



RIBBLE VALLEY
BOROUGH COUNCIL

04 JUL 2011
FOR THE ATTENTION OF

For office use only

Application No.

Date received **320110526 P**

Fee paid £

Receipt No:

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

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of 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:	M	Surname:	Berry	
Company name:						
Street address:	Acorn Cottage		Telephone number:	Country Code	National Number	Extension Number
	Back Lane					
	Rimington		Mobile number:			
Town/City:			Fax number:			
County:			Email address:			
Country:						
Postcode:	BB7 4EL					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas	
Company name:	Janet Dixon Town Planners Ltd					
Street address:	10A Whalley Road		Telephone number:	Country Code	National Number	Extension Number
					01200 425051	
			Mobile number:			
Town/City:	Clitheroe		Fax number:			
County:	Lancs		Email address:			
Country:						
Postcode:	BB7 1AW		judith@jdixontownplanners.co.uk			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed conversion of garage to dwelling and new garage - see attached description below

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

☐ Yes ☒ No

3 Description of the Proposal

Proposed conversion and extension of existing garage to create dwelling. Proposed double garage in garden area on northern side of Back Lane.

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	ACORN COTTAGE		
Street address:	BACK LANE		
	RIMINGTON		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4EL		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	380514		
Northing:	445856		

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:	ENQ 145				
Date (DD/MM/YYYY):		(Must be pre-application submission)			
Details of the pre-application advice received:					
No written response has been received. See Design and Access Statement.					

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

If Yes, please provide details:

There is adequate space within the curtilage for the storage of waste

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of recyclable waste

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

Existing garage random stone

Description of *proposed* materials and finishes:

Extension to existing garage as part of the conversion. random stone

New garage random stone

Roof - description:

Description of *existing* materials and finishes:

Existing garage slate

Description of *proposed* materials and finishes:

Extension to existing garage slate

New garage slate

Windows - description:

Description of *existing* materials and finishes:

Wood windows in stone surrounds

Description of *proposed* materials and finishes:

Wood windows in stone surrounds

Doors - description:

Description of *existing* materials and finishes:

Existing garage metal up an over garage door and timber door

Description of *proposed* materials and finishes:

Timber doors in conversion.

New garage, timber door and timber up and over door

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Block paving, chippings and concrete flags

Description of *proposed* materials and finishes:

New hard standing to new garage will be chippings

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design and Access Statement Janet Dixon Town Planners Ltd

TRI-0676_01 Location Plan

TRI-0676_02 Existing site survey

TRI-0676_03 Existing site survey

TRI-0676_04 Existing site survey

TRI-0676_05 Existing garage floor plan, elevation and cross section

TRI-0676_06 Proposed site layout

TRI-0676_07 Proposed new garage

TRI-0676_08A Proposed conversion of garage to dwelling

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	5	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

14. Existing Use

Please describe the current use of the site:

House garden and garage

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

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

☐ Yes ☒ No

17. Residential Units

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

☒ Yes ☐ No

7. Residential Units (continued)

Market Housing - Proposed

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

Proposed Market Housing Total

2

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

Market Housing - Existing

320110526 P

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

Existing Market Housing Total

1

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

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

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

166 sq metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

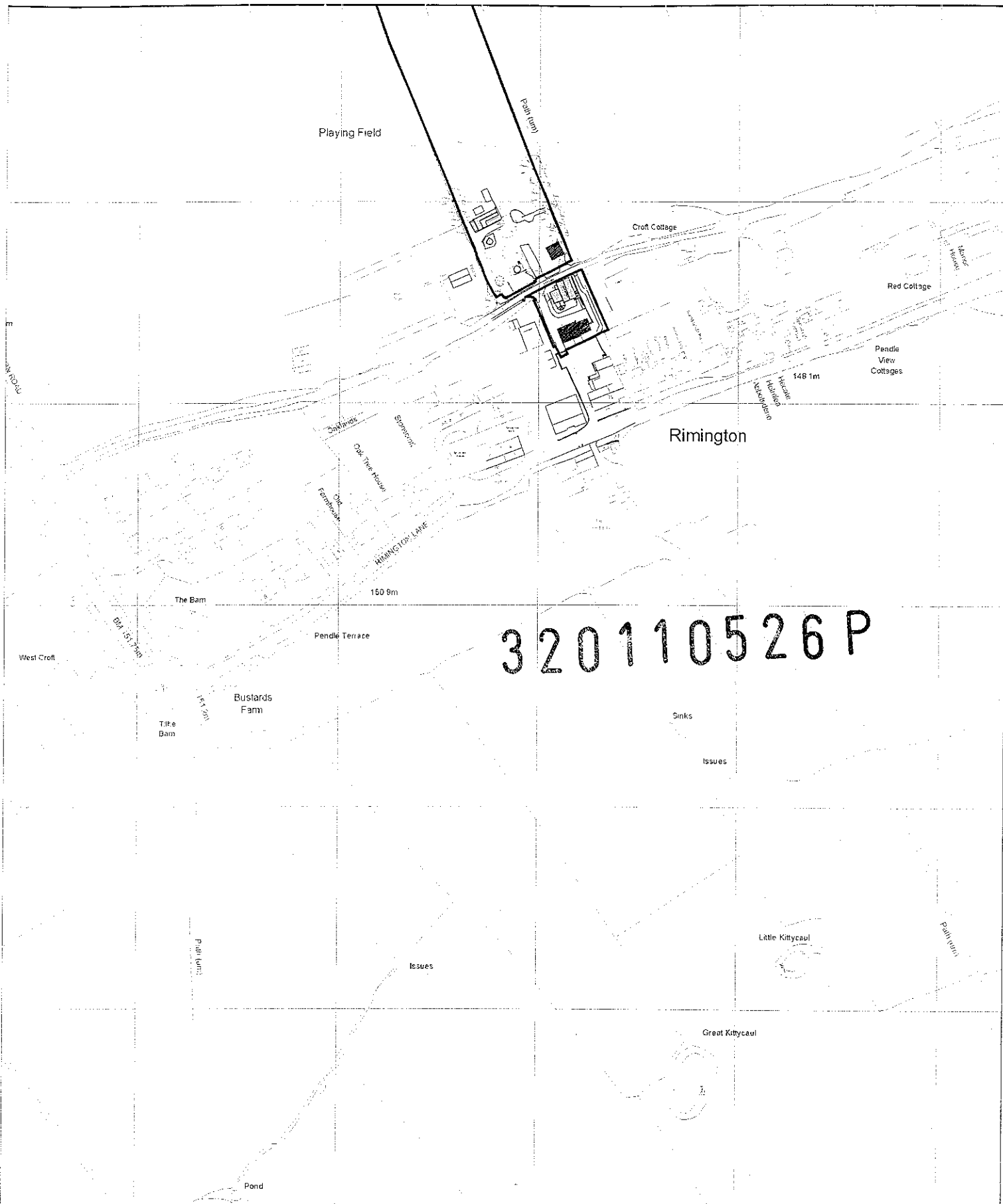
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

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

26. Declaration

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

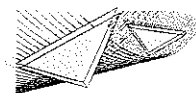
Date



Site Address
Acorn Cottage
Back Lane
Rimington. BB7 4EL

Drawing Title
Location Plan

Project Description
Proposed Conversion
of Garage to Dwelling
and New Garage



TriCAD
Solutions Ltd.
BUILDING & LAND SURVEYORS

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

Rev.0	Description: Issued	
Scale 1:2500@A4	Date 11/02/2011	Drawn By MW
Drawing Number		

TRI-0676-01

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF A PLANNING APPLICATION
TO CONVERT A GARAGE TO A DWELLING AND CONSTRUCT A NEW GARAGE AT
ACORN COTTAGE, BACK LANE, RIMINGTON BB7 4EL**

1. SITE DESCRIPTION:

- 1.1 Acorn Cottage is a detached house situated on the southern side of Back Lane within the settlement boundary of Rimington. It was constructed on the site of a barn which formerly belonged to the Black Bull Inn. Within the garden area of Acorn Cottage is a detached garage. Vehicular access to this garage is possible from two directions because the property benefits from rights of access from Back Lane and from Rimington Lane via the vehicle access to the Black Bull car park. (See Photograph 1). The house also benefits from a further garden area on the northern side of Back Lane. This land has been used as a garden in connection with Acorn Cottage since the dwelling was first occupied.
- 1.2 The site is surrounded by residential development. The garden immediately around Acorn Cottages abuts the dwellings Overvalley to the west and is divided from Kemball to the east by a public footpath. At the rear of the site is the car park of the Black Bull and then the pub itself. Towards the rear on the western side new dwellings have recently been constructed at the rear of Cosgroves shop. (See photograph 2). These properties are built in a variety of styles. The land slopes downwards from south to north.

2. PROPOSAL

- 2.1 This is a full planning application which seeks approval for the conversion and extension of the existing garage at Acorn Cottage to create a new dwelling and the division of the garden area into two separate curtilages. The access to the new dwelling would be via the existing access from Rimington Lane and Acorn Cottage would retain the existing access off Back Lane. In addition a new double garage is proposed on the garden area on the northern side of Back Lane.

3. ASSESSMENT

- 3.1 Acorn Cottage and the garage and garden on the south side of Back Lane are within the settlement boundary of Rimington in the adopted Ribble Valley District Wide Local Plan. Policy G1 Development Control and Policy G4 Settlement

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

4. SITE HISTORY

4.1 The previous planning applications relevant to the proposal are as follows:

3/1991/0832 Conversion of barn to dwelling house approved

3/1991/0149 Conversion to dwelling approved

3/1992/0516 Partial demolition and rebuilding of existing barn to form one detached dwelling approved

3/1993/0111 Demolition of existing building and rebuilding to form one dwelling house together with a detached 4 car garage approved.

3/1993/0838 Erection of two bungalows approved

5. INVOLVEMENT

An application for pre-application advice was submitted to the Council some thirteen weeks ago on the 31st of March. Although a meeting has taken place with Planning Officer Colin Sharpe no formal response has yet been received. At the meeting Colin Sharpe indicated that the proposal was likely to be acceptable to the Council in principle but asked that some consideration be given to the screening between the properties to preserve privacy. It was also indicated that the Council's Highway Engineer had raised concern about the ability to turn vehicles round within the site. I contacted the Engineer directly and we agreed that repositioning the proposed fence across the driveway to allow sufficient space for vehicles to manoeuvre would overcome this concern. The plans have been modified accordingly to show a screen fence between the existing and proposed dwellings and the repositioning of the fence across the driveway.

6. EVALUATION

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

6.2 The application site is within the settlement boundary of Rimington, which is designated as a village which can accommodate small scale development in the Local Plan. Policy G4 states within the designated villages planning permission will be granted for the rehabilitation and re-use of rural buildings (subject to Policies

H15, H16, H17, EMP9 and RT3). As the proposal is for the conversion of an existing rural building within the settlement boundary of Rimington the proposal is acceptable in principle. The application is for less than 3 dwellings, the Council's Affordable Housing Memorandum of Understanding does not require affordable housing to be provided on this site.

- 6.3 Planning Policy Statement 3: Housing, states that where there is less than a 5 year supply of deliverable sites, Councils should consider favourably planning applications for housing having regard to the Planning Policy Statement, in particular paragraph 69. At the present time there is a lack of a 5 year supply of housing land in the Borough. It was confirmed in a recent Planning Committee Report that "we currently have a 3 year supply measured against our requirements". For this reason the Council should consider this planning application favourably, particularly as the site is within a main settlement.
- 6.4 The proposal also includes the creation of a new garage within the garden area of Acorn Cottage which is on the northern side of Back Lane. This land has been used as garden since Acorn Cottage was first occupied. It has three existing vehicle access points. Within the garden are an existing summer house, a shed, stables and poly tunnels. The garden is planted with trees and shrubs; it has hedges, lawns and flowers. The boundary of the garden to Back Lane is defined by a fence with clipped bushes in front, flowers and bulbs, which are behind a narrow grass verge which is adjacent to the road. To the west of the garden are the community sports facilities for Rimington including a pavilion, tennis court, equipped play area an all-weather pitch, grass sports pitch and car park adjacent to the road.
- 6.5 The proposal is to use the central vehicular access to provide access to the new garage. The proposed garage is within an area of land which is established in use as a domestic garden. Whilst the northern side of Back Lane is not within the settlement boundary of Rimington there have been similar developments of domestic outbuildings and garages on land adjacent to Back Lane. The dwellings Croft Cottage and Oaklands are on the south side of Back Lane but their garages are constructed on land which is on the northern side of Back Lane. The construction of the proposed garage would not appear out of place since it is within land which has a distinctly domestic appearance and use. It is not a field in

agricultural use. It is also adjacent to the sports pavilion and other structures at the village recreational facilities. A precedent for this type of development has already been established as other domestic garages have recently been built on the northern side of Back Lane.

7. DESIGN

Use

- 7.1 The use of the site will not change since it is already in residential use.

Amount

- 7.2 The development comprises the conversion and extension of the existing garage to create one dwelling and the erection of a double garage. The proposed dwelling will be modest in size being single storey and having two bedrooms, lounge kitchen dining area and bathroom. There is sufficient space within the curtilage to park two cars. There is also sufficient space within the curtilage of Acorn Cottage to park two vehicles in tandem on the drive adjacent to the house. However as part of this application a double garage to serve the existing property Acorn Cottage is proposed within the garden of Acorn Cottage on the northern side of Back Lane to provide alternative parking facilities.

Layout

- 7.3 The existing site survey drawing 03 indicates that there is a considerable difference in levels between the existing garage and Acorn Cottage approximately 2.5m. The rear of Acorn Cottage has a conservatory and lounge window within this elevation and there are main windows proposed in the northern elevation of the conversion. See photographs 2 and 3. The privacy distance between the cottage and the proposed dwelling would be 11m to the cottage wall and 8m to the conservatory. Clearly a physical barrier is required to preserve the privacy of the occupants of Acorn Cottage. A fence is proposed positioned at the top of the rockery and across the existing drive see drawing 08A. This fence does not need to be 2m high to achieve privacy; we have suggested a screen of 1.2m to achieve adequate privacy level whilst retaining a pleasant outlook at the rear of Acorn Cottage. This is possible because the windows in the proposed conversion are at a higher level than Acorn cottage and there are no habitable room windows in the first floor of Acorn Cottage facing the site. A line projected from the top of the window in the front of

the conversion to the top of the fence and then projected pt the back of Acorn Cottage demonstrates that it will not be possible to see ion to the rear window of Acorn Cottage from the proposed conversion. Acorn Cottage also has a sizable side garden on the eastern side of the property which is very private and the garden area on the other side of Back Lane which is available for use. The only useable area of a garden at the rear of Acorn Cottage is Close to the house the rest is a steep rockery.

- 7.3.1 The proposed conversion also includes a proposed extension on the eastern side of the garage. This area is presently used as garden and is mainly flagged. The proposed extension includes main window in all elevations. The windows in the east and northern elevation are screened from the neighbouring properties Kembali and the Black Bull by existing boundary fencing. The windows in the rear elevation of the conversion face the boundary fence between the existing curtilage of Acorn Cottage and the car park of the Black Bull. This is a solid fence two metres high which will provide adequate privacy for the proposed dwelling and prevent any nuisance from headlights from car using the car park at night or in the winter. See photograph 4. There are also dwellings on the western side of the proposed conversion. There are no principle windows proposed in the western side of the conversion and the windows in the nearest properties to the rear of Cosgroves appear to be secondary windows. See photograph 4. The conversion with extension will have no detrimental effect on the neighbouring properties.

Scale

- 7.4 The proposal will create one detached single storey bungalow. There are a variety of sizes and heights in the buildings surrounding the site. Overvalley is a bungalow. All the other properties are two storeys whilst the Black Bull is a large imposing building. The proposed garage is single storey with a footprint of 10m by 7.8m.

Landscaping

- 7.5 Existing shrubs and hedging within the site will be retained as far as possible. No new areas of hard standing are required within the garden area on the south side of Back Lane. Only a modest area of new hard standing is required in front of the new garage in the garden on the north of Back Lane

Appearance

- 7.6 The new garage and the proposed extension to the conversion will be built in natural random stone with a slate roof. Window and door opening will have stone surrounds and frames and doors will be in wood. This is in keeping with the existing structures on the site.

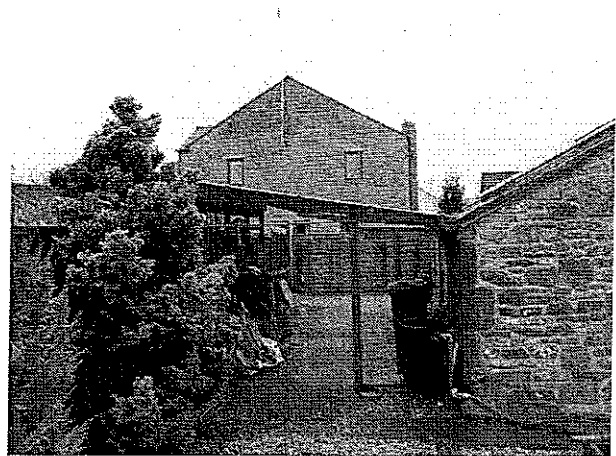
8. ACCESS

- 8.1 The application is in a sustainable location, within the village of Rimington. The proposal uses existing access points onto the highway. The conversion will have access from Rimington Lane using the existing access which runs through the side and rear of the Black Bull. Visibility for drivers at the junction with Rimington Lane is good. There is an existing car port at the rear of the existing garage and an existing hard standing on the western side and in front of the existing garage. It would be possible to use these areas for parking.
- 8.2 The conversion of the garage to a dwelling will remove some of the parking space available to Acorn Cottage. However there is adequate space on the existing drive which will be retained by this property to park two cars in tandem. See photograph 5. In addition the proposal includes a new double garage for Acorn Cottage which includes space to turn vehicles within the site. Visibility for drivers emerging onto Back Lane is good and could be improved if necessary. Traffic speeds along Back Lane are low due to the narrow width and rural character of the Lane.
- 8.3 The turning area given to the proposed conversion has been increased in size on the advice of the Council's Highway Engineer. This enables vehicles visiting the site to enter and leave in forward gear.
- 8.4 Access for the existing and proposed properties as described above are good, and accordingly will comply with the requirements of Policy G1.

PHOTOGRAPHS



1. Rear of the Black Bull and access to Rimington Lane



2. New houses at the rear of Cosgroves and parking area at rear of garage



3. Rear elevation of Acorn Cottage with Kembali at the side



4. Vehicle access from Back Lane

Judith Douglas BSc (Hon) Dip TP, MRTPI
Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe
BB7 1AW
Tel: 01200 425051

June 2011

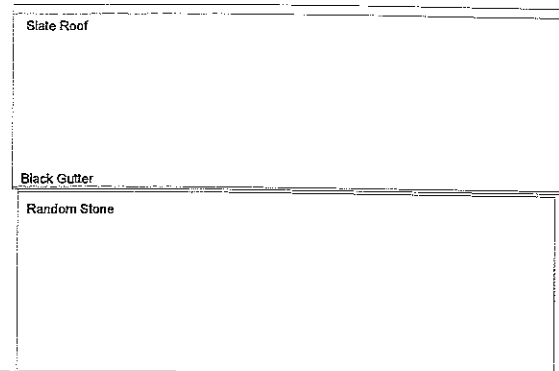
Notes

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

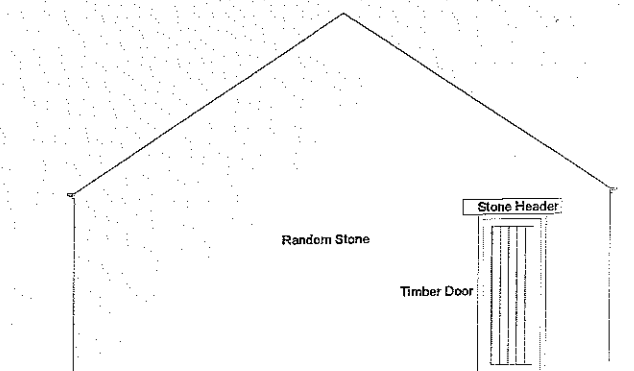


1:200 Location Plan

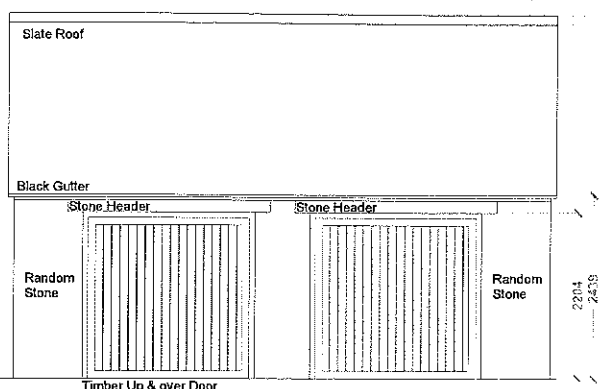
0 1 2 3 4 5 6 7 8 9 10
Metres



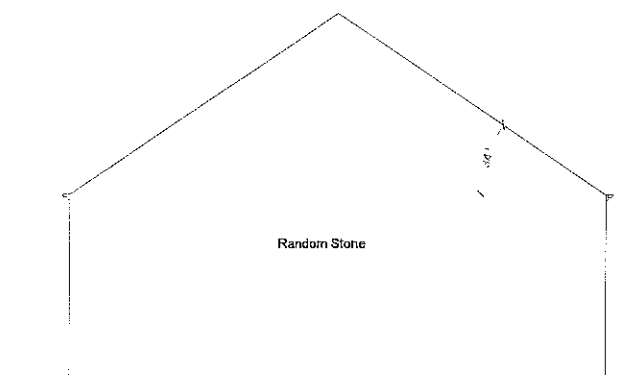
1:100 East Elevation



1:100 South Elevation

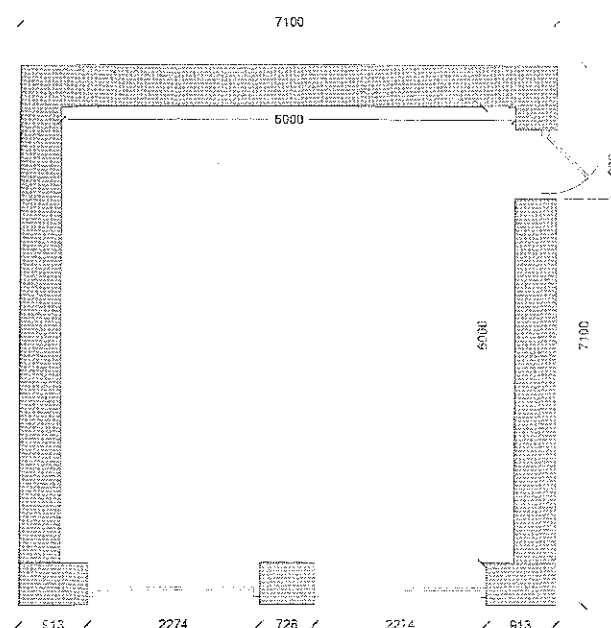


1:100 West Elevation

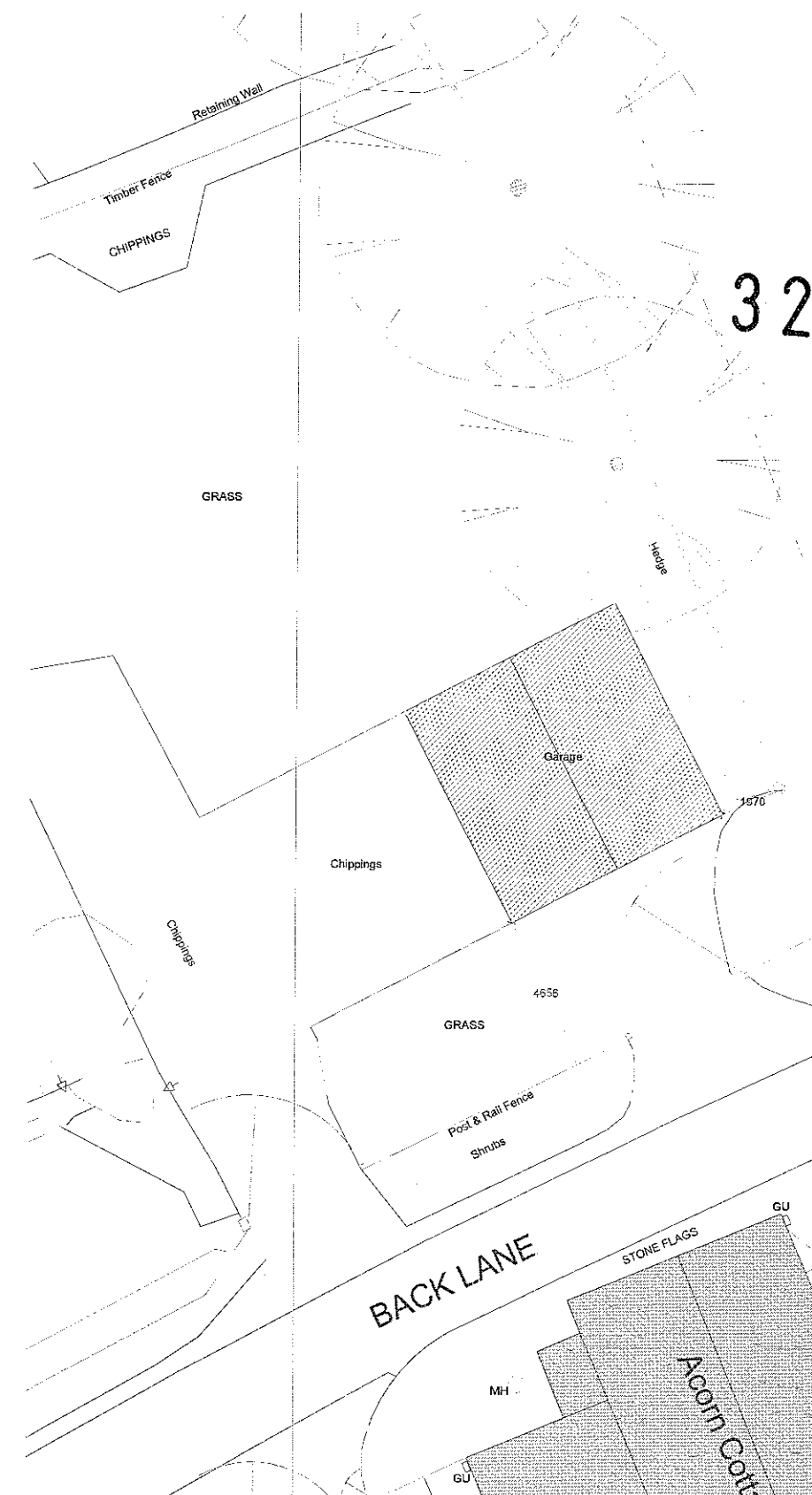


1:100 North Elevation

0 1 2 3 4 5
Metres



1:100 Floor Plan



320110526 P

Rev. 0 Description Issued



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

Site Address

Acorn Cottage
Back Lane
Rimmington. BB7 4EL

Project Description

Proposed Conversion
of Garage to Dwelling
and New Garage

Drawing Title

Proposed New Garage

Scale 1:100&200 Date 28/02/2011 Drawn By MD

Drawing Number
TRI-0676_07

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

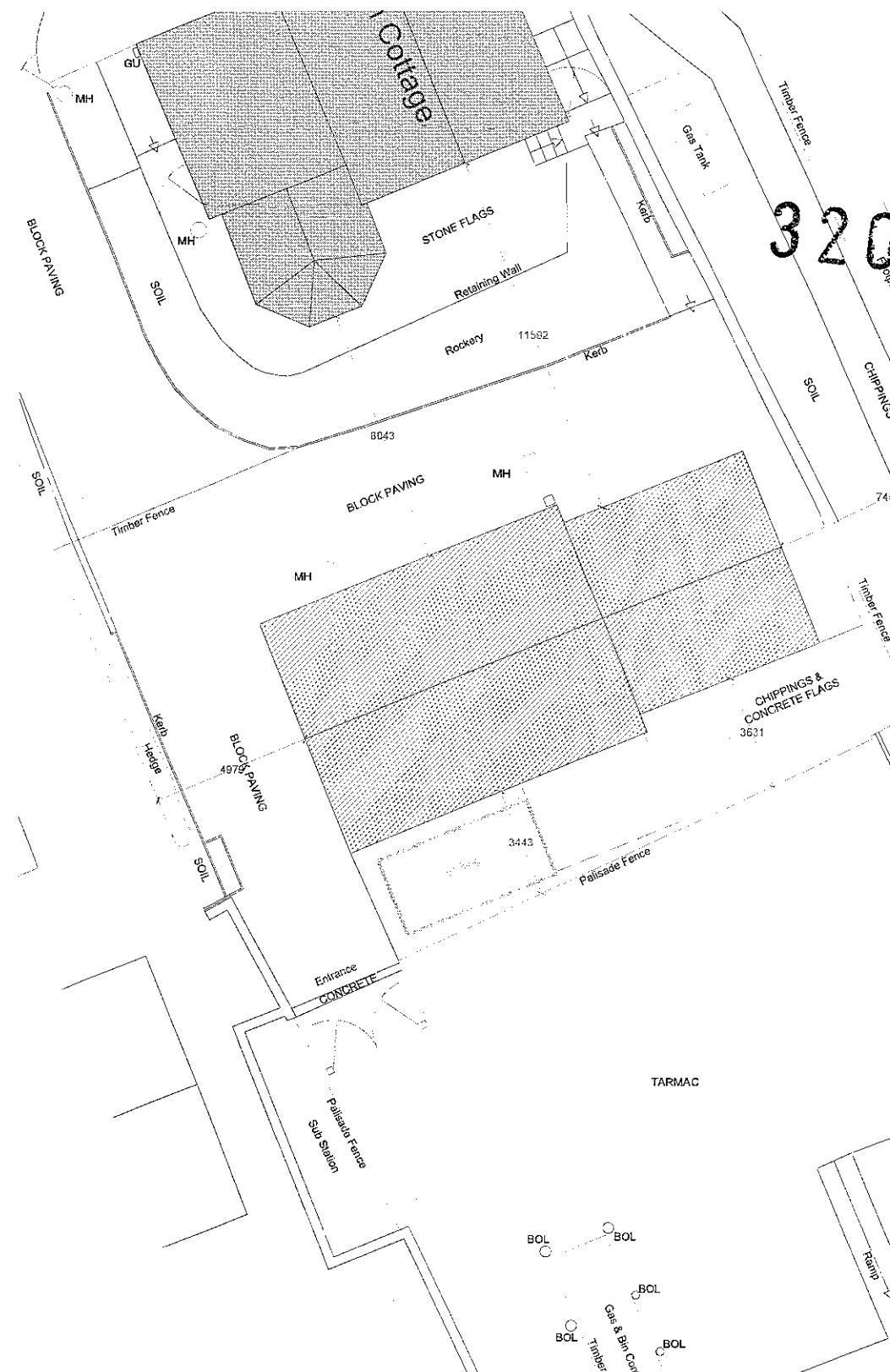


▼ 148.00m above 0.00 OS Datum



0 1 2 3 4

Metres



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

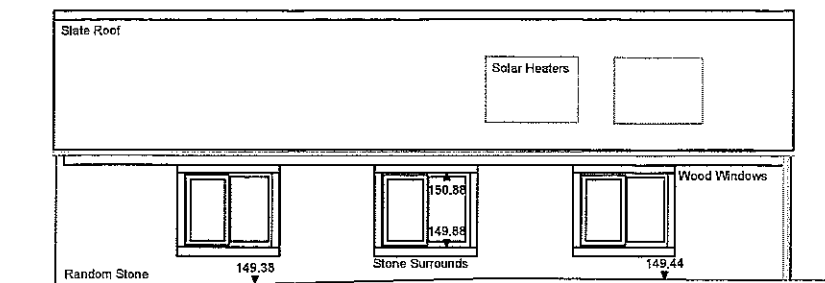
Acorn Cottage
Back Lane
Rimmington, BB7 4EL

**Proposed Conversion
of Garage to Dwelling
and New Garage**

Proposed Conversion of Garage to Dwelling

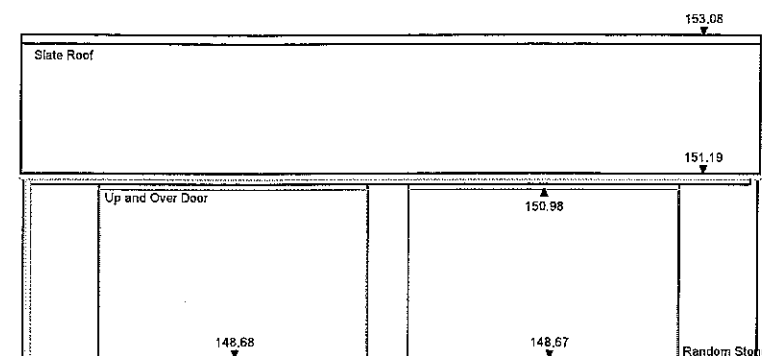
Scale 1:100&200	Date 28/02/2011	Drawn By MD
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TRI-0676_08



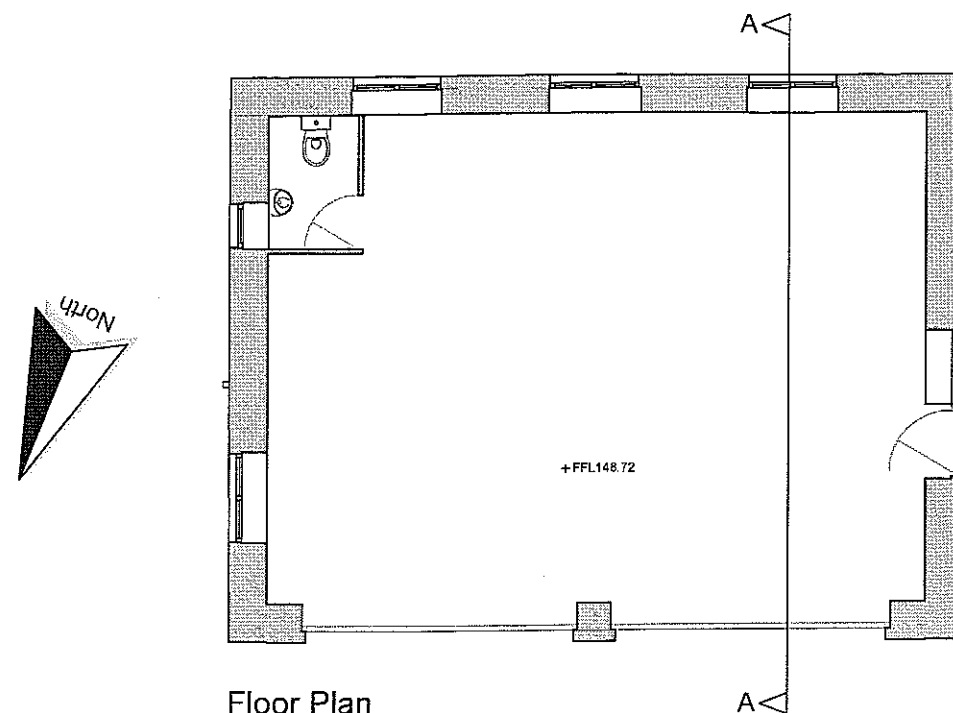
148.00m above 0.00 OS Datum

South Elevation

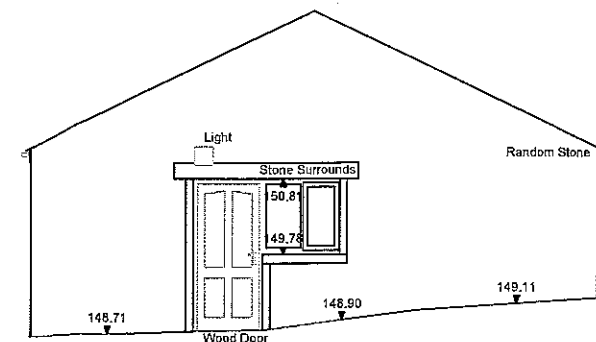


148.00m above 0.00 OS Datum

North Elevation

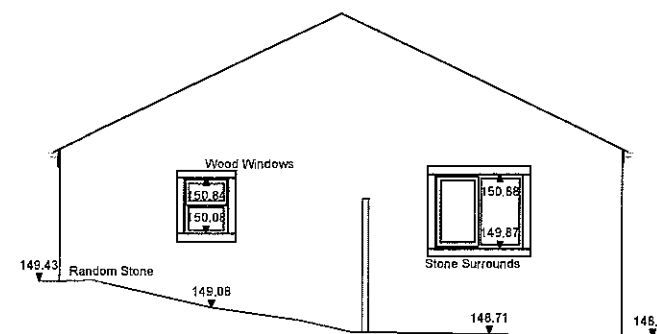


Floor Plan



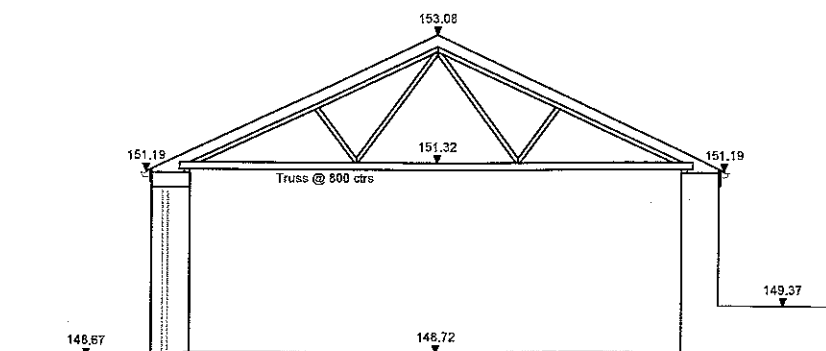
148.00m above 0.00 OS Datum

West Elevation



148.00m above 0.00 OS Datum

East Elevation

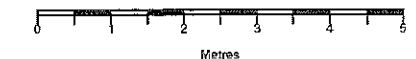


148.00m above 0.00 OS Datum

Section 'A-A'

Notes

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



ABBREVIATIONS

BM	Bench Mark
BOL	Bolt
CL	Cover Level
EH	Eye Height
FH	Fire Hydrant
FFL	Finished Floor Level
GU	Gully
LP	Lamp Post
MH	Man Hole
RH	Ridge/Roof Height
TF	Top of Fence
TW	Top of Wall
WV	Water Valve

NOTE

Drawn to 1:100 scale. All dimensions are to the centre of the wall unless otherwise stated. The drawing is for information only and should not be used for construction purposes.

320110526P

Rev.0 Description Issued



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

Site Address

Acorn Cottage
Back Lane
Rimmington, BB7 4EL

Project Description

Proposed Conversion
of Garage to Dwelling
and New Garage

Drawing Title

Existing Garage Floor Plan,
Elevations and Cross Section

Scale Date Drawn By

1:100@A3 11/02/2011 MW

Drawing Number

TRI-0676_05

Notes

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



0 2 4 6 8 10 12 14 16 18 20
Metres

ABBREVIATIONS

BM Bench Mark
BOL Bollard
CL Cover Level
EH Eaves Height
FH Fire Hydrant
FFL Finished Floor Level
GU Gully
LP Lamp Post
MH Man Hole
RH Ridge/Roof Height
TF Top of Fence
TW Top of Wall
WV Water Valve

NOTE
Contours 1:50,000 from the OS Open Map based on
Sampled points 1:100,000 of the Black & White Survey
Levels refer to the datum of the Ordnance Survey

Croft Cottage

320110526 P

Sandlands Farm

Meadow Fold

Femlea

Ingledene

Sandcroft

Coverdale

Woodville

Black St. Hotel

Kentwell

BACK LANE

Overvalley

Pavilion

CARRS CROFT

Rev.A Description. Fence altered



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

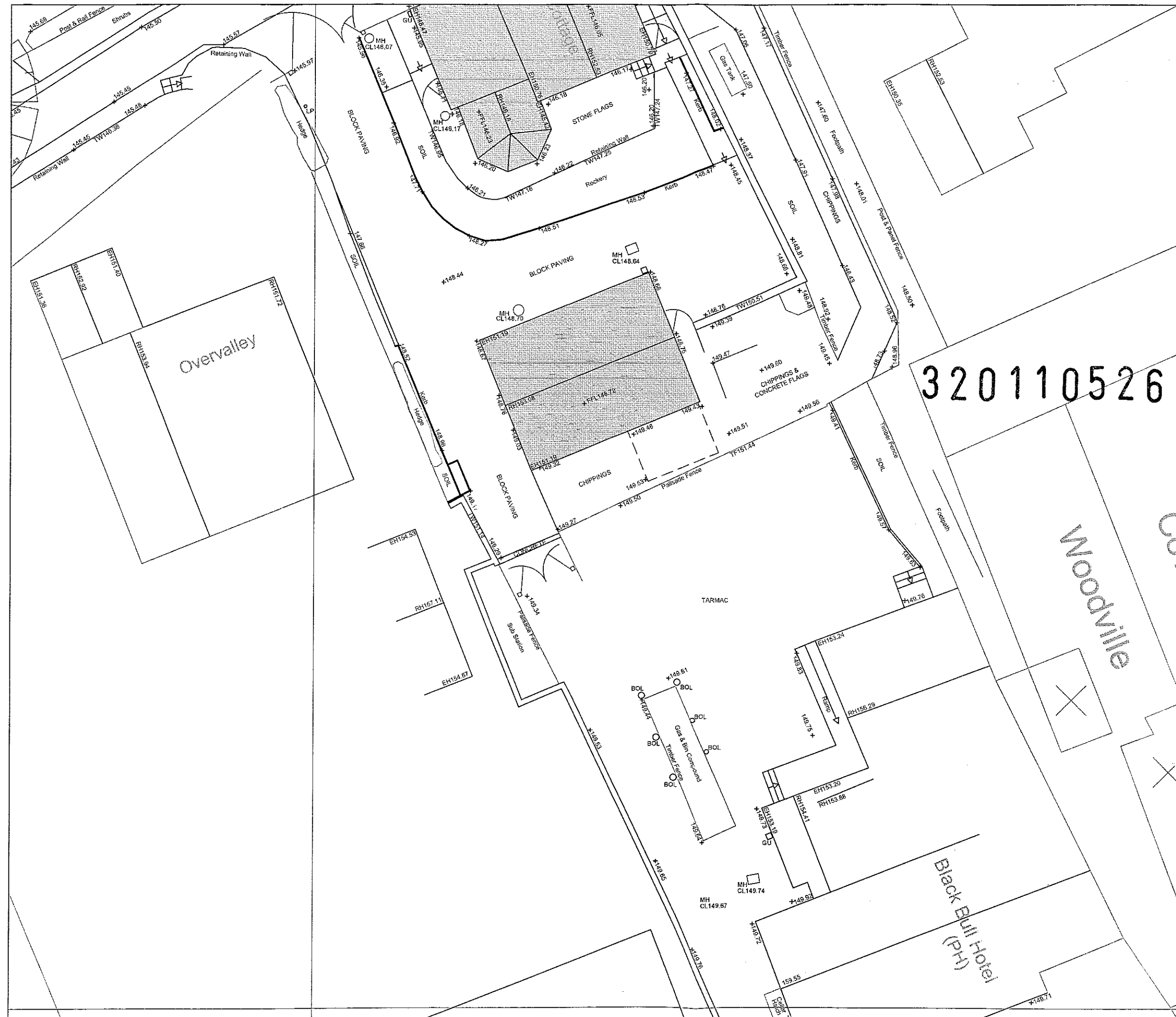
Site Address
Acorn Cottage
Back Lane
Rimmington. BB7 4EL

Project Description
Proposed Conversion
of Garage to Dwelling
and New Garage

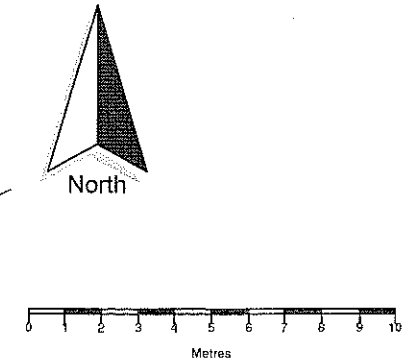
Drawing Title
Proposed Site Layout

Scale 1:500@A3	Date 17/06/2011	Drawn By MD
-------------------	--------------------	----------------

Drawing Number
TRI-0676_06



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



- ABBREVIATIONS
- BM Bench Mark
 - BOL Bollard
 - CL Cover Level
 - EH Eaves Height
 - FH Fire Hydrant
 - FFL Finished Floor Level
 - GU Gully
 - LP Lamp Post
 - MH Man Hole
 - RH Ridge/Roof Height
 - TF Top of Fence
 - TW Top of Wall
 - WV Water Valve
- NOTE
Documents 1:100 Scale are not to be used for construction purposes. All dimensions are to be checked on site. All dimensions are to be given in metres.

Rev.	Description	Issued
0		

TRICAD Solutions Ltd.
BUILDING & LAND SURVEYORS
2 Berkshire Close | Wilshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address
Acorn Cottage
Back Lane
Rimington. BB7 4EL

Project Description
Proposed Conversion
of Garage to Dwelling
and New Garage

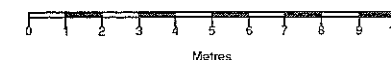
Drawing Title
Existing Site Survey

Scale 1:200@A3	Date 11/02/2011	Drawn By MW
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Drawing Number
TRI-0676_03

Notes

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



ABBREVIATIONS

BM	Bench Mark
BOL	Bollard
CL	Cover Level
EH	Eyes Height
FH	Fire Hydrant
FFL	Finished Floor Level
GU	Gully
LP	Lamp Post
MH	Man Hole
RH	Ridge/Roof Height
TF	Top of Fence
TV	Top of Wall
WV	Water Valve

NOTE

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320110526 P

Rev.0 Description Issued



2 Berkshire Close | Wiltshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614035 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address

Acorn Cottage
Back Lane
Rimmington. BB7 4EL

Project Description

Proposed Conversion
of Garage to Dwelling
and New Garage

Drawing Title

Existing Site Survey

Scale

1:200@A3

Date

11/02/2011

Drawn By

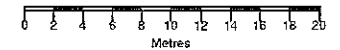
MW

Drawing Number

TRI-0676_04

Notes

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



ABBREVIATIONS

BM Bench Mark
BOL Bollard
CL Cover Level
EH Eaves Height
FH Fire Hydrant
FFL Finished Floor Level
GU Gully
LP Lamp Post
MH Man Hole
RH Ridge/Roof Height
TF Top of Fence
TW Top of Wall
WV Water Valve

NOTE

Settlement 1980/2000 datum is used as OS datum. All levels are referenced to the datum. All levels are in metres above sea level.

Croft Cottage

Pavilion

BACK LANE

Owlmoor

Kemall

Sandilands Farm

320110526 P

Meadow Fold

Femlea

Inglestone

Sandcroft

Coverdale

Woodville

Black Bull Post

CARRS CROFT

Springfield Barn

Riminc

Rev.0 Description. Issued



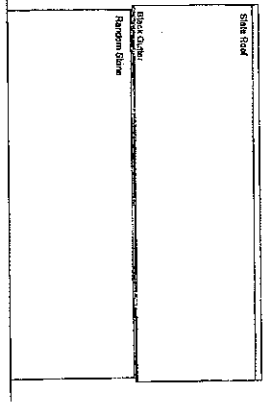
2 Berkshire Close | Wiltshire | Blackburn | Lancashire | BB1 9NG
Tel 01254 614055 Fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address
Acorn Cottage
Back Lane
Rimmington. BB7 4EL

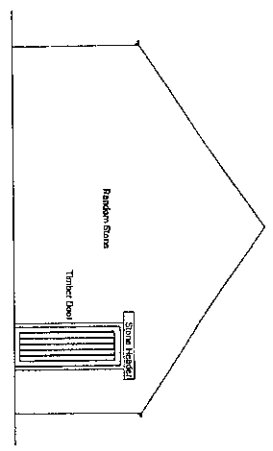
Project Description
Proposed Conversion
of Garage to Dwelling
and New Garage

Drawing Title
Existing Site Survey

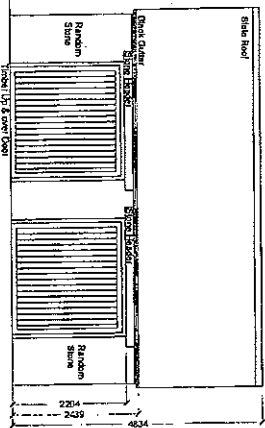
Scale 1:500@A3	Date 11/02/2011	Drawn By MW
Drawing Number TRI-0676_02		



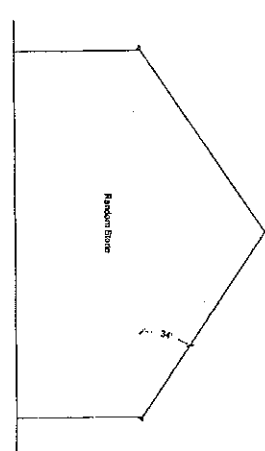
1:100 East Elevation



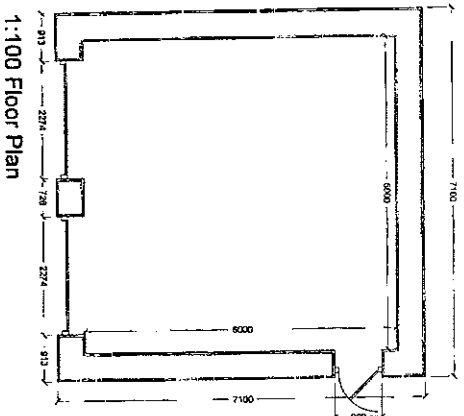
1:100 South Elevation



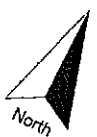
1:100 West Elevation



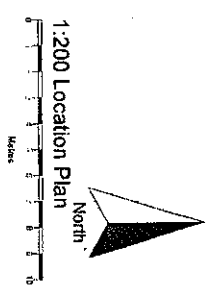
1:100 North Elevation



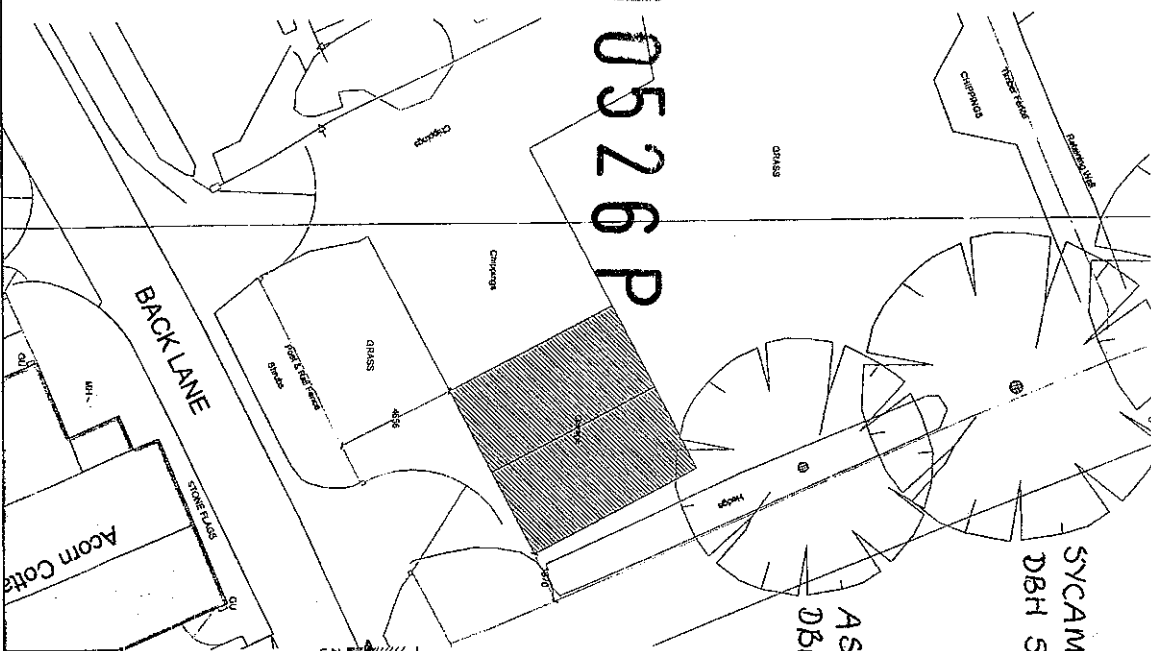
1:100 Floor Plan



320110526P



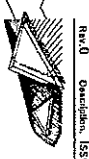
1:200 Location Plan



SYCAMORE
DBH 500mm

ASH
DBH 395mm

CONIFER
HEDGE



2 Bedside Close, Walsby, Blackburn, Lancashire, BB7 4EL
Tel: 01752 610000 Fax: 01752 207134 e-mail: sales@tiscad.co.uk

Acorn Cottage
Back Lane
Rimington, BB7 4EL
Proposed Conversion
of Garage to Dwelling
and New Garage
Drawing Title
Proposed New Garage

Scale	Date	Drawn By
1:100 & 200	28/02/2011	MD
Drawing Number	TRI-0676_07	

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