



RIBBLE VALLEY BOROUGH COUNCIL

5 JUL 2011

For office use only

Application No: 320110498 P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

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 MRS First name: []

Last name: ALLISON

Company (optional): []

Unit: [] House number: [] House suffix: []

House name: THE GAVES

Address 1: PENDLETON ROAD

Address 2: WISWELL

Address 3: []

Town: CLITHEROE

County: LANCASHIRE

Country: []

Postcode: BB7 9BZ

2. Agent Name and Address

Title: MR First name: FRANCIS

Last name: SHAW

Company (optional): WIGHTON JAGGER SHAW ARCHITECTS

Unit: [] House number: 14-15 House suffix: []

House name: []

Address 1: REGENT PARADE

Address 2: []

Address 3: []

Town: HARROGATE

County: NORTH YORKSHIRE

Country: []

Postcode: HG1 5AW.

3. Description of the Proposal

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

DEMOLITION OF ALL BUILDINGS ON SITE (EXISTING HOUSE, KOUNES AND VARIOUS OUTBUILDINGS) AND ERECTION OF NEW DWELLING INCORPORATING A PUB AND BREAKFAST BUSINESS.

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: **THE CAVES**

Address 1: **PENDLETON ROAD**

Address 2: **WISWELL**

Address 3: **CLITHEROE**

Town:

County: **LANCASHIRE**

Postcode (optional): **BB7 9BZ**

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

Easting: **375155** Northing: **438116**

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: **MRS SARAH WESTWOOD**

Reference: **SW/CMS/RV/2010?/ENQ/00337**

Date (DD/MM/YYYY): **13/05/2011**
(must be pre-application submission)

Details of pre-application advice received?
VARIOUS CONVERSATIONS WITH PLANNER AND LETTER RECEIVED, PLEASE SEE ATTACHED LETTER AS PER REFERENCE ABOVE, TITLED PRE APPLICATION ENQUIRY THE CAVES, PENDLETON ROAD, WISWELL.

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)

PLEASE SEE DWG 105/01(02)002 + 003a.

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:
Bins currently stored on site proposal to match

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:
as above.

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

If Yes, please provide details of the name, relationship and role

9. 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
Walls	STONE, WHITE RENDER KENNELS	DRESSED STONE	<input type="checkbox"/>	<input type="checkbox"/>
Roof	SLATE TILES, CORRUGATED ROOF TO KENNELS.	SLATE TILES.	<input type="checkbox"/>	<input type="checkbox"/>
Windows	WOOD, UPVC AND METAL VELUX	METAL WINDOWS	<input type="checkbox"/>	<input type="checkbox"/>
Doors	WOOD UPVC	WOODEN DOORS.	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	FENCE, HEDGE AND TREES	AS EXISTING, ADDITIONAL TREES TO NORTH, NEW GATE POSTS.	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing	TARMAC.	STONE / GRAVEL.	<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input 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:

105/01(02) 001A, 002, 003A, 004A, 005A, 006A, 007A, 008A, 009A, 010A, 011A
012A, 013A, 014A, DESIGN+ ACCESS STATEMENT REV A, ARBORICULTURAL REPORT, BAT
SURVEY, PHASE 1 HABITAT REPORT, LETTER FROM PLANNING, DWG ISSUE SHEET.

10. 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	12	11	-1
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. 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):

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 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

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:

DWELLING AND KENNELS

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?
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

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

17. 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 checked="" 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"/>						
Totals (a+b+c+d+e+f+g)=							

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"/>						
Totals (a+b+c+d+e+f+g)=							

Social Rented							
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"/>						
Totals (a+b+c+d+e+f+g)=							

Social Rented							
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"/>						
Totals (a+b+c+d+e+f+g)=							

Intermediate							
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"/>						
Totals (a+b+c+d+e+f+g)=							

Intermediate							
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"/>						
Totals (a+b+c+d+e+f+g)=							

Key worker							
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"/>						
Totals (a+b+c+d+e+f+g)=							

Key worker							
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"/>						
Totals (a+b+c+d+e+f+g)=							

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

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

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

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

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	KENNELS	<input type="checkbox"/>	370.6	370.6	
Please Specify	BED AND BREAKFAST	<input type="checkbox"/>		272.	
	Total		370.6	272.	- 98.6.

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	BLB	<input type="checkbox"/>	0	4	4.
Please Specify		<input type="checkbox"/>			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	2	0	2
Proposed employees	2	2	3

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

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 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.

23. 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) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership 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 (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

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

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

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):

24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

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):

25. 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

Signed - Applicant:

Or signed - Agent:



Date (DD/MM/YYYY):

03/07/2011

(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.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 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:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



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):

[Signature]

[Signature]

03/07/2011

(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:
[]	0423 532950	[]
Country code:	Mobile number (optional):	
[]	[]	
Country code:	Fax number (optional):	
[]	[]	
Email address (optional):		
info@wjsarchitects.co.uk		

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)

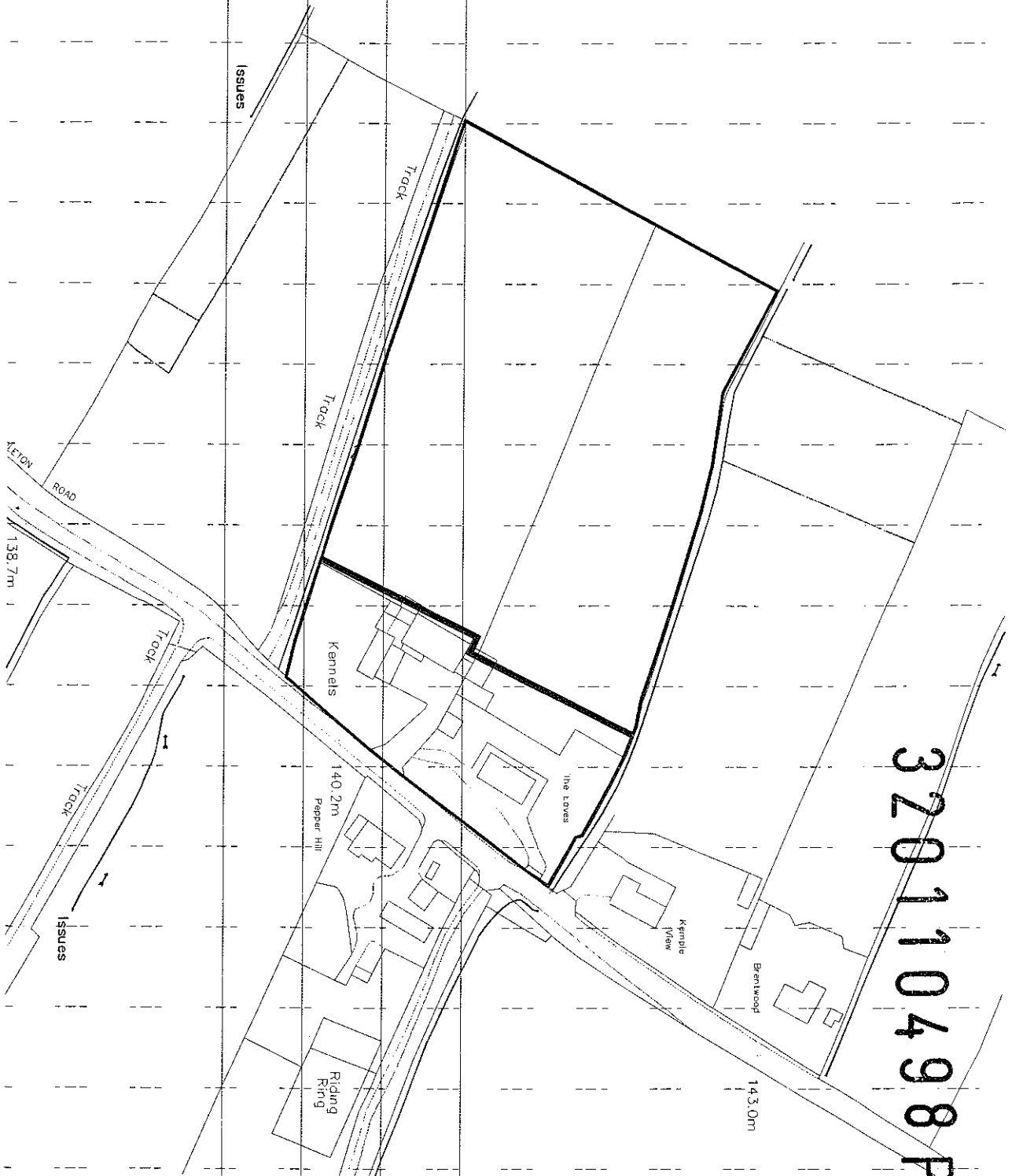
If Other has been selected, please provide:

Contact name: []

Telephone number: []

Email address: []

320110498P



LOCATION PLAN - Scale 1:1250 @ A3

NOTES

1. All dimensions are in metres unless otherwise stated.
2. The site is shown as a shaded area on the plan.
3. The site is shown as a shaded area on the plan.
4. The site is shown as a shaded area on the plan.
5. The site is shown as a shaded area on the plan.



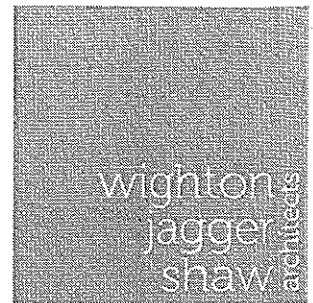
1:1250 @ A3
 1:1250 @ A3
 1:1250 @ A3
 1:1250 @ A3

THE EAMES
 SHEWELL
 SITE LOCATION PLAN

1:1250 @ A3
 1:1250 @ A3
 1:1250 @ A3
 1:1250 @ A3

105/01 (02)001 A

320110498 P



Ref: 105/01/LA/01
Date: 17 June 2011
Revision 1: 2nd July 2011

14-15 Regent Parade
Harrogate
North Yorkshire
HG1 5AW

Tel: 01423 532950
info@wjsarchitects.co.uk
www.wjsarchitects.co.uk

**WISWELL HALL, PENDLETON ROAD, WISWELL
DESIGN AND ACCESS STATEMENT
FOR THE CREATION OF A NEW COUNTRY HOUSE**



5 JUL 2011	
FOR THE ATTENTION OF	

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1.0 SUMMARY

- 1.1 The purpose of this design and access statement is to set out the rationale behind the creation of a new country house in Wiswell near Clitheroe.
- 1.2 The proposals are to demolish the existing dwelling 'The Eaves' on Pendleton Road to create a major new residence that incorporates a bed and breakfast business.
- 1.3 The scheme is considered to satisfy the provision of local and national planning policy. It represents the reuse of previously developed areas of the site in keeping with the character of the countryside and local distinctiveness, in accordance with PPS7 key principles 1 (v-vi).
- 1.4 The proposals represent a reduction in building footprint on the site and do not represent intensification in use. The impact upon the immediate site is constrained by existing development boundaries and agricultural land within the site boundary will remain unaffected.
- 1.5 The proposals represent a good long term use for an existing developed site to significantly enhance the immediate setting and that of the adjacent Area of Outstanding Natural Beauty.

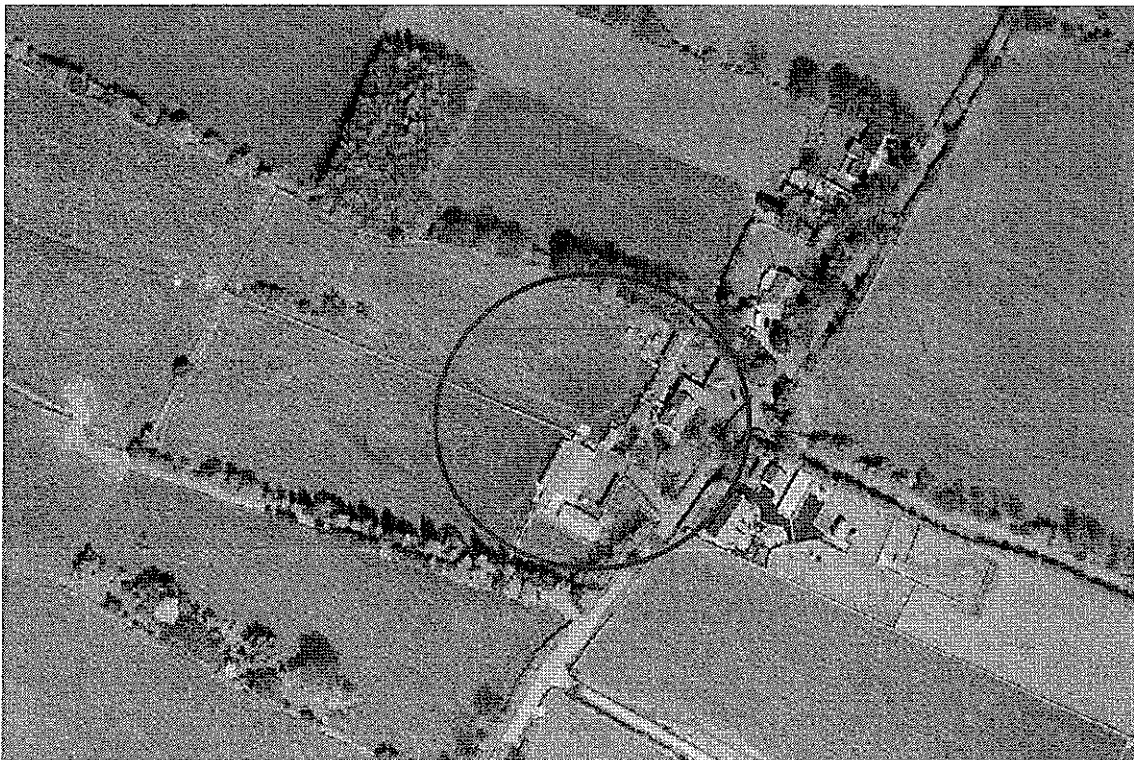


Figure 1 –Aerial view of the site in relation to the adjacent properties

2.0 INTRODUCTION

- 2.1 The 5.1 acre site lies in the Ribble Valley just outside the Forest of Bowland Area of Outstanding Natural Beauty. Situated on Pendleton Road, Pendle Hill rises steeply to the east and the land falls away gently towards the River Ribble to the west.
- 2.2 The existing house is an extensively altered post war prefab with accommodation over two floors faced with natural stone under a slate roof (See photographs included in Appendix I). The kennel buildings were developed from large poultry sheds over fifteen years ago. The present owners bought both the house and the kennels and have subsequently improved the kennels business. The owners now have a very young family and want to run a bed & breakfast business that better suits their lifestyle.
- 2.3 The surrounding properties are of a similar style to 'The Eaves' being extensively altered post war prefabs which are at odds with the nearby seventeenth to nineteenth century farms in a vernacular style.
- 2.4 The location plan below shows the site area outlined in red. The plan is not to scale (a scale copy is included in the supporting planning drawings)

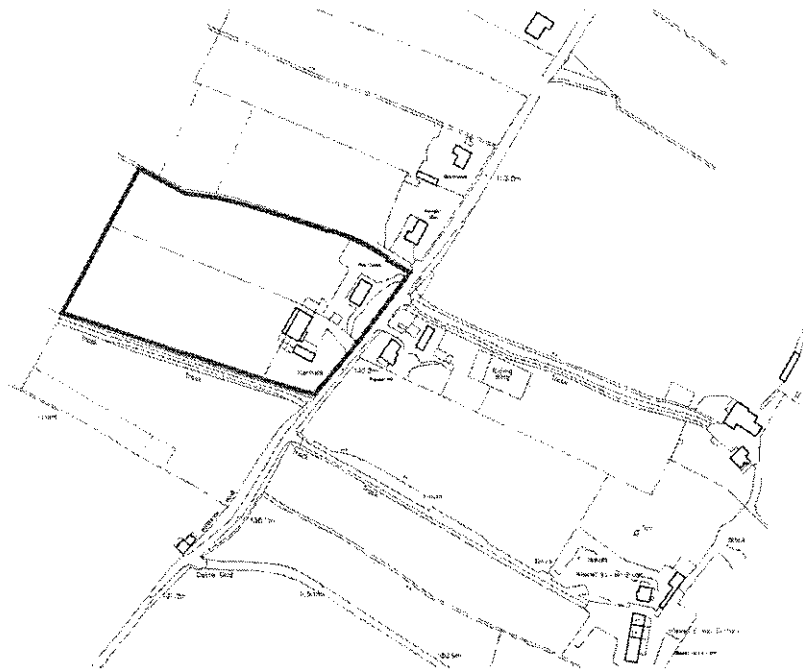


Figure 2 - Site Location Plan

- 2.5 There is currently vehicular into the site off Pendleton Road via driveways to both the house and the kennels.
- 2.6 The existing buildings are separated from the agricultural land to the north western end of the site by a hedge and timber panel fence. All development on the site is contained within this boundary and development on adjacent properties is similarly contained.

3.0 PLANNING POLICY

3.1 National Planning Guidance – Main Relevant Policies

PPS1

Sets out the key principals for creating sustainable development in both urban and rural areas and ensures that planning policies should promote high quality design. Preservation of character and quality of the countryside are stressed.

PPS3

States how good design is essential for high quality housing and how new housing should have its “own distinctive identity and maintain and improve local character”.

PPS7

Reinforces PPS1 in relation to sustainable development in rural areas by, for example, utilising brownfield or previously developed sites. Also recognises that tourism and leisure activities are vital to rural economies.

A wide range of economic activities should be encouraged in rural areas and “a positive approach to planning proposals designed to improve the viability...of existing services and facilities” should be adopted.

Sets out how the exceptional quality of a new house may provide special justification for granting planning permission. “The value of such a building will be found in...the significant enhancement of its immediate setting and its sensitivity to the defining characteristics of the local area”.

3.2 Local Planning Policy – Main Relevant Policies

The Ribble Valley Local Development Framework and the Districtwide Local Plan do not have specific policies which deal with replacement large houses although there are policies which deal with conversions and new build houses on undeveloped sites.

Policy G1 (Development Control)

Sets out the criteria for determining planning applications including:

- Visual appearance and relationship to surroundings
- Materials should be sympathetic to character of the area

Policy G1 also requires all proposals to provide a high standard of design.

Policy ENV2 (Forest of Bowland)

Protects and seeks to enhance the landscape and character of those areas immediately adjacent to the Forest of Bowland AONB. Environmental effects of proposals such as design, materials, scale and landscaping will be a major consideration.

Policy H2 (Dwellings in the Open Countryside)

States that the impact of proposals will be a key consideration including issues such as scale, design and materials to reflect the character of the area.

3.3 Additional relevant Local Planning Policy

Policy G5 (Development Outside the Main settlements)

Policy ENV3 (Open Countryside)

Policy H15 (Conversions – Location)

Policy H16 (Conversions – Building)

Policy H17 (Conversions – Design)

Policy H23 (Removal of Holiday Let Conditions)

4.0 SITE INVESTIGATION

- 4.1 Our client has commissioned a number of surveys of the site to inform the design of the building and to ensure that any special interest on the site is not adversely affected. Copies of all the surveys and reports are included with the application documents.
- 4.2 A topographical survey has been prepared by Survey Operations to give a clear indication of the size and physical characteristics of the site.
- 4.3 An arboricultural survey has been undertaken by GM Tree Consultants. The survey has informed the location of the proposed building on the site to minimise any effect on the existing trees and retain all those of high value. As a result of the tree survey the proposed garaging was moved under the north eastern wing of the house to ensure that the vehicle access did not affect existing trees.
- 4.4 An ecological survey was carried out by Simply Ecology and comprises of a Phase 1 habitat survey. The report concludes that "the loss of small areas of garden planting will be compensated by the reversion of areas which are currently kennels and hardstanding into garden" and that "No additional evidence for the presence of protected, rare or notable species was found".
- 4.5 A bat survey has been undertaken by Earthworks Environmental Design and concludes that "There is no evidence of bat roosting activity associated with this property".

5.0 DESIGN RATIONALE

- 5.1 The Ribble Valley around Clitheroe is home to a series of major country houses and the proposal to create a new 'Wiswell Hall' is conceived as a continuation of this long tradition.
- 1.2 The creation of a new hall or manor house seemed the most appropriate approach to creating a large house of some thirteen bedrooms. Other approaches were explored with the Local Planning Authority including a farmstead design. This was discarded as these buildings evolve over hundreds of years adapting to climate, context and commercial needs and the creation of an 'instant farmstead' would be incongruous and inappropriate given the lack of historical agricultural use.
- 1.3 The decision to create a traditional country house seemed the most logical and appropriate solution to the context and hierarchy of the local buildings. The creation of a 'great house' harking back to the prodigy houses of the sixteenth and seventeenth centuries is a continuation of the arts and crafts movement in its many architectural guises which uses the simple, stark but elegant forms of the Jacobean house to good effect. Houses such as 'Blackwell House' by Baillie Scott and Webb's 'Four Gables' in Cumbria, and Norman Shaw and E S. Prior's Carr Manor in Leeds all use the local vernacular as a pastiche to create a more simplified, austere interpretation. There are countless other examples across the country by architects such as Edwin Lutyens, Ernest Grimson and Ernest and Sidney Barnsley.
- 1.4 In order for this approach to be successful, it is important that the context is traditional and that the detailing relates to the region. Choice of materials should also be closely tied to the locality.
- 1.5 There are many good examples of the local vernacular to take inspiration from such as Mitton Hall – a Victorianised mansion now a hotel, Stirk House – a good seventeenth century manor now also a hotel. Slightly further away Browsholme Hall is a quirky but grand seventeenth century hall of character and Hammerton Hall in Slaidburn is a complete seventeenth century manor in the stark character of the region. Photographs of these houses can be found in Appendix II.
- 1.6 Other houses of note in the region are Clegg Hall in Rochdale – a fine seventeenth century merchants hall - and Gawthorpe Hall is a fine example of an Elizabethan prodigy house associated with the architect Robert Smythson. Haighton Manor further down the Ribble Valley near Preston is also a fine seventeenth century country manor house of very similar proportions to the proposed Wiswell Hall.
- 1.7 Stylistically, there is a clear language of 'E' form or variant plan arrangements, raised plinths, string coursing, corniced eaves and gables with finial details. Using this local language and continuing the tradition of the 'great house' results in a proposal which is rooted in and appropriate to the local landscape character.

6.0 LAYOUT & USE

- 6.1 The proposal is to create a fine country residence with guest accommodation and ancillary facilities by replacing the existing house and kennels.
- 6.2 The house is designed around a compact 'E' plan (see figure 3) over four levels with the basement level sunk fully into the ground and the top floor being contained within the roofspace.
- 6.3 The building is entered into a central hall with a grand staircase giving access to the upper floors. The formal reception rooms are contained within the northern wing whilst the family areas including sitting room, kitchen and ancilliary spaces are located in the southern wing. A secondary staircase links the family areas to the basement leisure facilities and first floor family bedrooms.
- 6.4 Guest accommodation is located at the second floor level within the northern wing. There are thirteen ensuite bedrooms in total arranged over the upper floors.
- 6.5 The basement level is accessed primarily from the secondary staircase within the southern wing which gives access to the swimming pool, cinema and garaging.
- 6.6 The swimming pool sits outside the main building line albeit below ground level to minimise its impact upon the landscape.
- 6.7 This arrangement of space is typical of a modern country estate whereby the family areas can function equally well on their own for small gathering of friends or family, or as part of a larger more formal event where the whole of the ground floor can be used. The secondary staircase is vital to this arrangement linking all the informal, family areas.

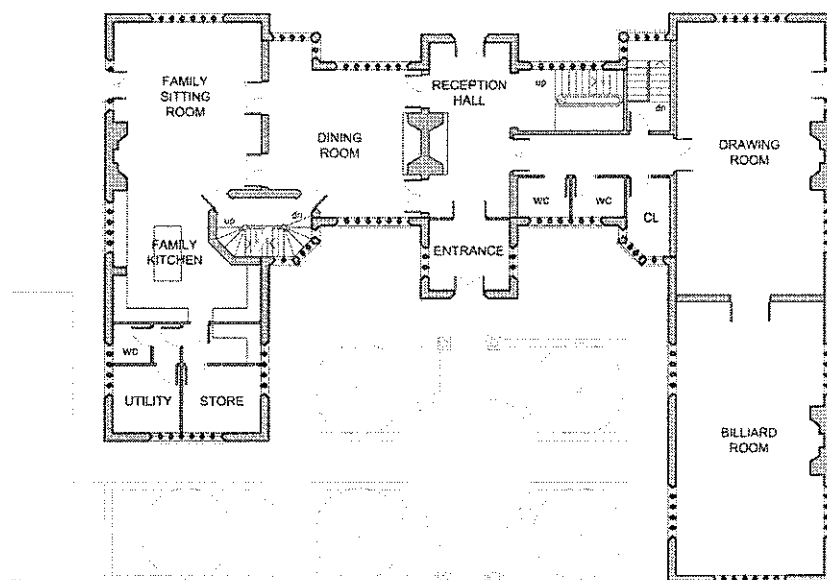


Figure 3 - 'E' shaped plan form

7.0 SCALE & APPEARANCE

- 7.1 The site lies on ground falling from south east to north west and the position of the proposed building on the site makes use of this fall to mitigate the height of the building.
- 7.2 The building has been positioned on the site to mitigate or improve views across the site from adjoining properties as can be seen from the photomontage images included in Appendix III. During the design process, the swimming pool was moved into a basement to reduce the impact of the building on the landscape and the adjoining properties. The proposed building was also moved slightly to the north east at this time to reduce the impact on long distance views across the site from buildings opposite.
- 7.3 All areas of the new building sit behind the established development boundary line. The proposals represent a reduction in developed site coverage and built footprint. Existing developed site area is 3,610m² and the proposed figure is 3,073m². Existing built footprint is 621m² whilst the proposed figure is 423m².
- 7.4 The proposed house sits well away from any boundary in terms of amenity distance to neighbouring properties with the minimum distance to the northern boundary being over 16m.
- 7.5 The proposed building has been designed in a style consistent with other local grand houses as described in Section 5 of this report and including such design features as plinths, mullioned windows and string courses.
- 7.6 It is proposed to construct the building from local materials as far as possible including local stone walling and a slate roof.
- 7.7 The house is conceived as being part of the local landscape as well as sitting proudly on the hillside and will enhance local distinctiveness and the character of the adjacent Forest of Bowland AONB.



Figure 4 – Proposed view from Pendleton Road

8.0 LANDSCAPING & ACCESS

- 8.1 Proposed landscaping will be contained within the established development boundaries with the remainder of the site being retained as semi-improved grassland as noted in the ecology report to maintain the local landscape character.
- 8.2 The area of land between the proposed building and Pendleton Road will be planted as a formal garden, retaining existing trees and including the planting of new.
- 8.3 Two vehicle access points into the site will be maintained allowing for a one-way drive across the front of the building. This will involve the widening of the gap in the hedge of the existing vehicle access to allow for visibility splays. The southern access requires the hedge to be cut back by 6m and by 3m to the northern access. New gateposts will be constructed set back from the road allowing vehicles to pull off the highway before stopping at the gates.
- 8.4 There are 3no. garage spaces included within the basement garage for family use and an additional 6no. spaces provided off the driveway adjacent to the south entrance.



Figure 5 – Proposed aerial view showing formal planting

9.0 CONCLUSION

- 9.1 The landscape and local distinctiveness of the Ribble Valley have informed the design of the proposed house.
- 9.2 The use of previously developed land represents a viable and sustainable new use for the site.
- 9.3 The proposals comply with local and national planning policy.
- 9.4 The proposals will not affect any important ecological features.
- 9.5 The creation of a new country house on this site will continue a strong tradition of grand country residences dating back hundreds of years that will benefit the local community and enhance the landscape character for many years to come.



Photograph 1 – View of existing house from the south east



Photograph 2 – View of existing house from the north west



Photograph 3 – View of existing house looking north east from kennel driveway



Photograph 4 – View of existing house looking west from house driveway.



Photograph 5 – View looking south east from rear of site towards house and kennels with fence on development boundary in front.



Photograph 6 – View from driveway looking south west towards kennels.

15.0 APPENDIX II – HISTORICAL PRECEDENT



Photo A – Blackwell House, Cumbria

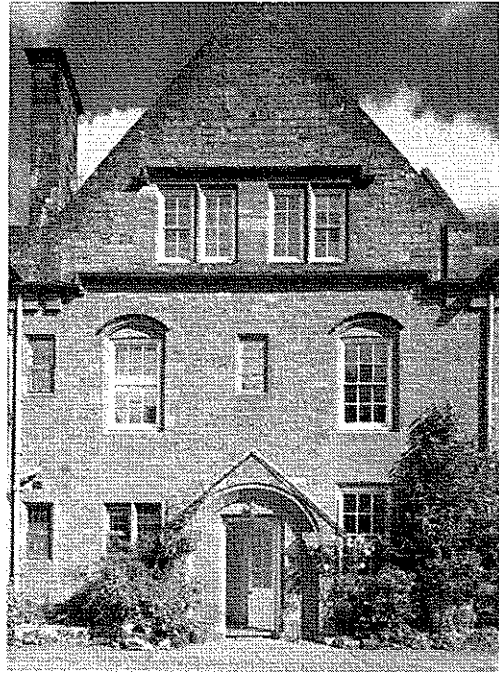


Photo B – Four Gables, Cumbria



Photo C – Carr Manor, Leeds



Photo D – Milton Hall, Clitheroe

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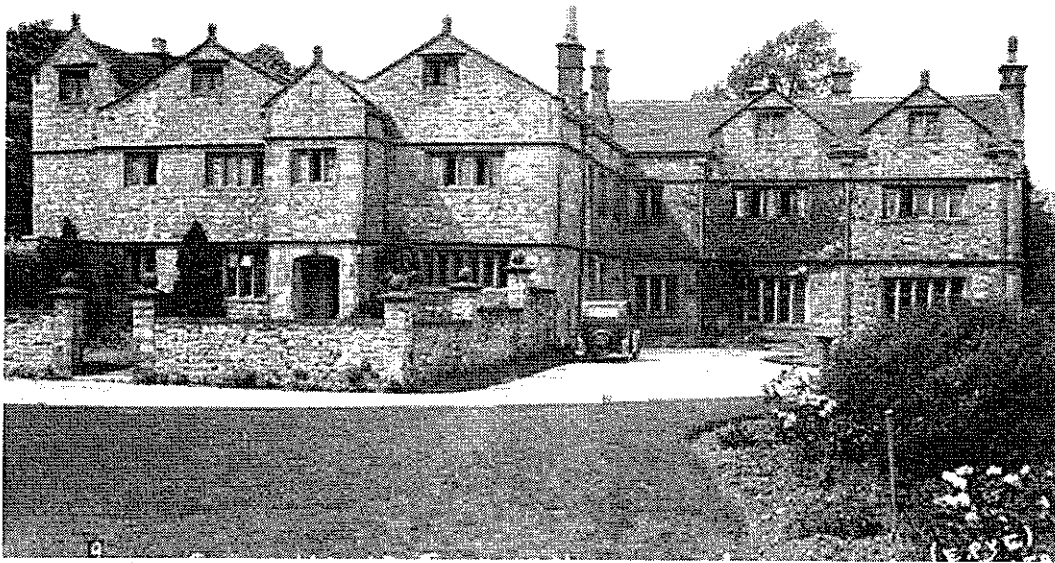


Photo E – Stirk House, Gisburn



Photo F – Browsholme Hall, Forest of Bowland



Photo G – Hammerton Hall, Slaidburn



Photo H – Clegg Hall, Rochdale

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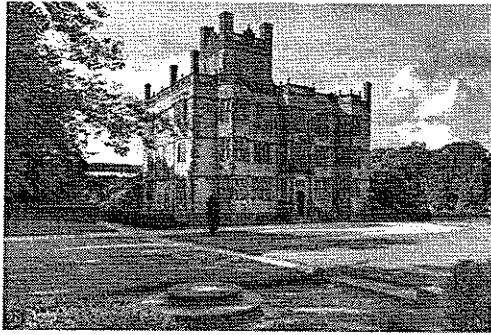


Photo J – Gawthorpe Hall, Burnley

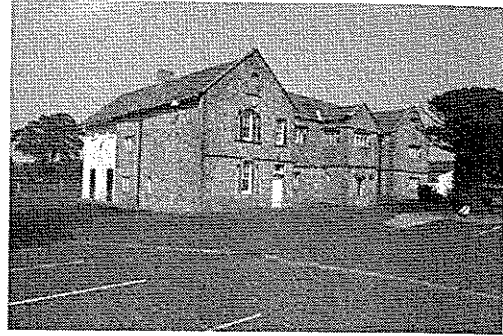


Photo K – Haighton Manor, Preston

16.0 APPENDIX III – PHOTOMONTAGES



Photomontage 1 (See key plan on next page for viewpoint locations)



Photomontage 2 (See key plan on next page for viewpoint locations)

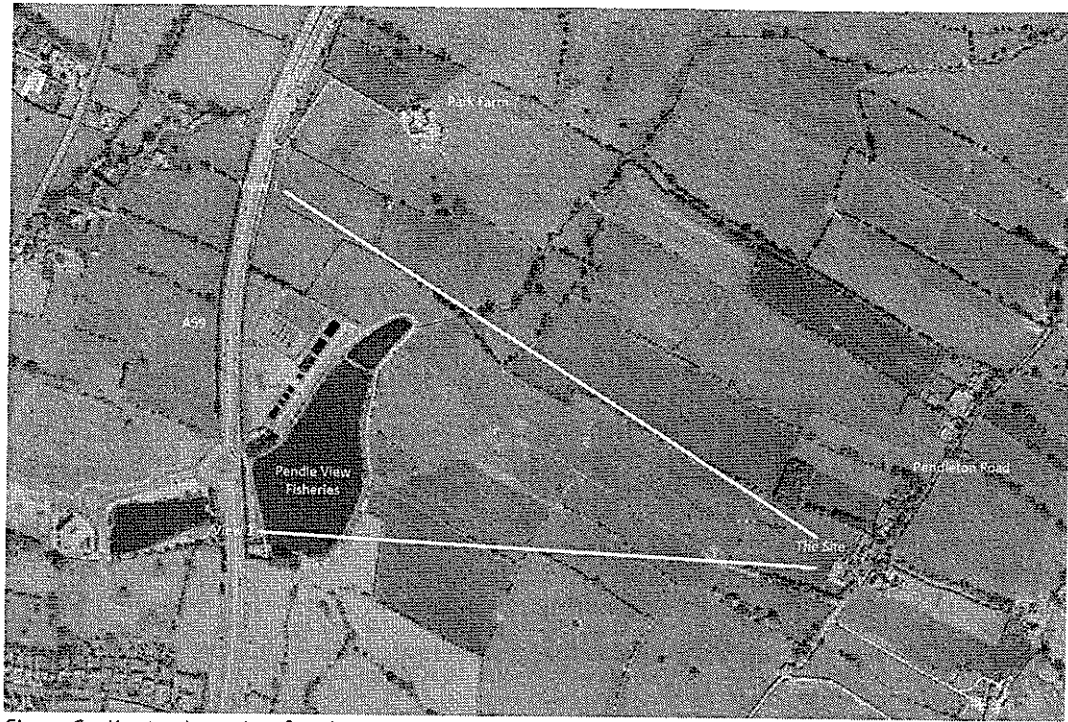
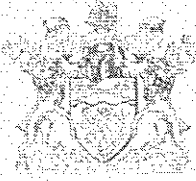


Figure 6 – Key to viewpoints for photomontages

APPENDIX IV – PRE-APPLICATION CONSULTATION



RIBBLE VALLEY BOROUGH COUNCIL

please ask for SARAH WESTWOOD
direct line: 01200 414516
e-mail: sarah.westwood@ribblevalley.gov.uk
my ref: SW/CMS/RV/2010/ENQ/00337
your ref:
date 13 May 2011

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414467
DX: Clitheroe 15157
www.ribblevalley.gov.uk

Dear Mr Shaw

RE: PRE-APPLICATION ENQUIRY – THE EAVES, PENDLETON ROAD, WISWELL

I write with regard to the above following the latest set of drawings you sent through to me via e-mail on 14 March 2011

Your initial enquiry to us put forward two options for development of the site and my previous letter dated 27 September 2010 outlined that in principle a country house with tourism accommodation would fit with planning policy. The key issue was outlined as the potential visual impact of the works and you provided me with a comprehensive set of feasibility drawings in November 2010. That submission put forward two design options namely a country house design or farmhouse design and provided information on design influences and a set of photomontages from various vantage points along the A59. The information was not only considered by myself and David Hewitt who is this Council's Countryside Officer but also the AONB Manager from Lancashire County Council, Don McKay. We received his comments in February this year and I understand that David Hewitt discussed this with you which resulted in revised drawings being submitted for consideration in March. It is those drawings I shall now pass comment on.

The style you have now settled on is the bolder country house style which the AONB officer commented would be more appropriate for the large scale of the proposal. You have revised the design in order to reduce the length of the building and now show the garage and swimming pool extension potentially buried in the ground. This is beneficial in order to reduce the massing of the building in long-range views. You have also moved the proposed building closer to the roadside.

I have spoken to the County Surveyor about the latest design to see if the repositioning of the building further towards the roadside would raise any issues with him. The entry and exit points are still roughly in the same position and I note that you have not specifically annotated on the plans any sightline requirements. I reiterate my previous comments to you that should the development require the removal or setting back of the hedgerows that bound Pendleton Road, such details would need to be clearly marked on any plans. The only comment that Martin Nugent has made at this point in time is that he questioned the parking arrangements. I calculate that the scheme shows some 14 bedrooms but there is no indication of how many of these are for private family accommodation and the number for commercial use. Without such information he is unable to properly assess the parking requirement but it is unlikely that a 4-car garage

Chief Executive: Marshal Scott CPFA
Directors: John Heap B.Eng. C.Eng. MICE, Jane Pearson CPFA

would suffice. I note you have shown areas of formal garden to either side of the proposed building and wonder whether the area adjacent to the exit point could be utilised for such a purpose

The AONB Officer has commented that the visual impact of a new structure when viewed from the northwest would require to be moderated by a strong landscaping scheme. He made this in relation to the initial design making reference to the substantial length of the elevation which conflicted with the scale of surrounding smaller structures and the distinctive pattern of narrow fields lined with hedgerows and hedgerow trees. I accept that you have since reduced the length of the building but consider that appropriate landscaping of the grounds in which it is to be set is still a pre-requisite. The area is undulating lowland fringe farmland and is characterised by mixed farm woodland, copses and hedgerows. Any landscaping proposals must reflect very strongly this landscape type and consist of appropriate tree types and species mix. There are some mature trees fronting the existing dwelling and these should be retained. We would also require a phase 1 habitat survey to be carried out and submitted in support of the application, together with an arboricultural/tree constraint plan.

Turning to the actual design of the building put forward, your submission contains a section on design influences making reference to development at Barrowford Higham, Colne Hapton and more locally the Stirk House at Gisburn, Osbaldeston Hall and Milton Hall. There is no doubt that this will be an imposing structure and be of such a scale that it will have a significant impact on the setting of the AONB. All development within or affecting the setting of the AONB must be considered from the point view of its adverse or beneficial impact of the qualities of the AONB. All development is expected to be of a very high standard of design, be in keeping with local distinctiveness and should seek to conserve and enhance the AONB's natural beauty. The proposal clearly involves large-scale investment in the area and the elevational designs reflect a wish to find an appropriate style for the locality adjoining the protected landscape. Having carefully considered the design in the context of your supporting information/design rationale, I am of the opinion that should an application come forward based on the latest set of submitted drawings, the scheme, whilst substantial nature, would not prove so significantly detrimental to the visual amenities of the area as to warrant an unfavourable recommendation purely on that ground.

I trust you find the above information of use and stress that it represents an officer opinion only, given without prejudice to the final determination of any planning application which may be submitted.

Yours sincerely



SARAH WESTWOOD
SENIOR PLANNING OFFICER

Mr F Shaw
Wighton Jagger Shaw Architects
Hellfield Peel
Peel Green
Hellfield
SKIPTON BB23 4LD

Clereflo ASP 6 - 20PE Package Sewage Treatment Plant

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Designed and tested in accordance with BSEN12566-3:2005 and with the British Water Code of Practice for Flows and Loads, serve a population range from 6-20 persons and is suitable for residential and commercial projects where mains drainage is not available. Typical applications include single dwellings, small communities or developments, refurbishments and rural barn conversions.

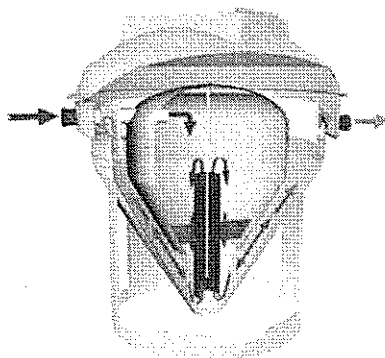
For homeowners and self-builders the key features of the new Clereflo ASP are its discreet below ground installation, its quiet operation and the low ongoing maintenance and running costs. For builders and developers as well as being price competitive, ASP's compact design offers a low-cost, easy installation process.

FEATURES AND BENEFITS

- Independently Tested to BSEN12566-3:2005
- Value for money
- Completely below-ground installation
- Easy to install - reduced costs
- Proven technology with reliable performance
- Quiet, odourless operation
- Compact design with no moving parts
- Typically 1 to 3-year desludging period
- Deeper inverts available with a standard extension kit
- Option for pumped influent or effluent
- Effluent Standard: 20mg/l BOD; 30mg/l SS; 20mg/l NH3
- Suitable for discharge to ground or watercourse (subject to Environment Agency consent)

All applications should be specified to comply with the British Water Code of Practice for Flows and Loads. Further advice and information is available from our experienced internal and external sales teams. Site visits and assessments are recommended to ensure the correct equipment is proposed for each application.

Standard range plants produce an effluent quality of 20mg/l BOD; 30mg/l SS; 20mg/l NH3. The correct plant should be selected to meet the requirements of the discharge consent granted by the Environment Agency, SEPA or EHS.



[ASP Brochure](#)

[ASP Installation O&M Manual](#)

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