



RIBBLE VALLEY
BOROUGH COUNCIL

FOR THE
ATTENTION OF

For office use only

Application No. 920110426 P

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 and listed building consent for alterations,
extension or demolition of a listed building.

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:	Russell	Surname:	Milnes	
Company name:						
Street address:	245 Helmshore Road			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	Haslingden			Fax number:		
County:	Lancashire			Email address:		
Country:	England					
Postcode:	BB4 4DJ					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ivan	Surname:	Wilson	
Company name:	IWA Architects Ltd.					
Street address:	Waterloo Mill			Country Code	National Number	Extension Number
	Waterloo Road			Telephone number:	01200 423487	
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	BB7 1LR			admin@iwarchitects.co.uk		

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Proposed demolition of existing timber garage and stone outbuilding to provide improved vehicular access within the site, parking spaces and new double garage for No. 29 and two new single garages and private amenity / garden space for Nos 30 and 31.

Has the development or work(s) already started? ☐ Yes ☒ No

1. Site Address Details

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

Description:

House:	29	Suffix:	
House name:			
Street address:	CHURCH STREET		
	RIBCHESTER		
Town/City:	PRESTON		
County:			
Postcode:	PR3 3YE		

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

Easting:	364975
Northing:	435285

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: Mr First name: Adrian Surname: Dowd

Reference: [redacted]

Date (DD/MM/YYYY): 02/02/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Site visit made on 2nd February by Adrian Dowd and subsequent pre-application submission and email correspondence in March but no comments received to date.

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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Amenity spaces are being created for all three dwellings within which bins can be sited.

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

☒ Yes ☐ No

If Yes, please provide details:

There is sufficient space being created for the standard three recyclable bins for each of the three properties.

3. 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

Demolition

Does the proposal include total or partial demolition of a listed building?

☒ Yes ☐ No

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Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☒ Yes ☐ No

c) Demolition of a part of the listed building

☐ Yes ☒ No

Please describe the building or part of the building you are proposing to demolish:

Small detached stone outbuilding thought to date from 1830's described in tithe appointment notes for No. 31 Church Street with the tithe map of 1838 as warehouse outbuilding yard and croft.

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

It is not economically viable to repair this structure for garaging. Also the structure is not large enough to replace the timber garage with a double garage for No. 29. The location of the stone outbuilding also prevents the formation of private amenity spaces for nos 30 and 31 where vehicular access is needed to provide access to garages and car parking spaces for all three dwellings. There is no street parking available on Church Street.

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☐ Yes ☒ No

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

13. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	6	6
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	1	1
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Sandstone walls.

Description of *proposed* materials and finishes:

Proposed Garages block to have reused sandstone walls on access side and gable facing the properties and roughcast render on the garden side and garden gable.

Roof of Garages block to be natural blue/black welsh slates.

Access lane, extension of access lane and car parking areas to be gravel finish bonded to bitmac wearing course with stone edgings.

Roof covering- add description

Description of *existing* materials and finishes:

Stone slates to roof of stone outbuilding.

Description of *proposed* materials and finishes:

Proposed garages to have natural blue/black Welsh slates

Windows - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Proposed garage block to have stained softwood window frames, single glazed

14. materials (continued)

External doors - add description

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

Proposed pedestrian access door: stained timber. Proposed garage up and over doors in pre-coated colour metal finish. Colour to be agreed with the planning officer.

Rainwater goods - add description

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

Colour coated metal gutters and downpipes.

Vehicle access and hard standing - add description

Description of existing materials and finishes:

compacted hardcore access lane.

Description of proposed materials and finishes:

Proposed extension of access lane to be gravel bonded to bitmac or tarmac wearing course.

Lighting - add description

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

External bulkhead light fittings part concealed at eaves soffit level above each door to garages.

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

OS Location Map

Topographical Survey in pdf file

1621/PR 007 Topo Survey and ground floor plan of no. 29

1621/PR 008 Proposed Site Plan

1621/PR 009 Proposed Garages Plan and Elevations

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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

16. 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

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

18. Existing Use

Please describe the current use of the site:

Presently uninhabited dwellings in need of substantial renovation with private residential garden area to No. 29 which is a listed building with shared access to rear for Nos 30 and 31.

Is the site currently vacant? ☒ Yes ☐ No

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

Dwellings

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

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

19. 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'.

20. Trade Effluent

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

21. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

23. 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

24. Hours of Opening

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

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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25. Site Area

What is the site area?

00.12

hectares

26. 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

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes

☒ No

28. 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

29. 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:

Ivan

Surname:

Wilson

Person role:

Agent

Declaration date:

02/06/2011



Declaration made

29. 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:

Russell

Surname:

Milnes

Person role:

Applicant

Declaration date:

02/06/2011



Declaration Made

30. Declaration

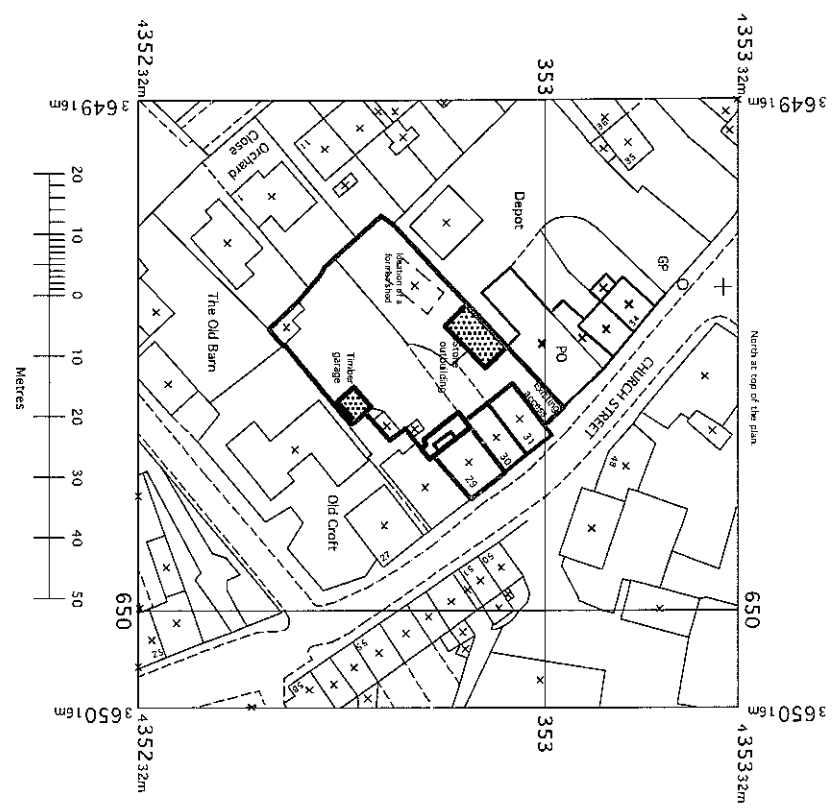
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date

02/06/2011

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29 Church Street	
Ridgester	
Site OS Location Plan	
Drawn by: 1621, P-10	Rev
Drawn: Oct 03	Scale: 1:10,000
IWA Architects	
177 St. Andrew's Road, London E16 1JH	
Tel: 020 7254 1234	
Fax: 020 7254 1235	



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29 Church Street
Ribchester

Site OS Location Plan

Drwg. No.: 1621.P.10

Rev.: -

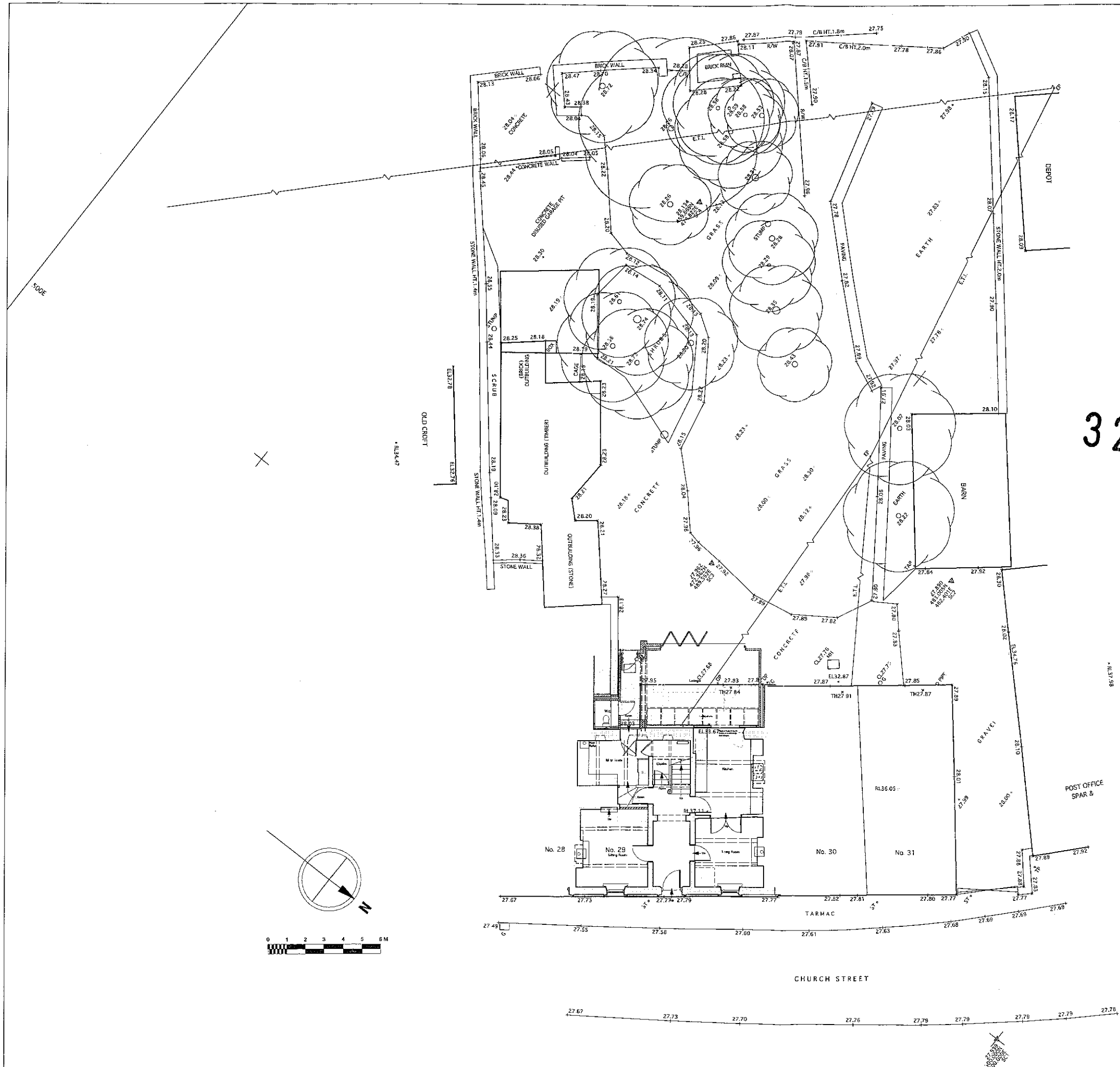
Date: Oct 09

Scale: 1:500@A3

IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe Lancs,
BB7 1LR Tel 01200 423487 Fax 01200 456278

Email address: admin@iwarchitects.co.uk
Website address: www.iwarchitects.co.uk



LEGEND	
	Building (Outline)
	Building (Solid)
	Wall (Outline)
	Wall (Solid)
	Gate (Outline)
	Gate (Solid)
	Fence (Outline)
	Fence (Solid)
	Hedge (Outline)
	Hedge (Solid)
	Tree (Outline)
	Tree (Solid)
	Bush (Outline)
	Bush (Solid)
	Pond (Outline)
	Pond (Solid)
	Stream (Outline)
	Stream (Solid)
	Road (Outline)
	Road (Solid)
	Path (Outline)
	Path (Solid)
	Boundary (Outline)
	Boundary (Solid)
	Spot Height
	Contour Line
	Bench Mark
	Level Peg
	Survey Station
	North Arrow
	Scale Bar

Rev.	Date	Description

Surveyed & Drawn by

MALCOLM HUGHES
LAND SURVEYORS
 Chartered Land Surveyors
 65 Cross Street, Salford, Manchester
 M3 7HF. Tel: 0161 965 1265
 www.malcolmhughes.co.uk
 survey@mh.co.uk

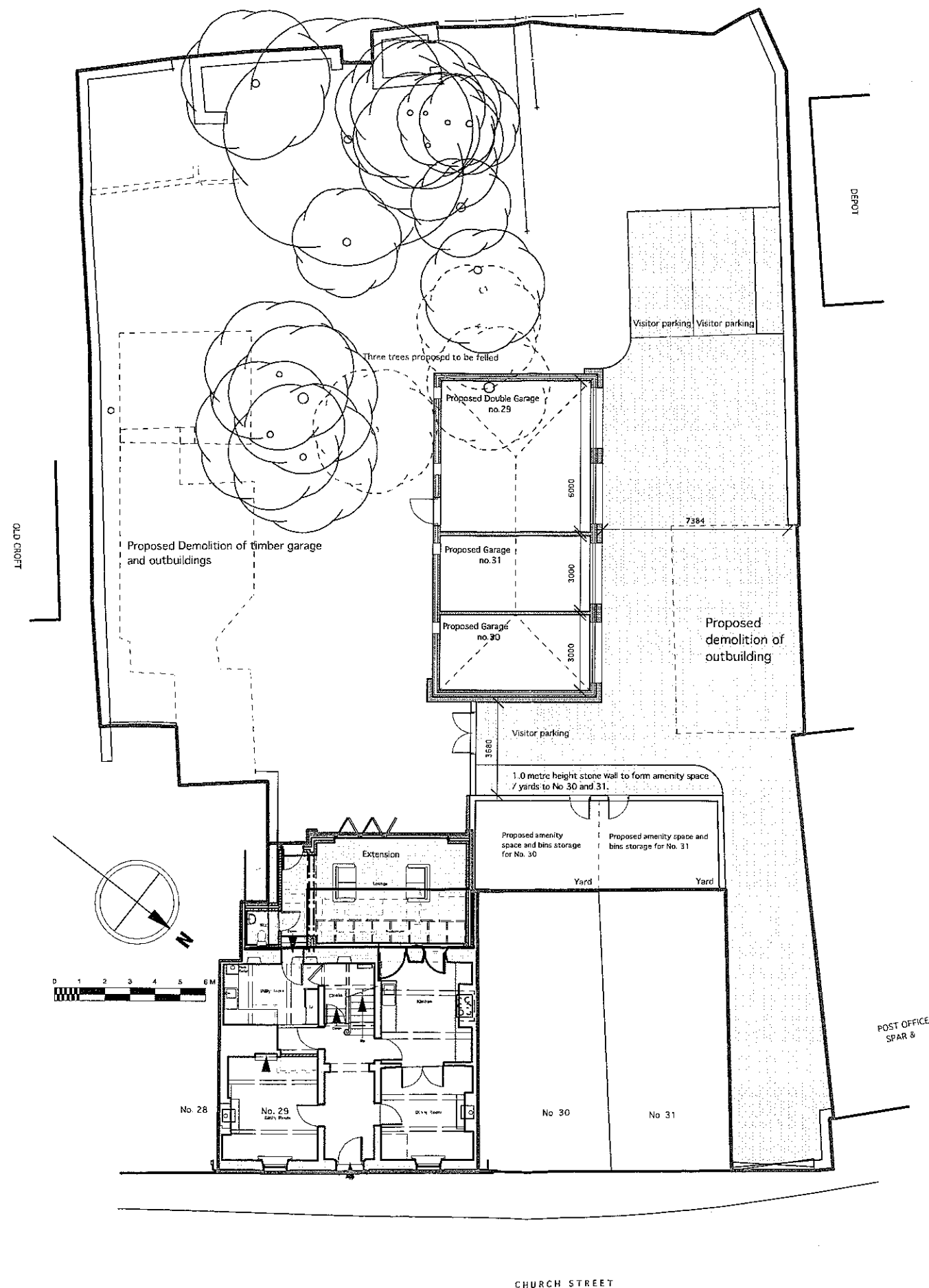
29 Church Street
Ribchester

Topographical Survey and
 Proposed Ground Floor Plan

Dwg. No.: 1621.PR.007 Rev.: "

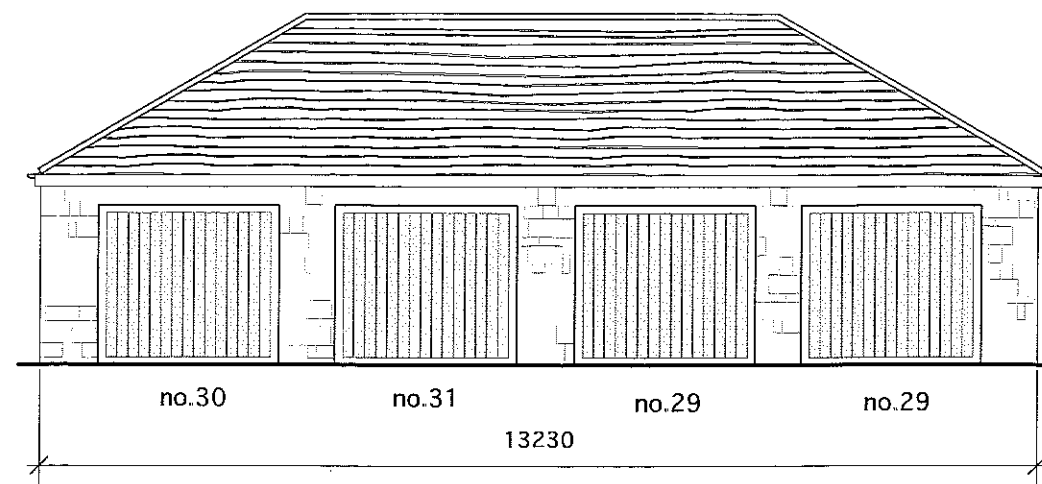
Date: Feb 10 Scale: 1:100@A1

IWA Architects
 Waterloo Mill, Waterloo Road, Clitheroe, Lancs,
 BB7 1LR. Tel: 01200 428487 Fax: 01200 458278
 Email address: admin@iwararchitects.co.uk
 Website address: www.iwararchitects.co.uk

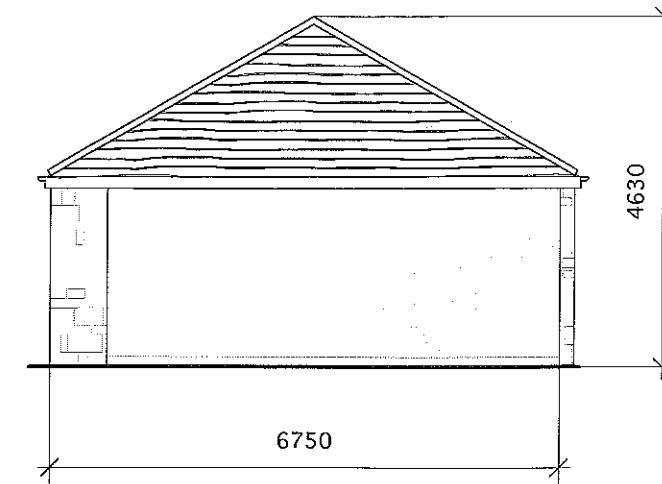


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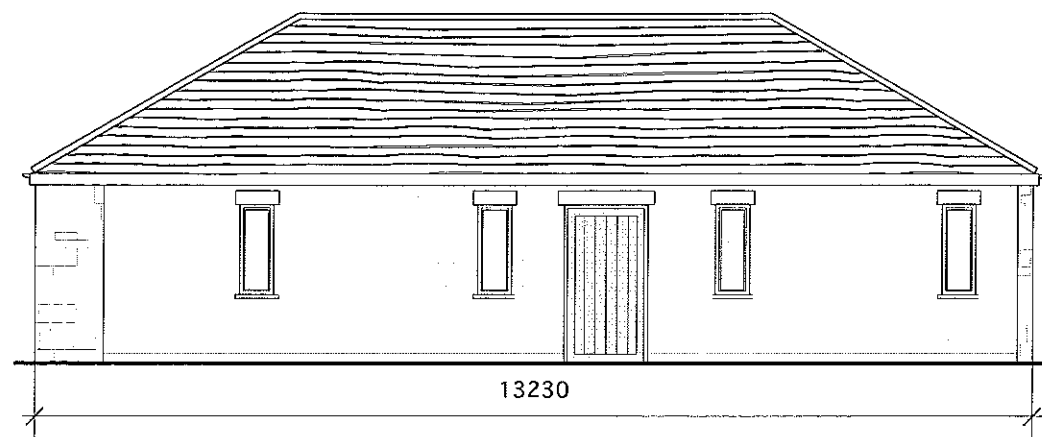
29 Church Street Ribchester	
Proposed Garages and Site Layout	
Drwg. No.: 1621. PR.008	Rev.:
Date: 06/11	Scale: 1:200@A3
IWA Architects Waterloo Mill, Waterloo Road, Clitheroe, Lancs. BB7 1LR. Tel 01200 423487 Fax 01200 458278 Email address: admin@iwararchitects.co.uk Website address: www.iwararchitects.co.uk	



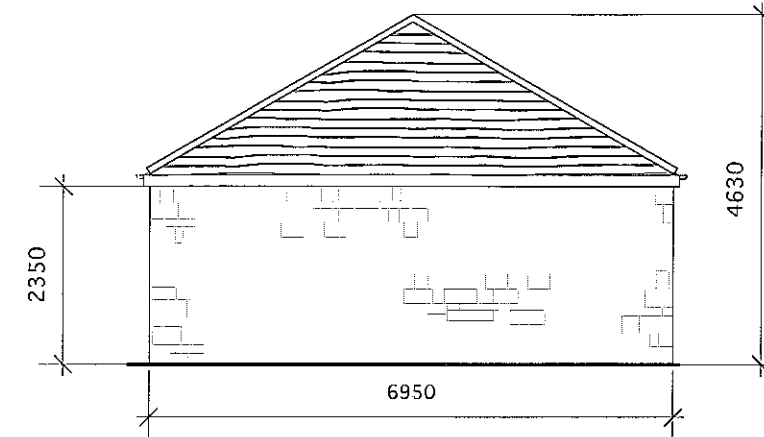
North-West Elevation



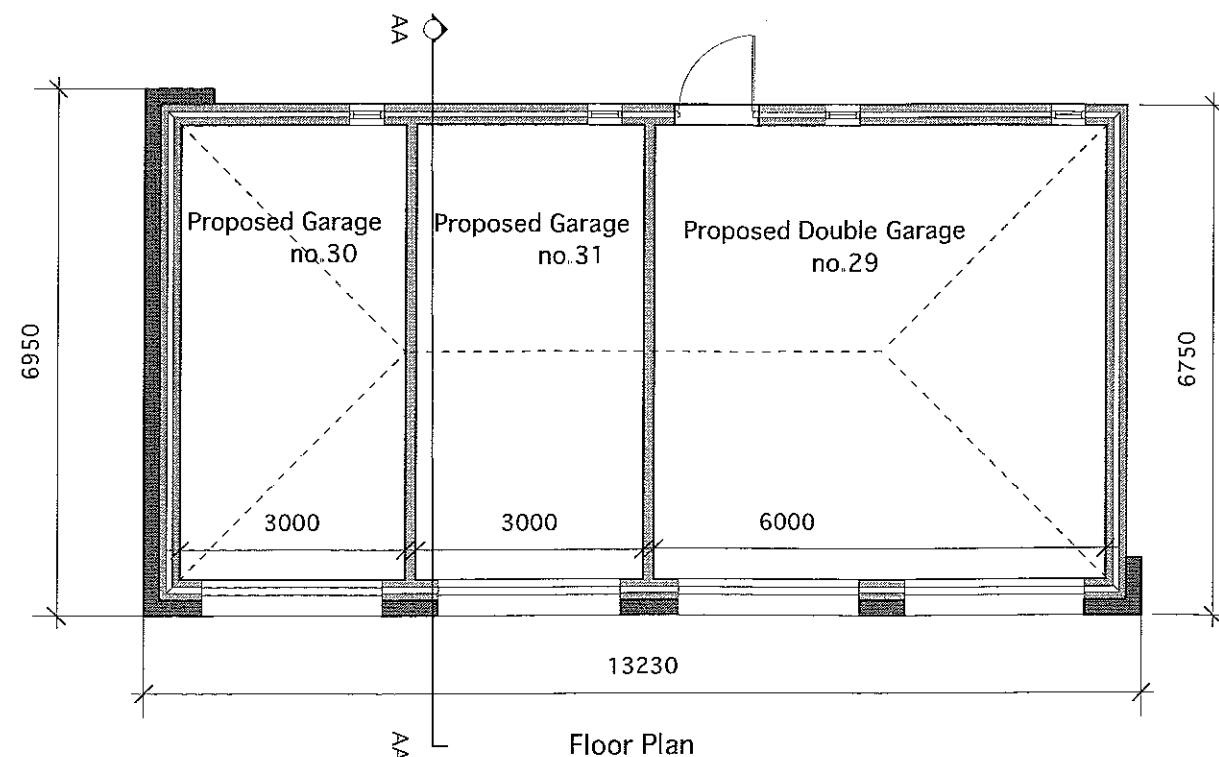
North-East Elevation



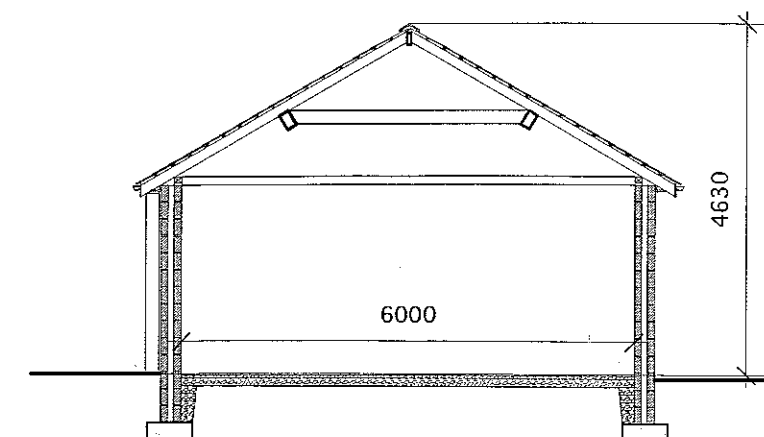
South-East Elevation



South-East Elevation



Floor Plan



Section AA

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Proposed Garage Finishes

Materials:

Roof:
Natural slates

Walls:

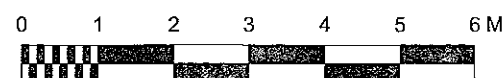
Reused rubble stone facing tied back to block cavity walls to entrance and access sides facing the properties:
Rough cast rendered finish on block cavity walls facing rear of garden.

Garage doors:

Timber finish up and over doors.
Access door and frame in treated and stained timber.

Windows:

Double glazed casement windows, frame in treated and stained timber.



29 Church Street Ribchester	
Proposed Plan, Elevations and Section of Garages	
Drwg. No.: 1621.. PR.008	Rev : A
Date: 06/11	Scale: 1:200@A3
IWA Architects Waterloo Mill, Waterloo Road, Clitheroe, Lancs, BB7 1LH. Tel 01200 423487 Fax 01200 458278	
Email address : Website address :	admin@iwararchitects.co.uk www.iwararchitects.co.uk