is good visibility for drivers entering and leaving the site. There are footways on both sides of the road, and the footway on the opposite side of Waverley Road is separated from the carriageway by a grass verge. Waverley Road benefits from street lighting.

APPENDIX

1. Pre-application advice.

Judith Douglas BSc (Hon) Dip TP, MRTPI

**Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe
BB7 1AW
Tel: 01200 425051**

May 2011

320110406P

Lesley Lund

From: Judith [judith@jdixontownplanners.co.uk]

Sent: 31 May 2011 08:59

To: Lesley Lund

Subject: Maximum and minimum heights Waverly Road Ramsgreave Outline application for two houses

Dear Lesley

We have looked at our proposed properties and I would say that from a finished floor level the levels would be: -

2 Storey

Eaves – between 5.2m and 5.8m

Ridge – between 7.2m and 7.8m (at 32 degrees)

1.5 storey

Eaves – between 3.8m and 4m

Ridge – between 6.1m and 7m (at 32 degrees)

Kind regards

Judith Douglas Bsc Hons DipTP MRTPI

Janet Dixon Town Planners Ltd

10A Whalley Road

Clitheroe

Lancs

BB7 1AW

01200 425051 TEL

01200 426471 FAX

01/06/2011