



RIBBLE VALLEY  
BOROUGH COUNCIL

27 MAY 2011

ATTENTION OF

For office use only

Application No. 320110416P

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 planning applications on council websites

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 you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

### 1. Applicant Name and Address

Title: **MR** First name: **ANDREW**  
Last name: **BERRY**  
Company (optional):  
Unit: House number: **3** House suffix:  
House name: **THREE LAKE ENDS**  
Address 1: **EARSTANE ROAD**  
Address 2: **CHIPPING**  
Address 3:  
Town:  
County:  
Country:  
Postcode: **PR3 2QH**

### 2. Agent Name and Address

Title: **MR** First name: **STEPHEN**  
Last name: **BIALECKI**  
Company (optional): **S.S. BIALECKI LIMITED**  
Unit: House number: House suffix:  
House name: **'ROSEDALE'**  
Address 1: **BACK LANE**  
Address 2: **GRINDLETON**  
Address 3:  
Town: **CLITHEROE**  
County: **LANCS.**  
Country:  
Postcode: **BB7 4RZ**

### 3. Description of the Proposal

Please describe the proposed development, including any change of use:

**PROPOSED REPLACEMENT. EXCEED WITH THE ADDITION  
OF WORKSHOP. AND REPLACEMENT ACCESS DRIVE.**

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,  
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

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: (DD/MM/YYYY):

(date must be pre-application submission)

#### 4. Site Address Details

Please provide the full postal address of the application site

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting:  Northing:

Description:

#### 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

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

Details of 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. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

#### 9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

**10. Materials**

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	<del>BRICK</del> CONCRETE PANELS	TIMBER	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	CORRUGATED SHEETS	CEDAR SHINGLES	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	N/A	TIMBER	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	TIMBER	TIMBER	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)	HEDGE ROW	HEDGE ROW	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	GRAVEL STONE	GRAVEL STONE	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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:

DRAWING NO 7002, 3 & 4

**11. Vehicle Parking**

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

## 12. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

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

u/a

## 13. 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 a 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 ☐ Existing watercourse  
☒ Soakaway ☐ Pond/lake  
☐ Main sewer

## 14. Biodiversity and Geological Conservation

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

## 15. Existing Use

Please describe the current use of the site:

DOMESTIC GARDEN

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?  
DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

## 16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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. **SURVEY TO FOLLOW NEXT 2**

## 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

**18. Residential Units (Including Conversion)**

Does your proposal include the gain, loss or change of use of residential units?  
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a + b + c + d + e + f + g) =</b>							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a + b + c + d + e + f + g) =</b>							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a + b + c + d + e + f + g) =</b>							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a + b + c + d + e + f + g) =</b>							

**Total proposed residential units (A + B + C + D) =**

**Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a + b + c + d + e + f + g) =</b>							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a + b + c + d + e + f + g) =</b>							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a + b + c + d + e + f + g) =</b>							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a + b + c + d + e + f + g) =</b>							

**Total existing residential units (E + F + G + H) =**

**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):** 414

## 19. All Types of Development: Non-residential Floorspace

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

☐ Yes

☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	<input type="checkbox"/>			
	Net tradable area:	<input type="checkbox"/>			
A2	Financial and professional services	<input type="checkbox"/>			
A3	Restaurants and cafes	<input type="checkbox"/>			
A4	Drinking establishments	<input type="checkbox"/>			
A5	Hot food takeaways	<input type="checkbox"/>			
B1 (a)	Office (other than A2)	<input type="checkbox"/>			
B1 (b)	Research and development	<input type="checkbox"/>			
B1 (c)	Light industrial	<input type="checkbox"/>			
B2	General industrial	<input type="checkbox"/>			
B8	Storage or distribution	<input type="checkbox"/>			
C1	Hotels and halls of residence	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
D1	Non-residential institutions	<input type="checkbox"/>			
D2	Assembly and leisure	<input type="checkbox"/>			
OTHER	Please specify	<input type="checkbox"/>			
		<input type="checkbox"/>			
	Total				

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

## 20. Employment

Please complete the following information regarding employees: **n/a**

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

## 21. Hours of Opening

Please state the hours of opening for each non-residential use proposed: **n/a**

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

## 22. Site Area

Please state the site area in hectares (ha)

**0.23**

**23. 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:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

**24. Hazardous Substances**

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)

Ethylene oxide (tonnes)

Phosgene (tonnes)

Ammonia (tonnes)

Hydrogen cyanide (tonnes)

Sulphur dioxide (tonnes)

Bromine (tonnes)

Liquid oxygen (tonnes)

Flour (tonnes)

Chlorine (tonnes)

Liquid petroleum gas (tonnes)

Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

## 25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

### 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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

### CERTIFICATE OF OWNERSHIP - CERTIFICATE B

#### Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

### CERTIFICATE OF OWNERSHIP - CERTIFICATE C

#### Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



**25. Certificates (continued)****CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

**AGRICULTURAL HOLDINGS CERTIFICATE**

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.

Signed - Applicant:

--

Or signed - Agent:


--

Date (DD/MM/YYYY):

25/05/11
----------

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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

**26. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:	<input checked="" type="checkbox"/>	The correct fee:	<input checked="" type="checkbox"/>
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	<input checked="" type="checkbox"/>	3 copies of a design and access statement:	<input checked="" type="checkbox"/>
3 copies of other plans and drawings or information necessary to describe the subject of the application:	<input checked="" type="checkbox"/>	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	<input checked="" type="checkbox"/>
		3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	<input checked="" type="checkbox"/>

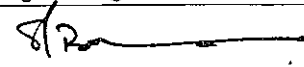
**27. Declaration**

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

Signed - Applicant:

--

Or signed - Agent:


---

Date (DD/MM/YYYY):

25/05/11
----------

(date cannot be pre-application)

### 28. Applicant Contact Details

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

### 29. Agent Contact Details

Telephone numbers

Country code:  National number:  Extension number:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address (optional):

### 30. Site Visit

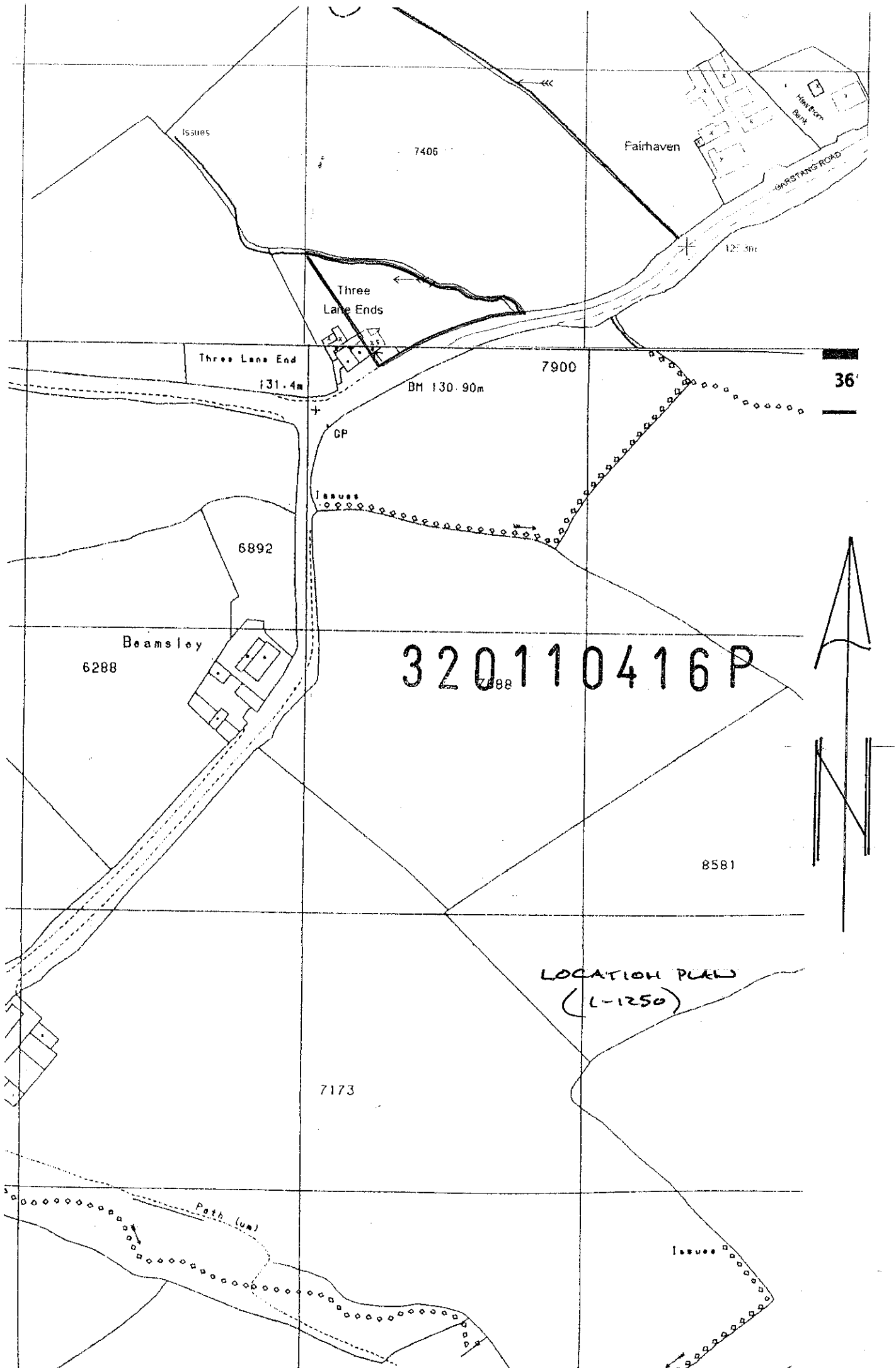
Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

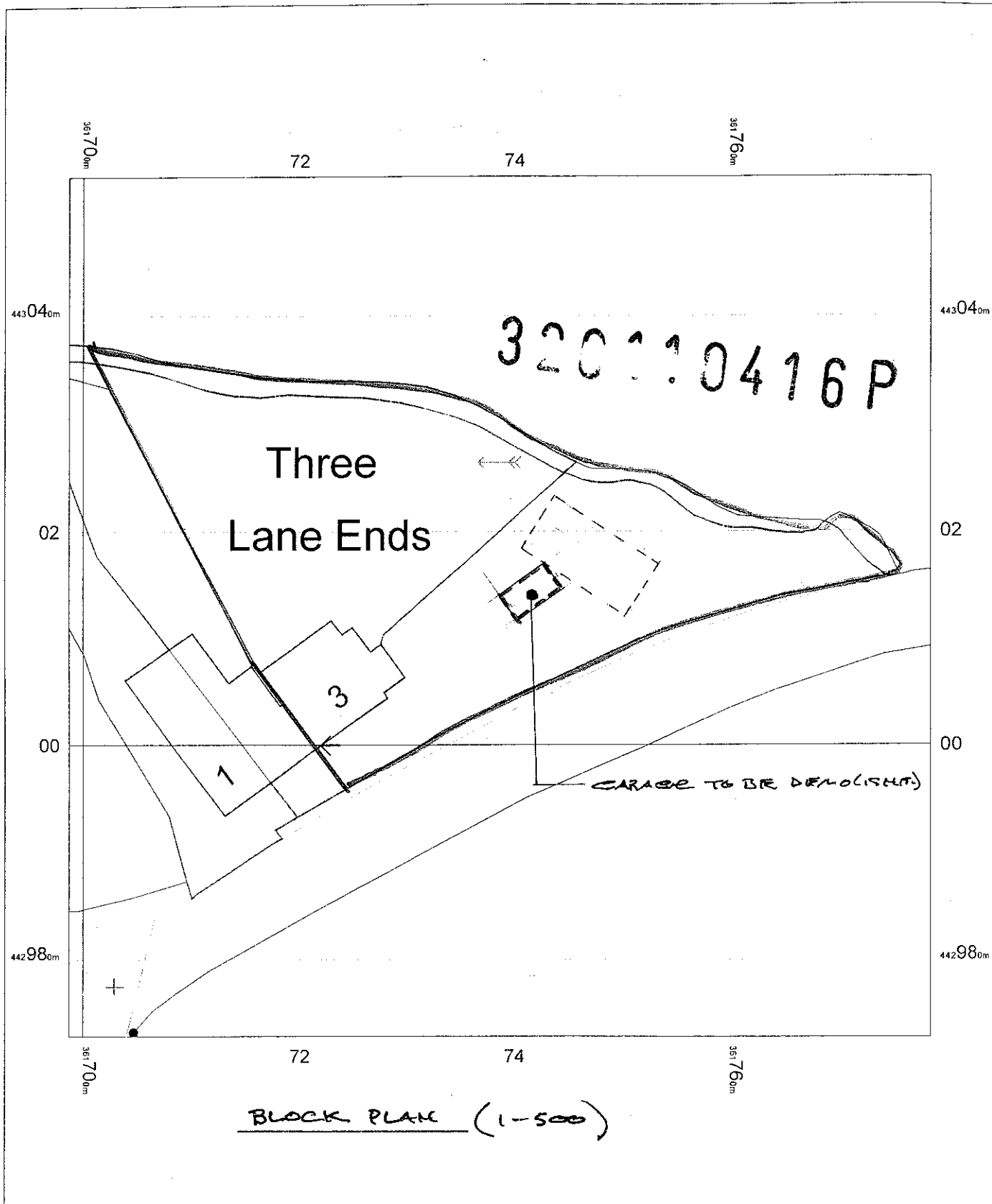
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:  Telephone number:

Email address:





OS Mastermap  
10 March 2011, ID: BW1-00063031  
maps.blackwell.co.uk

1:500 scale print at A4 Centre: 361739 E 443013 N

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www.blackwellmapping.co.uk

TEL: 0113 245 2623  
comments@maps.blackwell.co.uk

320110416P

PROPOSED  
GARAGE AND WORKSHOP  
WITH  
REPLACEMENT DRIVE  
AT  
3 THREE LANE ENDS  
GARSTANG ROAD  
CHIPPING  
  
DESIGN AND ACCESS STATEMENT

LB 25/05/11

320110416P

### ASSESSMENT

3 Three Lane Ends is situated approximately 80.0m east of the settlement boundary of Chipping and within policy areas ENV1 and G5 as defined in the Ribble Valley District wide local plan

The site is situated within an area which is mostly open grazing land and lies on the north side of Garstang Road.

3 Three Lane Ends is the east end cottage of a group of three, sited so that the front elevation faces south. The dwelling has been extended on at least two occasions, all be it poorly designed extensions but not an issue with this application.

There are substantial mature gardens to the north west and north east of the dwelling comprising 0.11 hectare. There is a very small stream (ditch) that meanders along the east – west boundary separating the garden from open fields.

There are four groups of small alder trees situated along the ditch in random numbers.

The garden has a length with Garstang Road of 50.0m, Within the length of the garden, Garstang Road is on an incline sloping 3.0m west – east towards the village settlement.

The highway is separated from the garden by a grass verge 1.0m wide and a mature indigenous hedgerow (principally hawthorn). The garden is higher than the highway by approximately 1.00m and sloping to the same level at the extreme east end. The hedgerow is 2.0m high on the garden side providing total privacy from the highway.

There is an old fabricated concrete garage sited approximately central to the dwelling gable and north east end of the garden set back 7.0m from the highway. The garage is built into the slope of the garden with higher ground level at the south west end.

There is vehicular access to the garage via a gate and gravel track from the highway.

25/05/11  
8/13

320:10416P

### PROPOSED ACCESS

It is proposed to replace the existing access with a new entrance as shown on Drawing No 7003 sited further south west at a point one third and two thirds within the garden boundary length, providing visibility splays significantly better than the existing.

Practical implications include the removal of grass verge a section of hedgerow and reducing ground levels providing the access to two car parking spaces and turning head. Dwarf stone walls shall support the ground at varying levels. The access also provides better practical access to the dwelling.

It is borne in mind the visible impact of the mature hedgerow, ecological and wildlife implications to such a mature hedgerow. Therefore our proposals shown disturbance to a minimum. Although visibility splays could be further improved by relaying the hedge further into the garden. The ecological retention and improved sighting of the proposed access point as shown should outweigh that of the existing access and usage.

### DOUBLE GARAGE AND WORKSHOP

The proposed building will be 12.0m x 6.00m in size, half the space taken by that of a double garage and the remaining half used as a workshop. The floor levels will be 470mm lower than that of the existing garage advantages are two fold.

- a) Reduce the access drive slope from highway to garage to 500mm
- b) Reduce the visible impact of the building

### VISIBLE IMPACT

Relating to D.W.L.P. Policy ENV1 which seeks to protect the character of the area of Outstanding Natural Beauty. As previously mentioned the building has a footprint size of 12.0 x 6.0m essential to the applicants needs with eaves and ridge heights of 2.60 x 5.30m respectively which are common for buildings of this size. The building will not be particularly prominent within the landscape. Coupled with its low standing within local ground levels, also significantly screened by existing major hedgerow to the south along Garstang Road. It is deemed the proposed building preserve the character of the A.O.N.B and conform with Policy E.N.V.1

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Relating to relevant Policy G5 The Policy recognises the need to protect the country side from inappropriate development. In doing so, it must be accepted that the country side is a working area and a source of many Ribble Valley residents livelihoods. As such it is subject to change and to development pressures. In this instance the applicant will rely on such a building for his livelihood and assures it will be properly managed without harming the basic character of the area. To be further stated in the next section.

#### GARAGE USE

As previously mentioned half of the garage will be for car-spaces and the remainder a workshop.

The workshop will be used little more than that of domestic D.I.Y for the development of proto type wood toys and sculptures a lightweight band saw sanding machine, lathe and stand drill will be used in their creation. It should be noted the applicant will be the sole user of the workshop as a base for product development and sculpturing only. The workings will be in fact carried with little hint of commercial enterprise.

Relating to highways the applicant and immediate family will be the sole users of the proposed drive. It is not planned for visitors

#### DESIGN AND MATERIALS

The building shall be built along the lines of a barn frame, see attached separate details.

Principle material shall be "European Larch" sourced from the local estate and built by the applicant.

The building shall be constructed in increments of five frames providing four sectional bays to be in filled with doors, windows, and blank panels as shown on Drawing No 7004.

The framed building will be dictated by its design and will rely on the quality of all timber components within the frame work for its longevity, durability and practicality

It will be pre-constructed off site locally and re-erected on site.

The building will be clad with waney edge boards out of the same materials. Doors will be constructed out of 'European Oak'.

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Roof cover will be "Cedar Shingles". If sustainable sourced shingles are difficult to find, then a natural material shall be used for example 'Blue Slate' on condition.

The building shall be insulated with a material to be sourced and presented as a condition. It is anticipated not to use reconstituted materials for example "Kingspan" which contain plastic or concrete. The garage will have a compacted stone surface, with the workshop on a suspended timber floor. The structural frames shall be supported on natural sandstone pads.

It is not anticipated that noise will be an issue, by virtue, the building will be insulated. The distance from neighbouring dwelling and the type of machines being used.

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