



RIBBLE VALLEY
BOROUGH COUNCIL

04 JUL 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110508 P

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

Application for Planning Permission and conservation
area consent for demolition in a conservation area.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	Andrew	Surname:	O'Neill	
Company name:	Sommerville Properties Limited					
Street address:	'Greenlawn'			Country Code	National Number	Extension Number
	Station Lane			Telephone number:		
	Barton			Mobile number:		
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:	UK					
Postcode:	PR3 3JA					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Dr	First Name:	Stephen	Surname:	Todd	
Company name:	S. Todd & Co.					
Street address:	Kiln Lodge			Country Code	National Number	Extension Number
	Station Lane			Telephone number:	01772 864389	
	Barton			Mobile number:	07949 016 657	
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:	UK					
Postcode:	PR3 5DX				s.todd@salford.ac.uk	

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Resubmission of Planning Application 3/2011/0245 - Proposed conversion of existing offices (above a shop) to 2 No. flats (Change of Use A2 to C3)

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

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

Description:

House: 18 Suffix:
House name:
Street address: BERRY LANE
LONGRIDGE
Town/City: PRESTON
County:
Postcode: PR3 3JA

Full Numbering is 18 - 20

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

Easting: 360497
Northing: 437365

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY):

(Must be pre-application submission)

Details of the pre-application advice received:

Details with respect to change of use.

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

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☒ Yes ☐ No

If Yes, please provide details:

Waste collection will be in line with the Local Authority collection scheme and separated on site as required.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Explanation for Proposed Demolition Work

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

No demolition - Existing structures retained

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

10. (Materials continued)

320110508 P

Walls - description:

Description of *existing* materials and finishes:

Stone walling laid in stretcher bond.

Description of *proposed* materials and finishes:

As above - the proposal does not affect this.

Roof - description:

Description of *existing* materials and finishes:

Traditional slated roof.

Description of *proposed* materials and finishes:

Traditional slated roof - not altered.

Windows - description:

Description of *existing* materials and finishes:

Softwood windows painted white.

Description of *proposed* materials and finishes:

PVCu windows - in black to match adjacent shop below and No. 16. PVCu windows to rear and gable in white.

Doors - description:

Description of *existing* materials and finishes:

Softwood - painted white.

Description of *proposed* materials and finishes:

Hardwood door painted black to match shop below and No. 16.

Boundary treatments - description:

Description of *existing* materials and finishes:

Stone wall and fence to rear of the property.

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

The area immediately in front of the shop at 18 - 20 is used to park the van used in connection with the business on the Ground Floor. This area is finished in stone flagging.

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

A single low energy external light (above the access to the Flats) to be provided.

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:

A 01 Existing Ground and First floor Plans; Location and Block Plans.

A 02 Existing Elevations

A 03 Proposed elevations and First Floor Plan.

Design and Access Statement (18 - 20 Berry Lane)

Statement in support of Policy EMP11

11. 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	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	There is on street parking currently available.		

12. 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):

Drainage connected to existing combined system.

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 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

14. 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

15. Existing Use

Please describe the current use of the site:

Ground Floor - Retail Shop.
First Floor - Vacant.

Is the site currently vacant? ☒ Yes ☐ No

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

Ground Floor - Current Use - Retail.
First Floor - Office Use (Financial) - currently vacant.

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

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 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'.

7. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

320110508 P

18. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	2				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

2

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	99.5	99.5	99.5	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		99.5	99.5	99.5	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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20. 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

21. Hours of Opening

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

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other	N/A	N/A	N/A	N/A	N/A	N/A	☐

22. Site Area

What is the site area? sq.metres

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:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

25. 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

26. 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: First name: Surname:
Person role: Declaration date: ☒ Declaration made

26. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates as listed below:

If any part of the land is an agricultural holding of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

27. Declaration

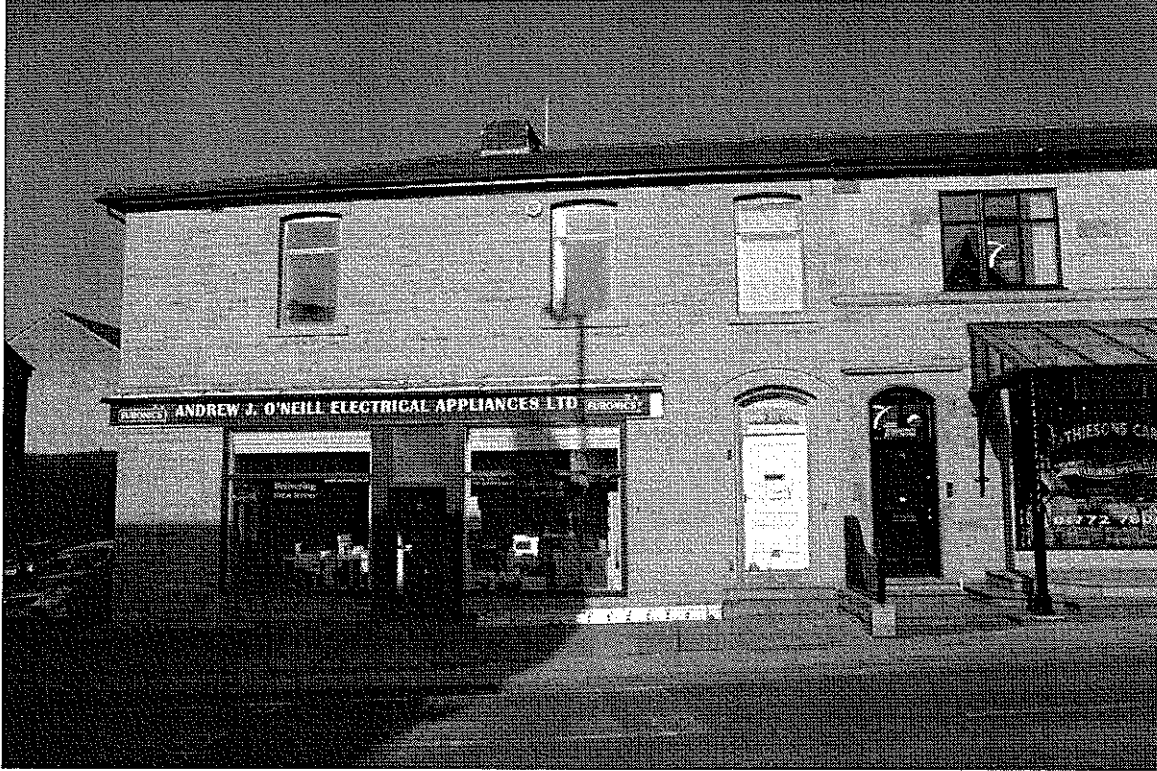
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date:

Reference 3: Heritage Statement (incorporating photographs to aid identification)

18 – 20 Berry Lane Longridge PR3 3JA



Photograph 1: Front Elevation 18 – 20 Berry Lane Longridge

Introduction

This statement discusses the environmental effects for the Proposed Conversion of Existing Offices (above a shop) to 2 No. flats (Change of Use A2 to C3) at 18 Berry Lane Longridge PR3 3JA.

Berry Lane is situated in the conservation area within the defined urban area for Longridge. There are currently no listed buildings within the conservation area and Berry Lane comprises primarily commercial buildings, public buildings and domestic accommodation.⁽¹⁾ Berry Lane is largely 19th Century and contains principal buildings of which St Paul's Church is the most notable. Longridge has a large number of nineteenth century mill worker terraced houses which are stone-built, probably as No. 18 Berry Lane.

Along Berry Lane, two or three storey buildings usually sit tight to the back of the pavement with long terraces of stone-built houses with ground floor shops being the usual form of development. This is interspersed with public gardens (Towneley Gardens) and the green spaces around The Limes and the 1960s public library. Long straight roads containing more terraced houses of the late 19th century are set at right angles to Berry Lane, almost in a grid pattern.⁽²⁾

Usage

The current usage to the Ground Floor is retail and on the First Floor Financial Services. It is understood that previous to the financial use the first floor was a Flat. The ground floor shop has had an unsympathetic extension built to the rear.

The Current Application

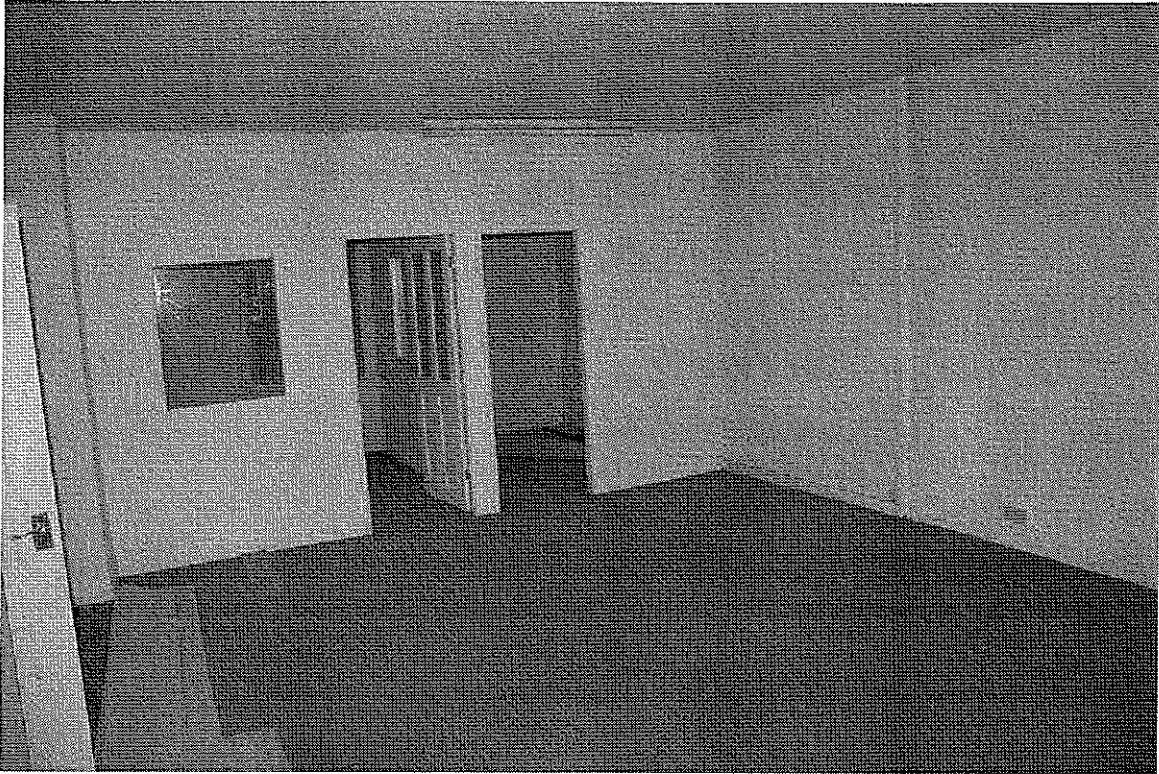
The property under consideration is constructed from stone to the external walls and roof of traditional slated construction. The doorcase to the first floor fronting Berry lane consists of two pilasters with carved scroll bracket. The Shop on the ground floor of the application building is of modern design with no special architectural merit. It also includes PVCu windows with a black finish matching those at No. 18.

The current Planning proposal is the "Proposed conversion of existing offices (above a shop) into 2 No. Flats (Change of Use A2 to C3)." The first floor is now no longer in Financial Services usage and this application proposes to form 2 No. 1 bedroom flats on the first floor whilst minimising alterations to the existing building fabric and original features. New partitions will be installed to subdivide the space and create the two flats. These partitions will be lightweight stud work with plasterboard and plaster finish with adequate resistance to the passage of sound to comply with the Building Regulations.

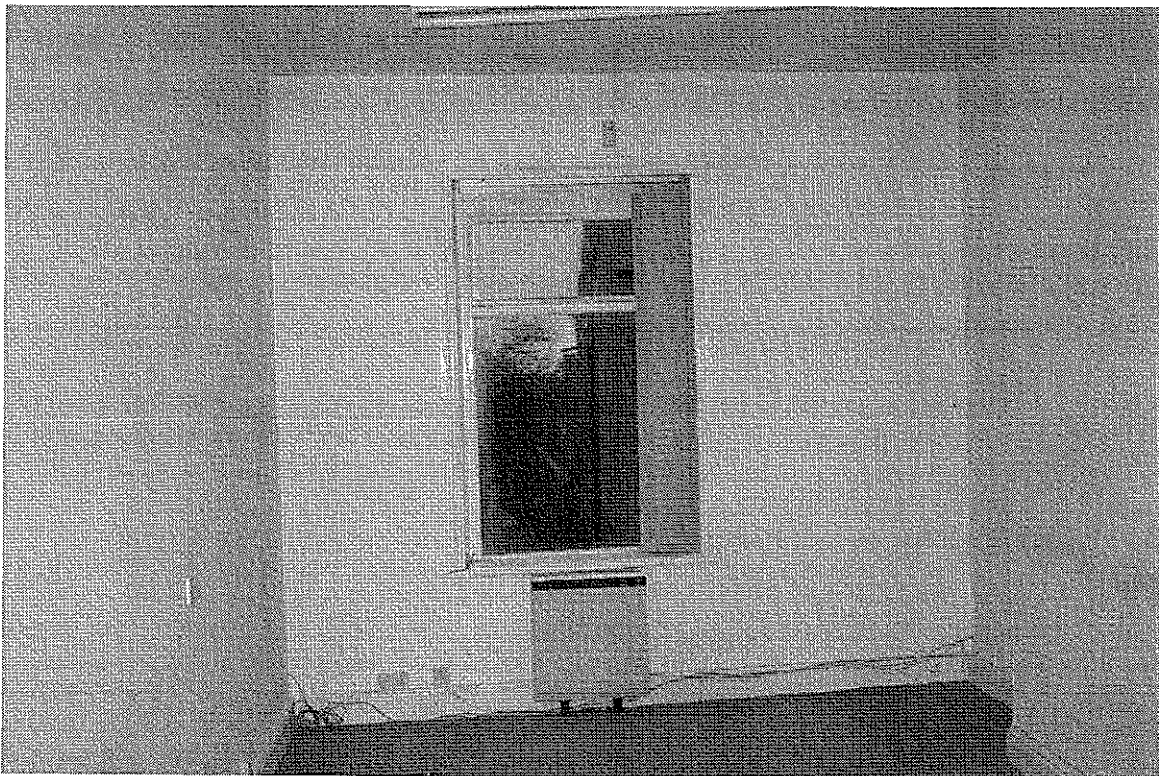
The structural alterations will include alterations to the existing staircase and reconfiguring the internal space to for 2 No. Flats. Attention will also have to be paid to the current Building Regulations especially in respect of Thermal Insulation and Fire Precautions. As far as the fabric is concerned this will involve internal thermal insulation to the exposed elements. There are no internal features of architectural merit probably with the exception of the staircase and the proposal will largely retain it in its original form with some alteration at its head. (Photographs 2, 3 and 4).



Photograph 2: Existing Staircase to First Floor



Photograph 3: Existing 'Office 1'



Photograph 4: Existing 'Office 2'

There are no alterations planned to the external stonework of the building including the stone door surrounds. The existing windows are modern softwood design incorporating single glazing. The windows to the Proposal match the shop and it is therefore planned for these to be formed in black/white PVCu. The existing front door facing Berry Lane is to be renewed in treated hardwood to match that of No. 16.

It is also planned to retain the 'sub chimney' on the front elevation.

In summary we have provided a solution without compromising the existing original features of the building.

References

1. Lancashire Historic Town Survey Programme LONGRIDGE Historic Town Assessment Report June 2006 LCC & Egerton Lea Consultancy with support from English Heritage and Ribble Valley Council.
2. Longridge Conservation area Appraisal, The Conservation Studio 1, Querns Lane, Cirencester, Gloucestershire, November 2005.

22 June 2011

S. Todd & Co. Ltd

Chartered Building Surveyors

Kiln Lodge, Station Lane, Barton, Preston, Lancashire, PR3 5DX

Telephone: (01772) 864389

e-mail: s.todd@salford.ac.uk

Reference No. 1

320110508 P

18 – 20 Berry Lane Longridge - Design and Access Statement

Proposed change of use of existing Offices to 2 No. flats above a shop at 18 – 20 Berry Lane Longridge PR3 3JA

Introduction

This Design and Access Statement has been submitted in support of the Planning Application for the change of use of offices to two flats. The flats in question are above a shop which has current retail use (A. O'Neill Electrical Appliances Ltd).

The site is located on the North East side and fronts Berry Lane. The existing building largely remains as currently presented with minor alterations to the roof (roof light to the rear elevation) and the provision of new windows and doors.

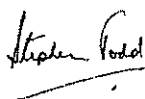
The offices in question were previously used as a flat as discussed with Ribble Valley Planning Department. There is no change to any access.

Design Principles and Solution

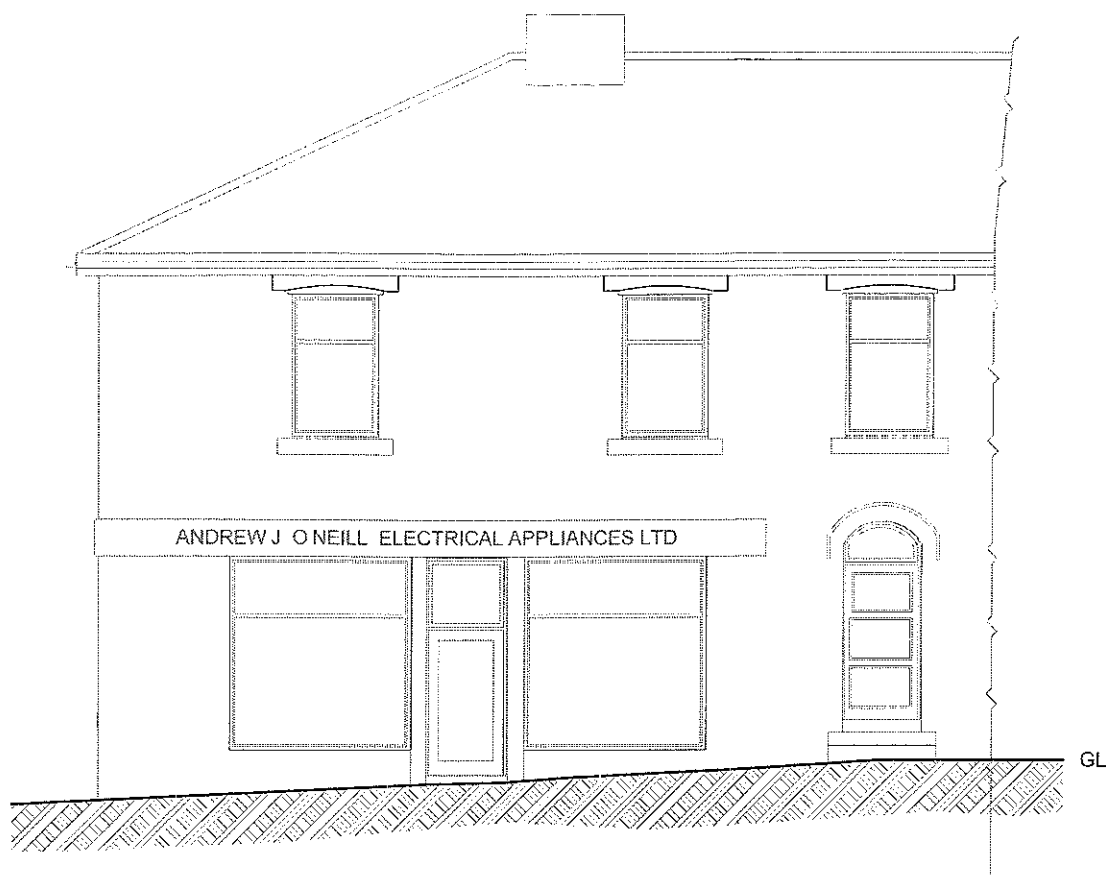
The building is in a Conservation Area and there is a recently renovated shop (no. 16) adjacent to the application property.

The changes to the original building as referred to above include new windows in black PVCu. The door serving as access to the first floor flats is currently constructed from softwood. It is planned to replace this in hardwood to match the door of the adjacent property (No. 16). The original chimney stack is to be retained.

Internally it is proposed that new stud walls will be constructed to divide up the space to form two flats.

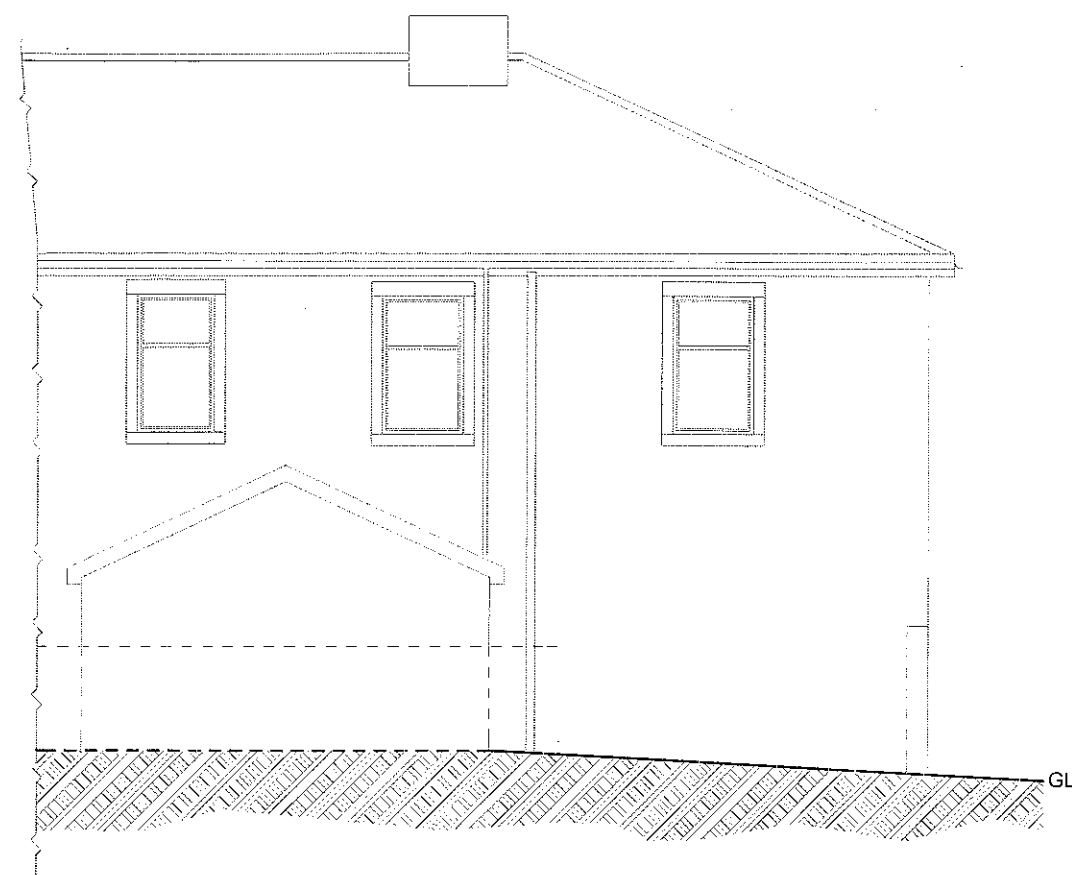


Stephen Todd
S. Todd & Co. (Chartered Building Surveyors)
June 2011



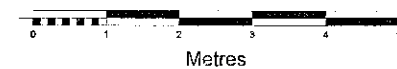
Existing South West Elevation

1:50

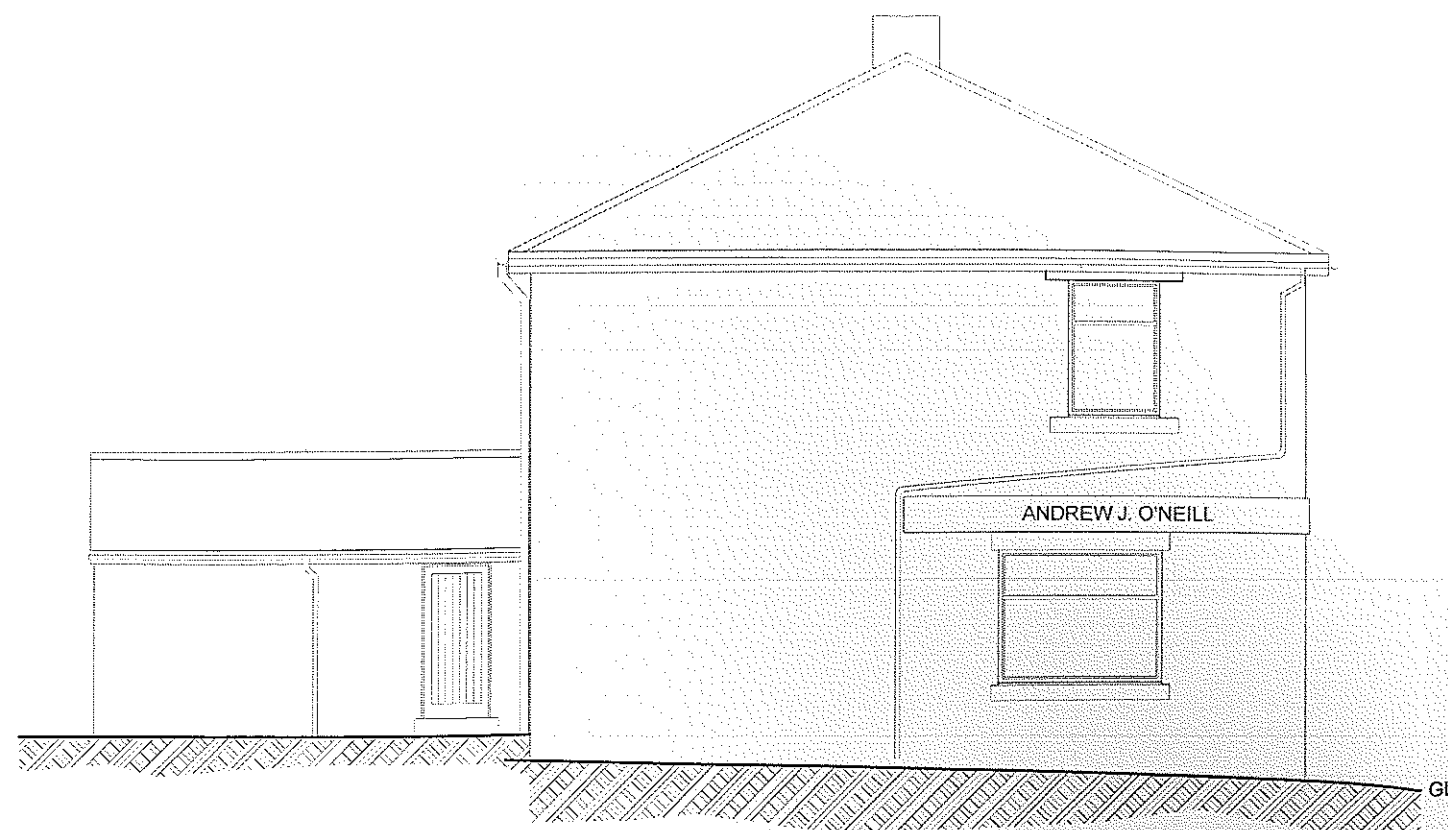


Existing North East Elevation

1:50



Metres



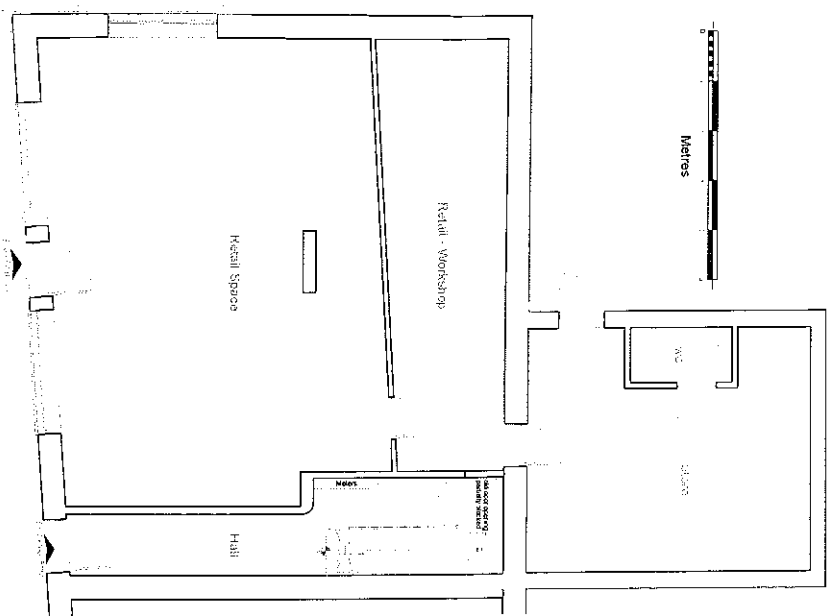
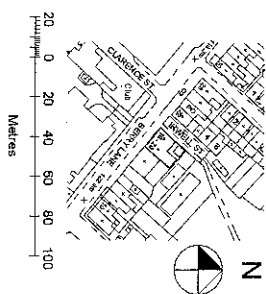
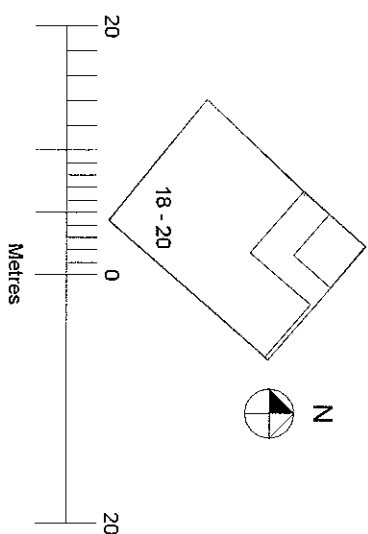
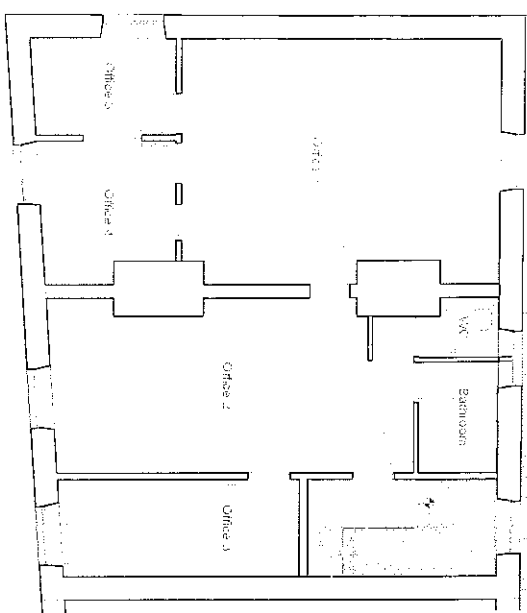
Existing North West Elevation

1:50

320110508P

Notes:

Date:	Initials:	Description:	Rev:
S. Todd & Co. Chartered Building Surveyors 'Yolk Lodge' Station Lane Barton Preston PR3 5DX T: 01772 864389 M: 07949 016857 E: s.todd@salford.ac.uk			 RICS
Job Title Proposed Conversion of Existing Offices (above Shop) to 2 No. Flats (Change of Use: A2 to C3) at 18 - 20 Berry Lane Longridge PR3 3JA For: Sommerville Properties Ltd, Greenlawn Station Lane Barton Preston PR3 5DX			
Drawing Name Existing Elevations			
Drawing Status Planning Submission			
Drawn by: S. Todd		Date: June 2011	
Drawing Scale/s 1:50 @ A1			
Layout ID A.02		(Software v 14)	

[illegible]Reproduced with permission of
Ordnance Survey

5	Name	S. Tadd & Co.	Telephone		
6	Address	100, 117/52, 1200 Thiruvalluvar Street, Chennai-600 002			
7	Products	Longgrain Rice, Paddy, Rice Husk			
8	Quantity	1000000 MT			
9	Remarks	1. 1000000 MT @ 117/52			
10	Remarks	1. 1000000 MT @ 117/52			
11	Remarks	1. 1000000 MT @ 117/52			
12	Remarks	1. 1000000 MT @ 117/52			
13	Remarks	1. 1000000 MT @ 117/52			
14	Remarks	1. 1000000 MT @ 117/52			
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25	Remarks	1. 1000000 MT @ 117/52			
26	Remarks	1. 1000000 MT @ 117/52			
27	Remarks	1. 1000000 MT @ 117/52			

Exporting Station and First Floor Plans:
Location and Field Plans

Trading Station
Planning Structures
Trade Size
Floor Size
Aot

Additional Comments:
(above 5000 to 2 to 5000 Change of Use
A to C3 at 18 : 20 Bury Low Longridge
Sambotto Properties Ltd. Chendian
Shallan, near Eclatn Pevadl Pds SDX

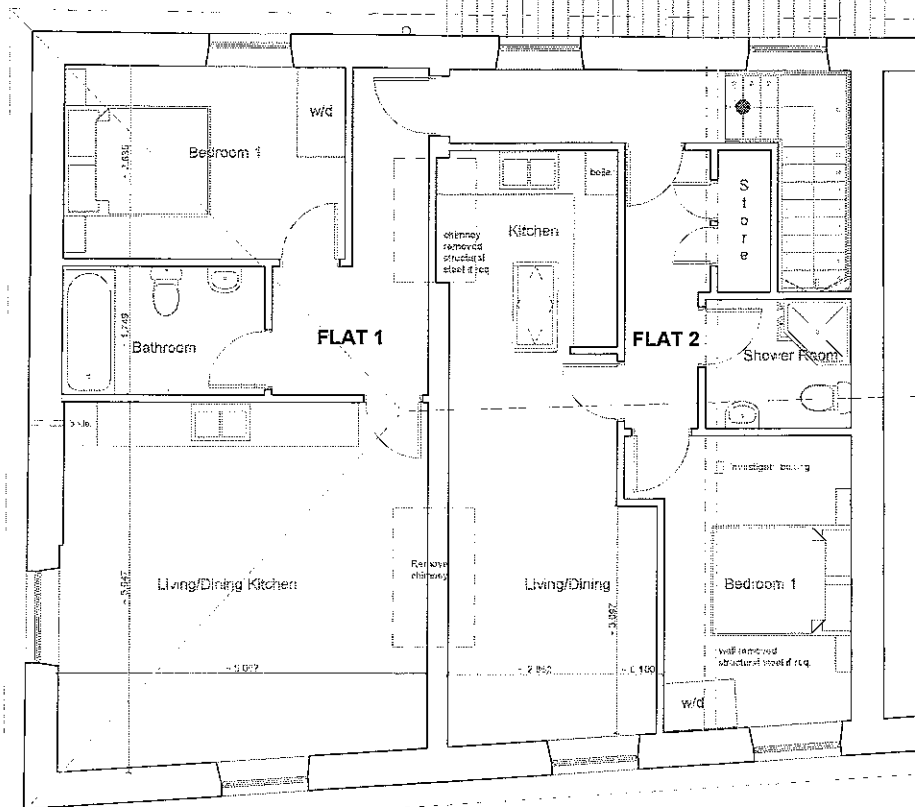
1. Tadd & Co.
100, 117/52, 1200
Thiruvalluvar Street,
Chennai-600 002

1. Tadd & Co.
100, 117/52, 1200
Thiruvalluvar Street,
Chennai-600 002



RICES

Drainage to be connected to existing FW and SW system



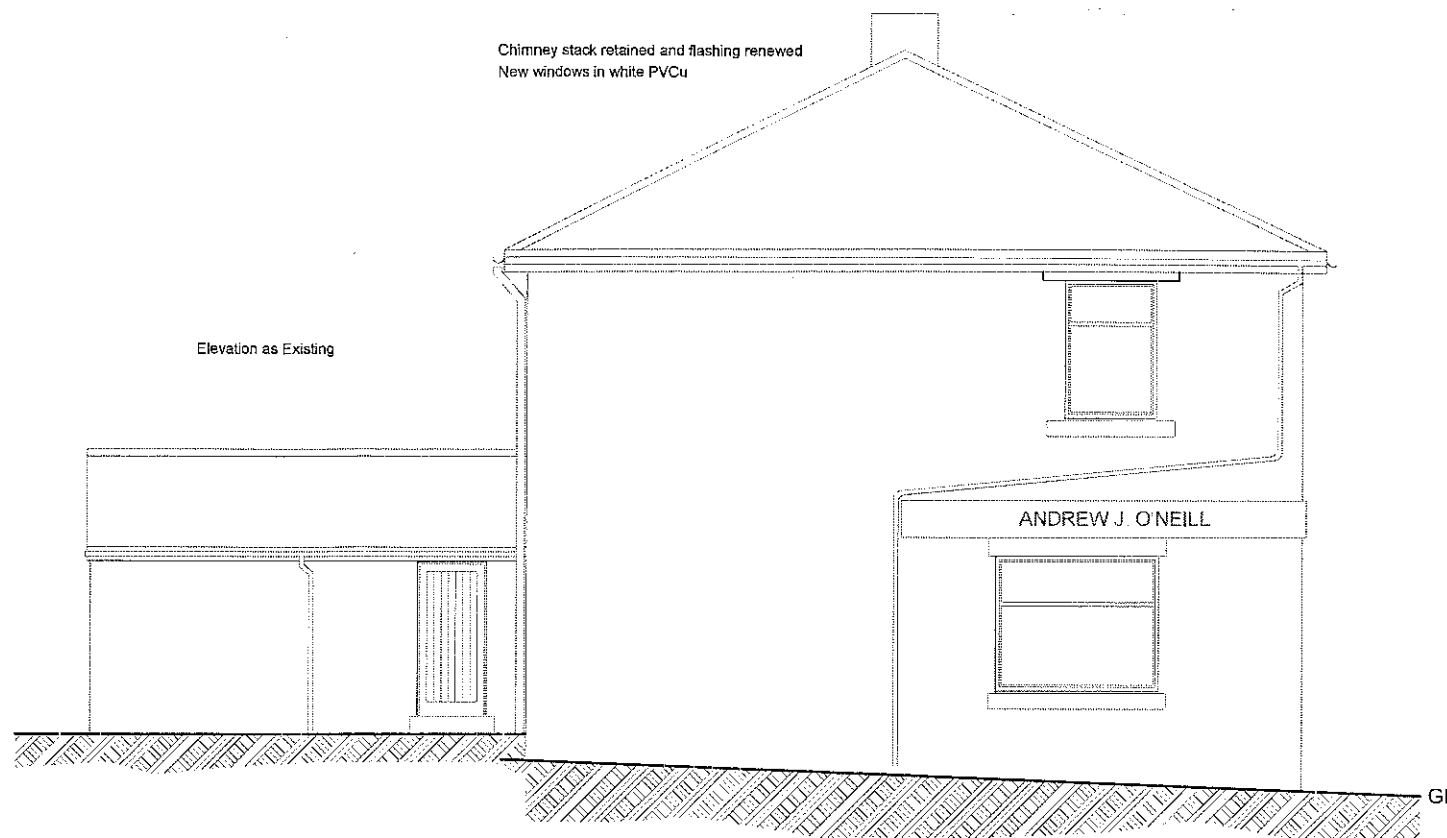
Proposed First Floor Plan

1:50

0 1 2 3 4 5
Metres

Chimney stack retained and flashing renewed
New windows in white PVCu

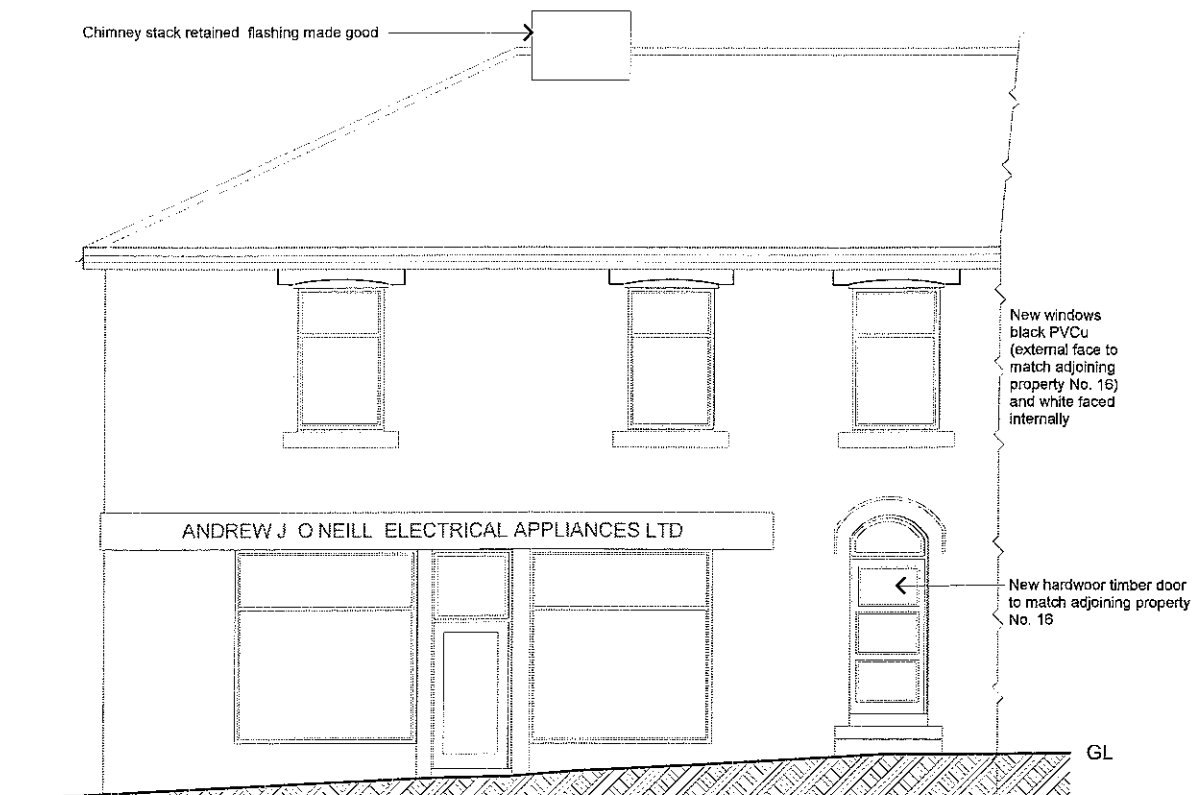
Elevation as Existing



Proposed North West Elevation

320110508 P

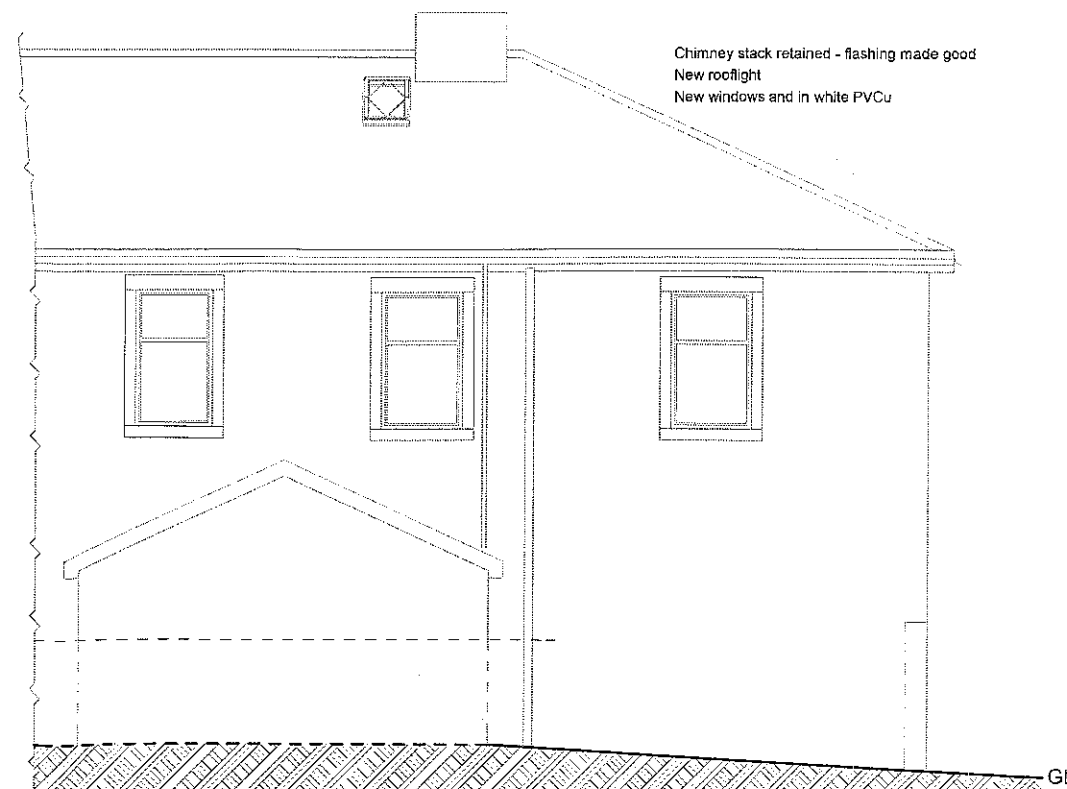
Chimney stack retained - flashing made good



Proposed South West Elevation

1:50

Chimney stack retained - flashing made good
New rooflight
New windows and in white PVCu

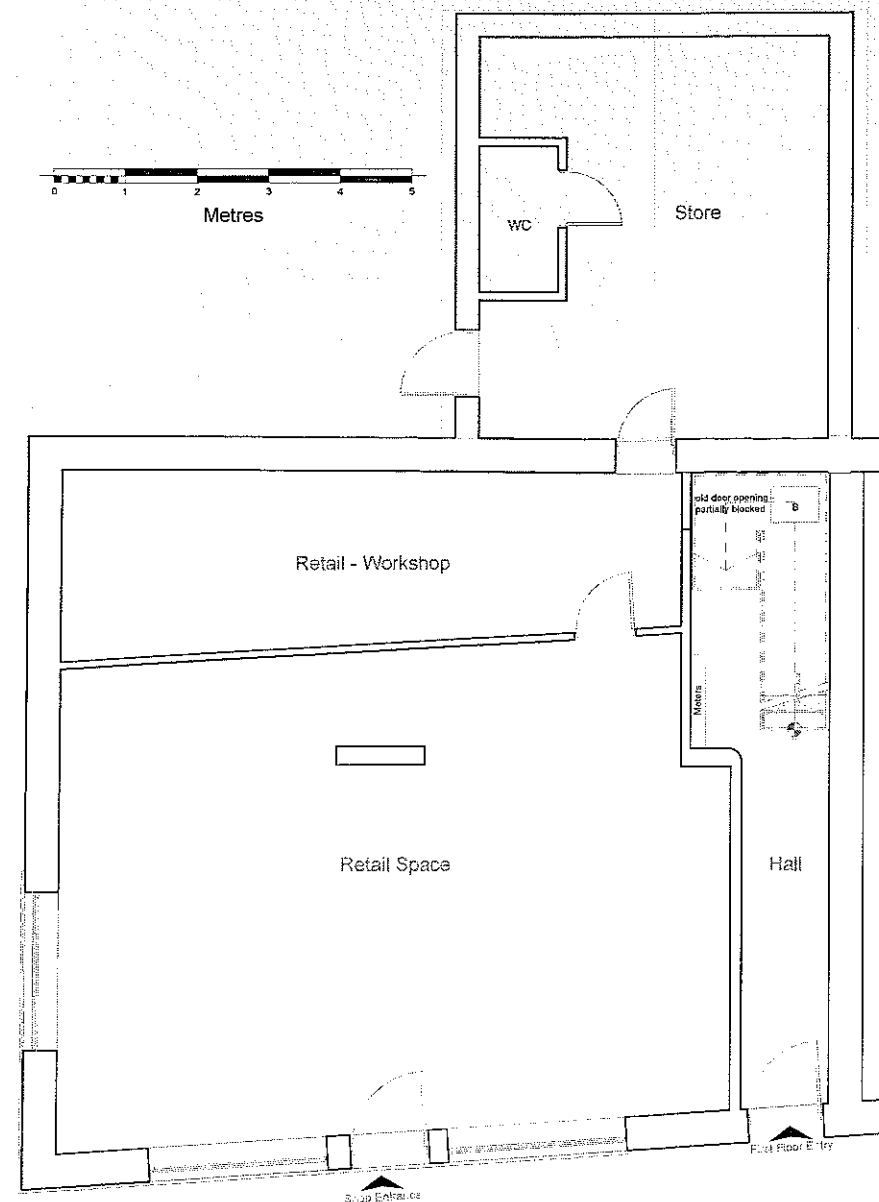


Proposed North East Elevation

1:50

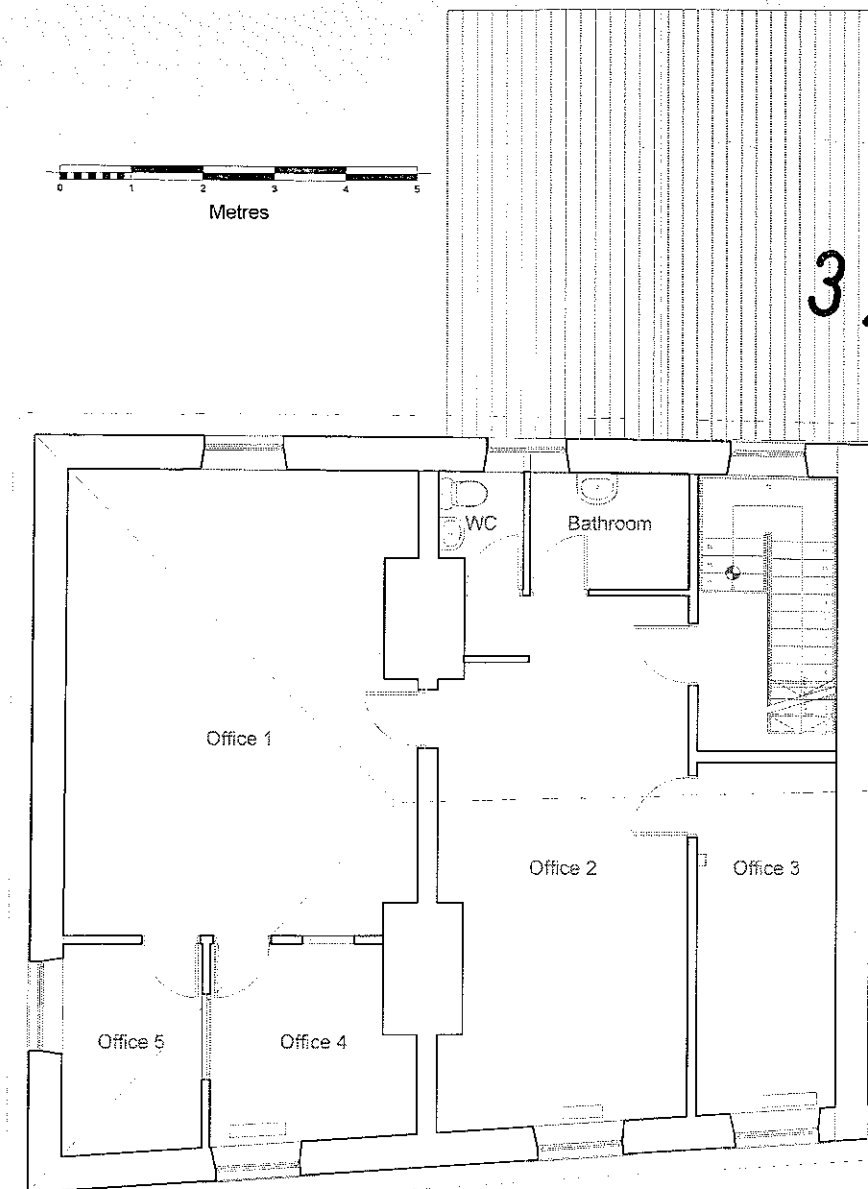
Notes:

Date:	June 2011	ST	Chimney stack retained Flashing made good	Rev:	1
S. Todd & Co. Chartered Building Surveyors 'Kiln Lodge' Station Lane Barton Preston PR3 5DX T: 01772 864309 M: 07549 016557 E: s.todd@safford.co.uk					
Job Title Proposed Conversion of Existing Offices (above Shop) to 2 No. Flats (Change of Use: A2 to C3) at 18 - 20 Berry Lane Longridge PR3 3JA For: Sommerville Properties Ltd, Greenlawn Station Lane Barton Preston PR3 5DX					
Drawing Name Proposed Elevations and First Floor Plan					
Drawing Status Planning Submission					
Drawn by: S. Todd					
Date: June 2011					
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Layout ID A.03 (Software v 14)					



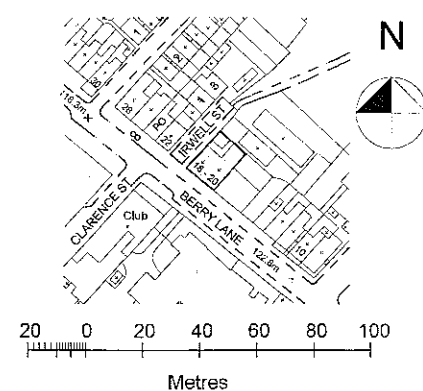
Existing Ground Floor Plan

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Existing First Floor Plan

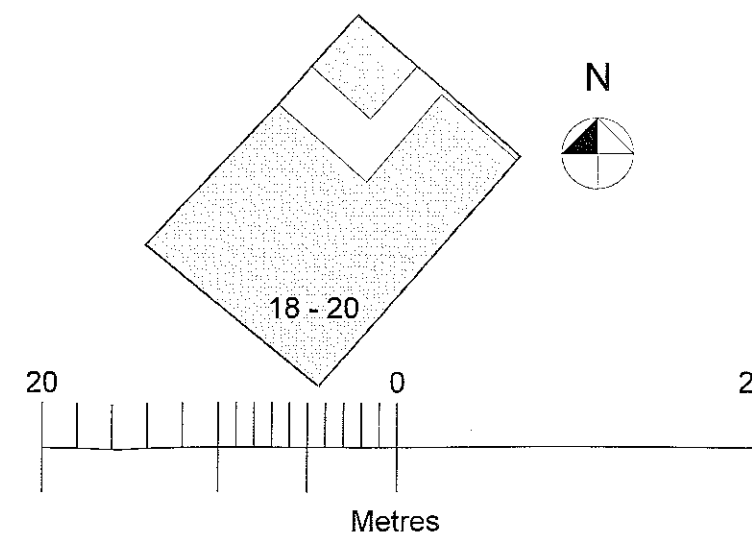
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Location Plan

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Block Plan

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Notes:

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Date:	Initials:	Description:	Rev:
S. Todd & Co. Chartered Building Surveyors 'Yolk Lodge' Station Lane Barton Preston PR3 5DX T: 01772 664369 M: 07948 016657 E: s.todd@salford.ac.uk			 RICS
Job Title Proposed Conversion of Existing Offices (above Shop) to 2 No. Flats (Change of Use: A2 to C3) at 16 - 20 Berry Lane Longridge PR3 3JA. For: Sommerville Properties Ltd, Greenlawn Station Lane Barton Preston PR3 5DX			
Drawing Name Existing Ground and First Floor Plans; Location and Block Plans			
Drawing Status Planning Submission			
Drawn by: S. Todd		Date: Apr 2011	
Drawing Scale/s 1:50, 1:1250, 1:200			
Layout ID A.01		(Scales: 3 x 14)	

Reference 2**18 – 20 Berry Lane Longridge (Planning Application 3/2011/0245)****Statement in Connection with Policy EMP11**

The current proposal involves the conversion of the first floor offices into 2 self contained flats which it is understood to be the previous use of this space. The property comprises a ground floor retail area and first floor offices. It was purchased by the current owners (Mr & Mrs O'Neill) in June 2010. They currently trade on the ground floor as A. O'Neill Electrical Appliances Ltd with a total of 2 full-time and 1 part-time jobs. The first floor is currently vacant.

At the time of purchase the ground floor was totally vacant having been a Threshers wine and spirits shop. It is though that Threshers went into administration and ceased trading in October 2009. It is understood that the Threshers shop was run using 2 part-time members of staff. On the first floor there was a financial services company trading as Cougar Financial Services and Debts 4 Us. It is understood that their lease expired around January 2010 but was not renewed. The company merged with another and relocated to Manchester. It is thought that they employed approximately 2 people on a full-time basis. The total number of jobs from the whole site before Mr & Mrs O'Neill purchased the building is thought to be 2 full-time and 2 part-time and now it is 2 full-time and 1 part-time.

When the property was purchased Mr & Mrs O'Neill they developed a business plan which involved developing an income stream from the first floor. This income stream is required for the continuation of A.O'Neill Electrical Appliances Ltd and although the premises are currently vacant there are still financial outgoings including rates. This is a specialist shop and currently is the only one of its type in Longridge. It's closure would result in Longridge residents shopping elsewhere with the knock on effect to other businesses. The first floor premises were never rented out due to the number of vacant offices already in Longridge. These include:

1. 34 Berry Lane – previously trading as Napthen Craven Solicitors who merged the staff with their Preston Office in 2009. The first floor of these premises is still vacant office space.
2. 42 Berry Lane – previously trading as HSBC Bank who closed in 2009 and both the ground and first floor offices still remain vacant.
3. Market Place – previously trading as a cafe and with office space available to rent.
4. Stanley Street – there are 4 separate offices available for rent for the past 2 years.
5. Warwick Street – there is an empty showroom and offices which was previously trading as Longridge Hire.

I have also contacted Christopher Dewhurst a Local Estate Agent who has extensive knowledge of the rental capability of the whole area. The following properties are pertinent to this application:

1. 2 Townley Parade. This property was previously used as offices on the ground and first floors. As there was no demand for offices it received planning permission for a first floor flat.

2. 4 Townley Road. This was used as ground floor and first floor offices and has received planning permission for conversion into a house.
3. 47-51 Berry Lane. This was previously Yorkshire Building Society on the ground floor and 4 offices above. The 4 offices have been empty for at least 3 years.
4. 71, 73 and 75 Berry Lane (Stanley Street Business Centre). This development has retail use on the ground floor with one unit been empty for 3 years. There are 10 offices above, 7 of which have been empty for approximately 1 year.

There are also other examples of where planning permission has been granted for a change of use resulting in flats been developed above shops. These include:

1. 84a Berry Lane
2. 82 Berry Lane
3. 80 Berry Lane
4. 78 Berry Lane
5. 76 Berry Lane
6. 64, 66, 68, 70, 72 and 74 Berry Lane
7. 56, 58, 60 and 62 Berry Lane (Quench Wine Bar and Hairdressers on the Ground Floor and 4 flats above)
8. 22 Berry Lane.
9. "Indian Restaurant"
10. 12A Market Place.
11. 10 Market Place
12. The Co-operative Building (2 flats above).
13. "93 Berry Lane to 47 Berry Lane. In this retail area there are approximately 12 flats above businesses.

In conclusion an alternative employment generating use has been established for this site on the ground floor and 2 full-time and 1 part-time jobs have been created. Office use was initially considered for the first floor but as Longridge has a large number of empty offices and a shortage of housing the proposal for 2 flats has been developed. Additionally examples have also been shown where planning permission has been granted for similar developments. This issue over viability is evidenced by a statement (shown below) from Mr Christopher Dewhurst, a local Estate Agent with offices on Berry Lane.

Good Morning Stephen,

Further to reading your statement with reference to 18-20 Berry Lane, Longridge, I am totally in agreement with your comments.

Office space would not be a viable option considering today's market trends. Commercial Banks would not consider lending funds to develop further office space due to the fact there is no demand and numerous empty office lets within this area.

I would suggest the only option in my opinion would be to alter the property in question into two flats, this income would substantially

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support the business of Mr. Neil.

Please do not hesitate to contact me if you wish to discuss in further detail.

Regards

*Chris Dewhurst
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RM/Co./18-20 Berry Lane