



RIBBLE VALLEY
BOROUGH COUNCIL

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

FOR THE
ATTENTION OF

5 JUL 2011

320110534 P

For office use only

Application No 3/2011/0534

Date received

Fee paid £120 Receipt No: 013391

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 First name: A

Last name: BROWN

Company (optional):

Unit: House number: House suffix:

House name: BULLIONS CLOSE FARM

Address 1: IGHTENHILL PARK LANE

Address 2:

Address 3:

Town: BURNLEY

County: LANCASHIRE

Country:

Postcode: BB12 0RP

2. Agent Name and Address

Title: MR First name: ANDREW

Last name: PARKER

Company (optional): MICHAEL RAYNER ASSOCIATES

Unit: House number: 44-46 House suffix:

House name:

Address 1: BERRY LANE

Address 2:

Address 3:

Town: LONDRIDGE

County: LANCASHIRE

Country:

Postcode: PR3 3JF

3. Description of the Proposal

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

REPLACEMENT SHOPFRONT AND ERECTION OF REAR SINGLE-STOREY LEAN-TO
EXTENSION INCLUDING MINOR ELEVATIONAL CHANGES & CHANGE OF WINDOW TO FRENCH
DOORS AT FIRST FLOOR LEVEL TO ACCESS EXISTING BALCONY ON NE ELEVATION - NOTE
FOR PROPOSED CHANGE OF USE FROM FIRST FLOOR FLAT TO (AS PART OF THE
EXISTING GROUND-FLOOR) SHOP, SEE APPLICATION NO. 3/2011/0452

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: **17-PA** House suffix: House name: Address 1: **ACCRINGTON ROAD**Address 2: Address 3: Town: **WHARLEY**County: **UNCASTRE**Postcode (optional): **BB7 9DT**Description of location or a grid reference
(must be completed if postcode is not known):Easting: Northing:

Description:

5. Pre-application AdviceHas assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

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

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

Officer name:

Reference:

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

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

REFER TO DRAWING 1343/03

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

☒ Yes ☐ No

If Yes, please provide details:

REFER TO DRAWING 1343/03**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 memberDo 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 FRONT & BRICK REAR	TO MATCH	☐	☐
Roof	SLATE	TO MATCH	☐	☐
Windows	PVC-U	TIMBER, PAINTED	☐	☐
Doors	PVC-U	TIMBER, PAINTED	☐	☐
Boundary treatments (e.g. fences, walls)	STONE & BRICK WALLS	AS EXISTING	☐	☐
Vehicle access and hard-standing	REAR CONCRETE HARDSTANDING	AS EXISTING	☐	☐
Lighting			☐	☒
Others (please specify)			☐	☐

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:

1343/02, 03

DESIGN, ACCESS & HERITAGE STATEMENTS

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	1	0	1
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)			
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):

NEW RWP CONNECTED INTO EXISTING
DRAINAGE SYSTEM, AS SHOWN ON DRAWING
1343/03

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:

GROUND FLOOR HAIRDRESSING SALON
WITH FIRST FLOOR FMT

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	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

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

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

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

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

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

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

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

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

Total existing residential units (E + F + G + H) =**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand 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?



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	☐	66		75	11
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

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

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees	1	2	2

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
BRIDALWARE SHOP	10AM - 4PM	10AM - 4PM	—	

21. Site Area

Please state the site area in hectares (ha)

0.012

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:

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	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

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)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

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
ELAINE WATERHOUSE	26 RIVERLEA GARDENS, ALTHORPE BB7 1QQ	30.06.11

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

30.06.2011

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:

<i>[Signature]</i>

Date (DD/MM/YYYY):

30/06/2011

(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):

30/06/2011

(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:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

ap@mrassociates.net

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)

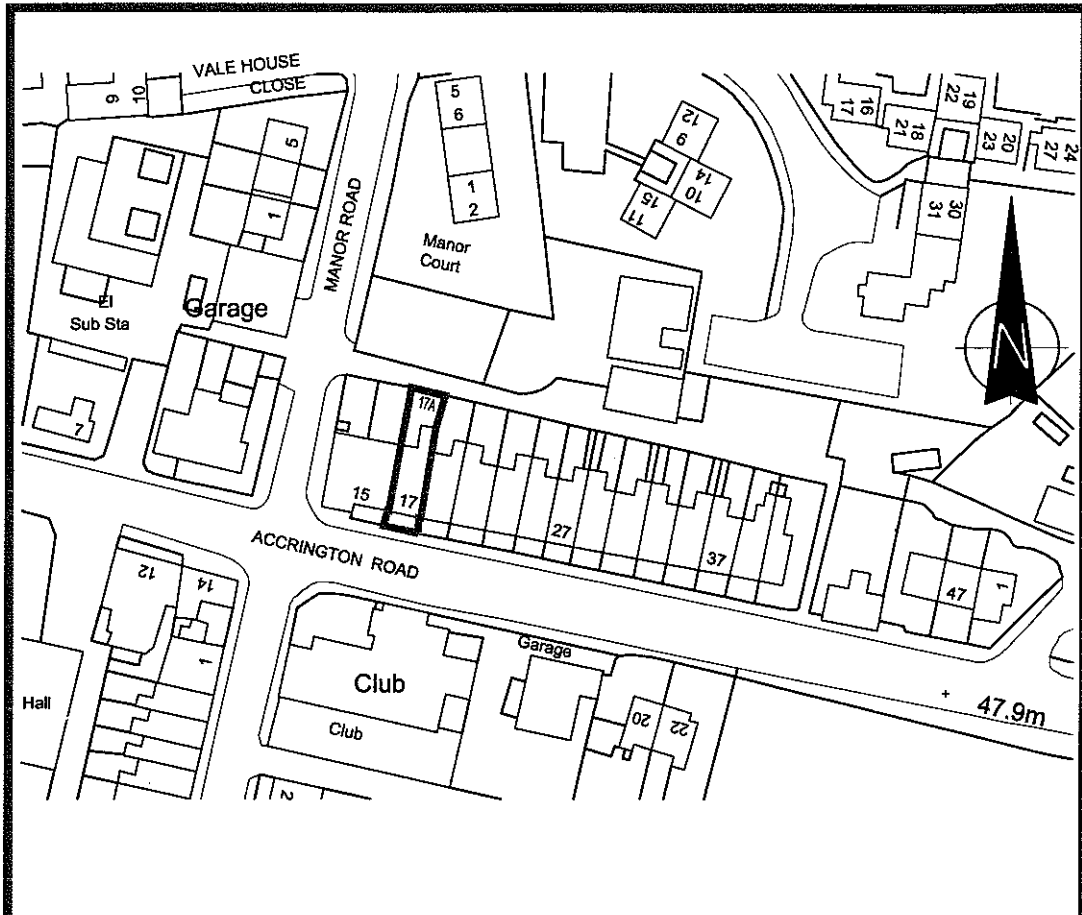
If Other has been selected, please provide:

Contact name:

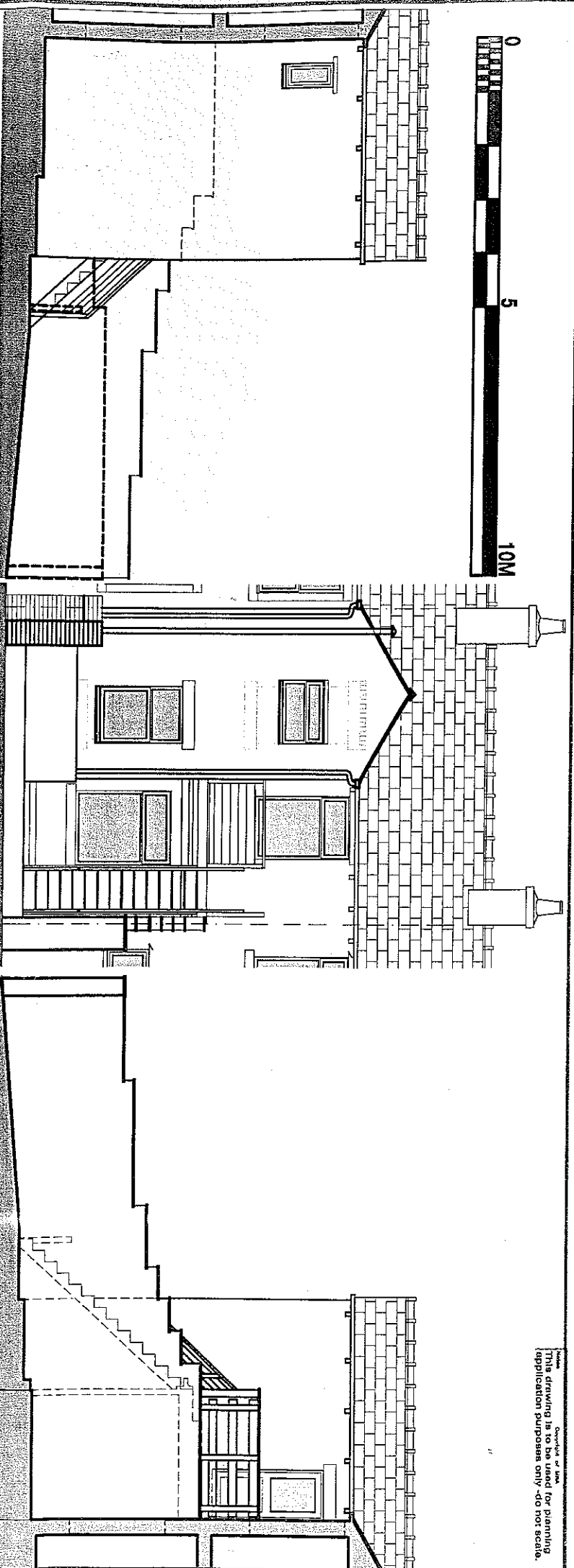
Telephone number:

Email address:

320110534P



Location Plan -Scale, 1:1250



Existing SE Sectional Elevations

Existing Rear NE Elevation

Existing NW Sectional Elevations

BACK STREET

GRAVEL VERGE

CONCRETE HANDSTANDING

BRICK WALL

BINS

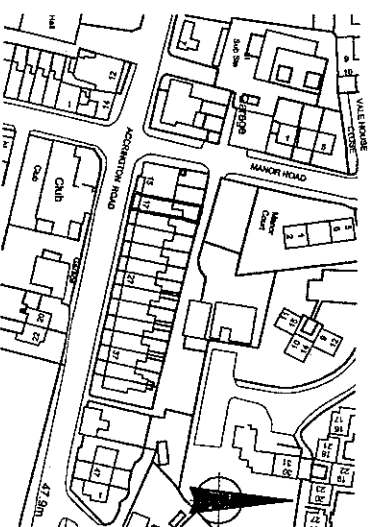
STAFF
(10m²)

PORCH
(4m²)

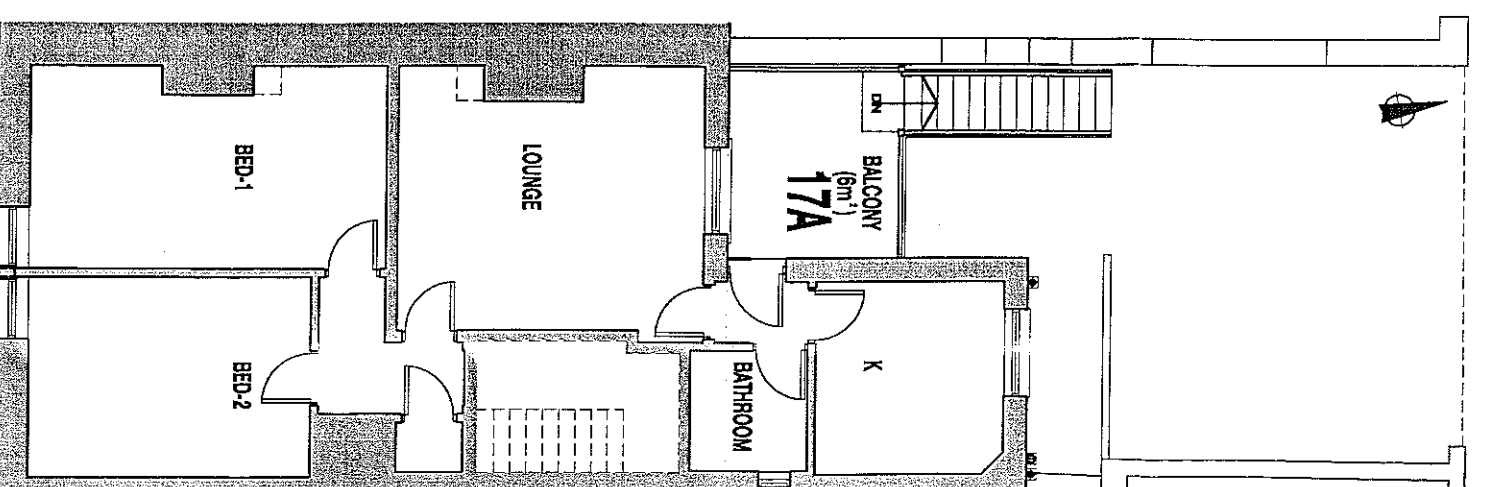
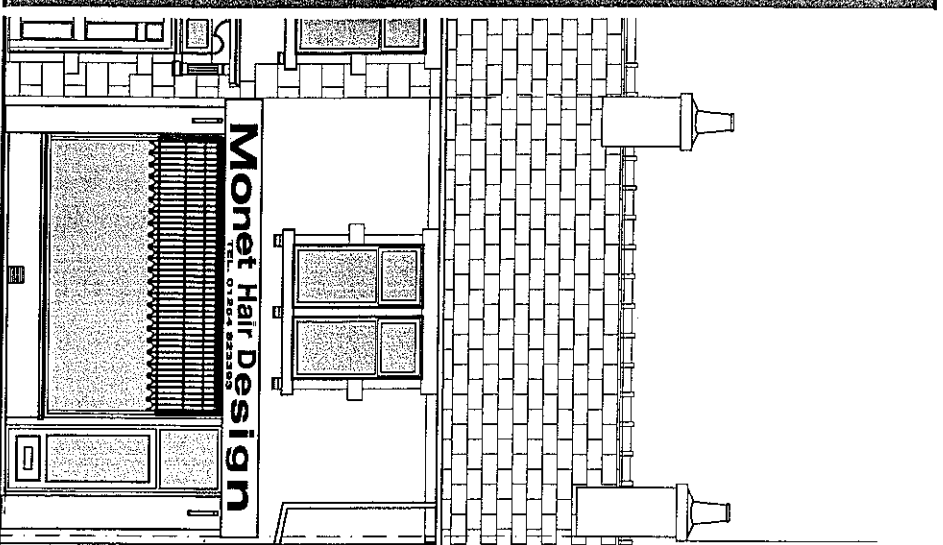
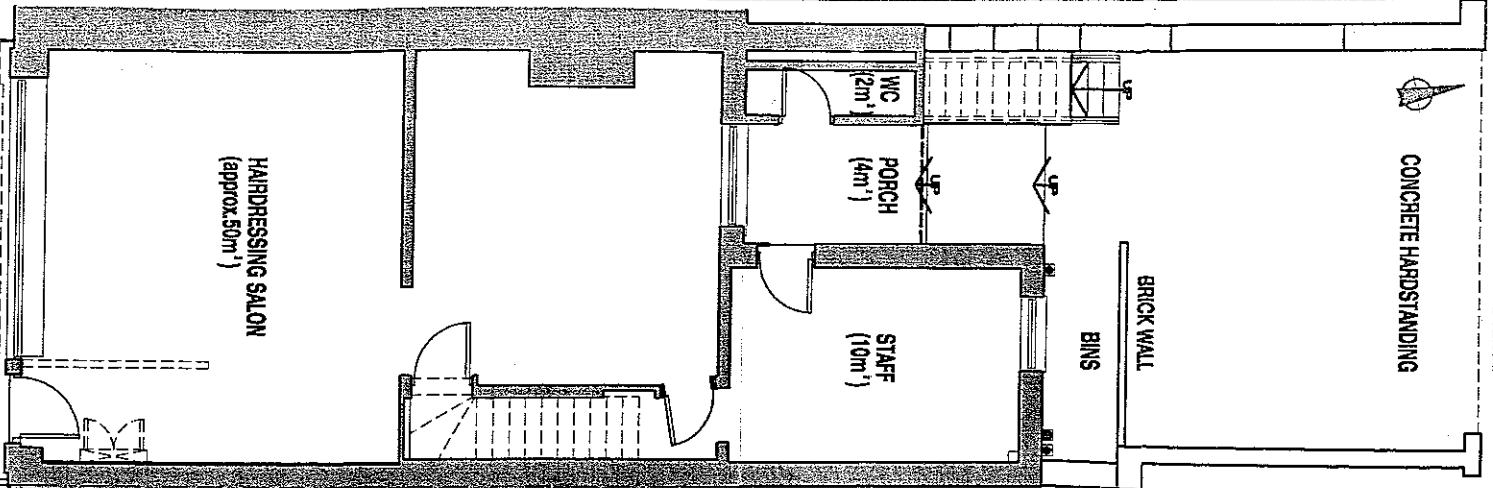
WC
(2m²)

HAIRDRESSING SALON
(approx. 50m²)

EXISTING
HAIRDRESSING SALON
TO
NEW BRIDALWEAR SHOP
REFER TO APPLICATION
NO.3/2011/0452



Location Plan -Scale, 1:2500



EXISTING
FIRST FLOOR FLAT
TO (AS PART OF GROUND FLOOR)
BRIDALWEAR SHOP
REFER TO PLANNING APPLICATION
NO. 3/2011/0452 FOR CHANGE OF USE

Existing Ground Floor Plan

Existing Front SW Elevation

Existing First Floor Plan

32011053

☐ MICHAEL MAYNER
☐ ASSOCIATES
☒ A.R.C.H.I.T.E.C.T.S.

44-46 DEERY LANE LONGRODGE
PRESTON LANCASHIRE PR3 3J
Tel 01772 704406 fax 01772 702080
☐ www.mtrarchitects.co.uk

PROJECT
17-17A Accrington Road
Winalley
BB7 9DT

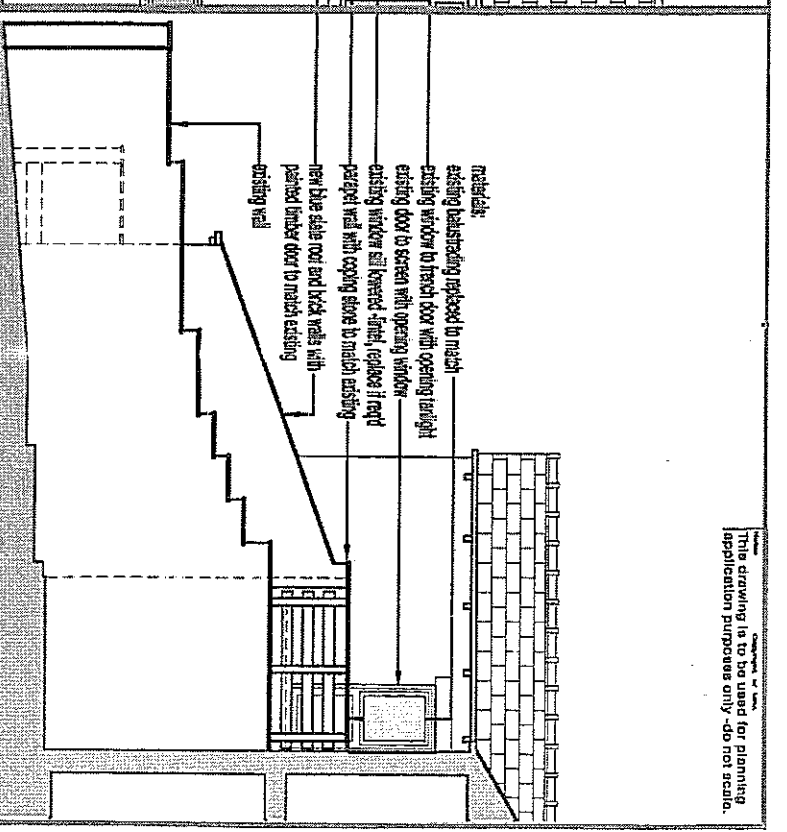
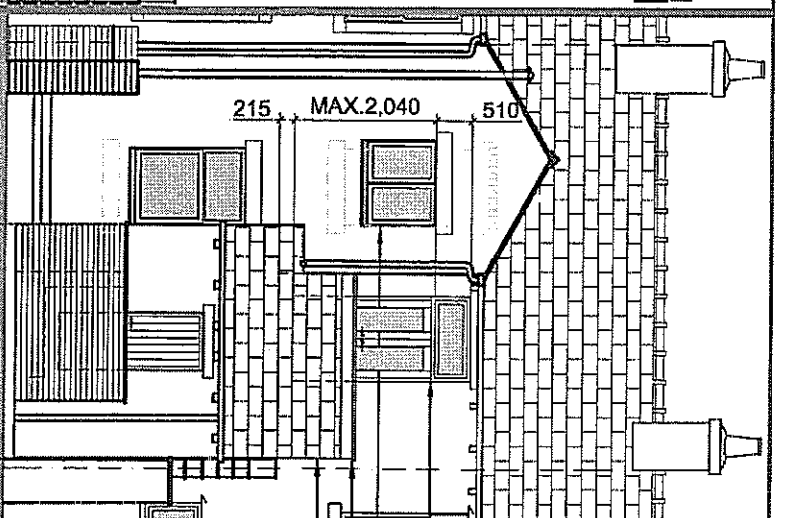
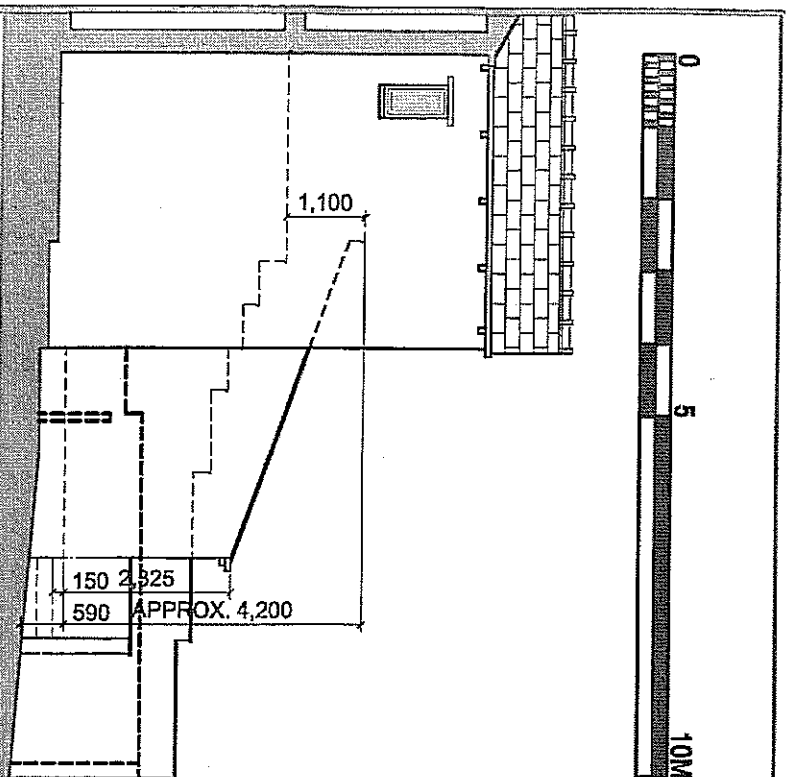
EXISTING
Measured Survey

SCALE
1:100@A3

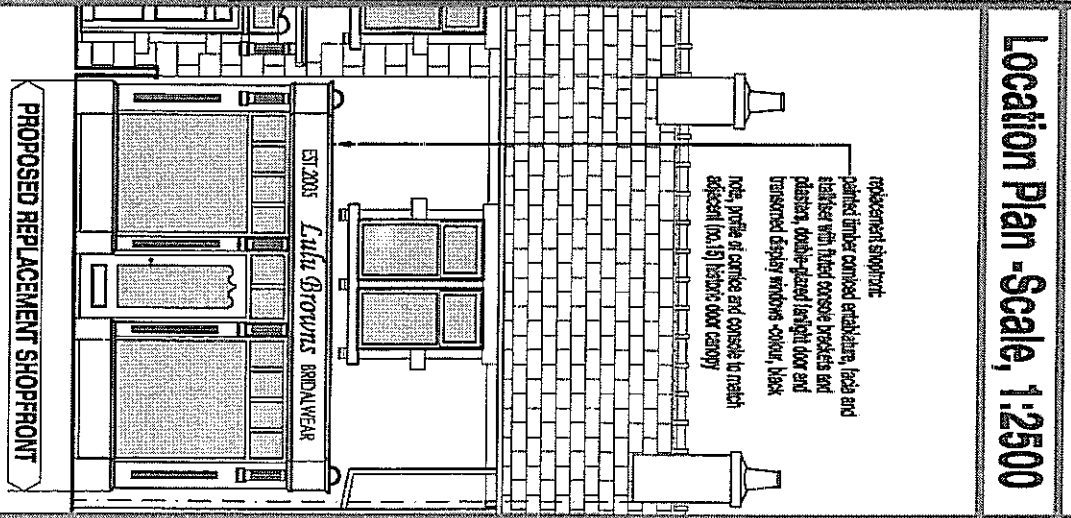
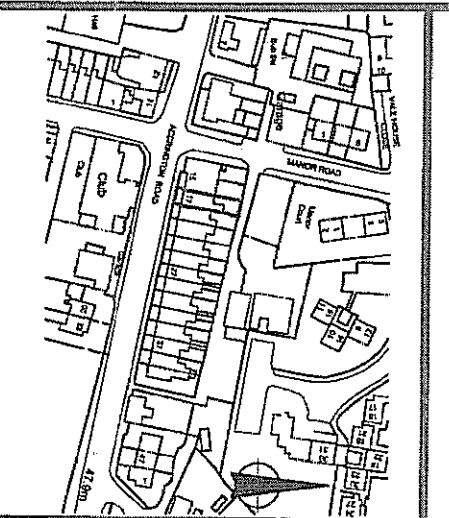
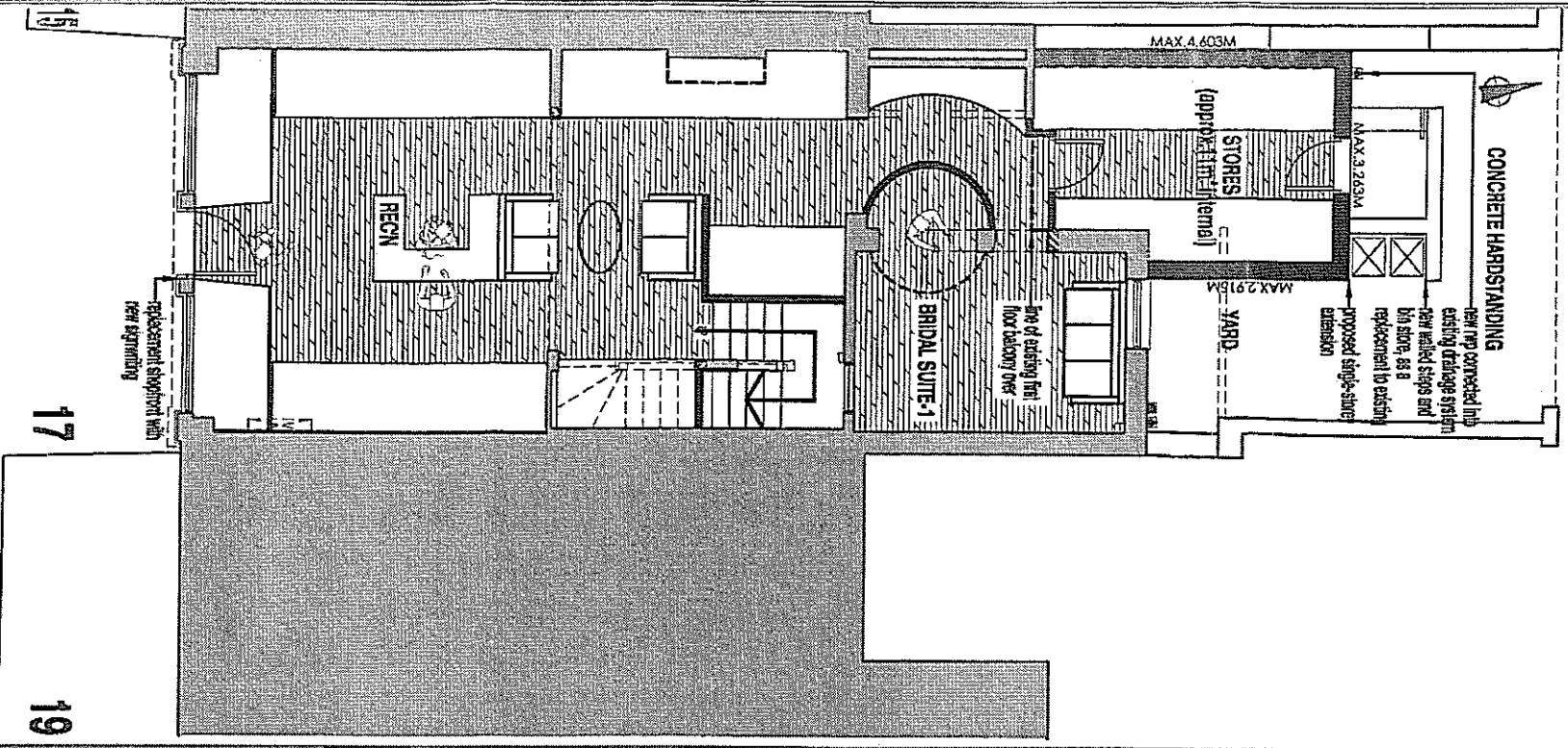
DATE
06.11

NUMBER
1343 02

BY
AP



Proposed SE Sectional Elevations

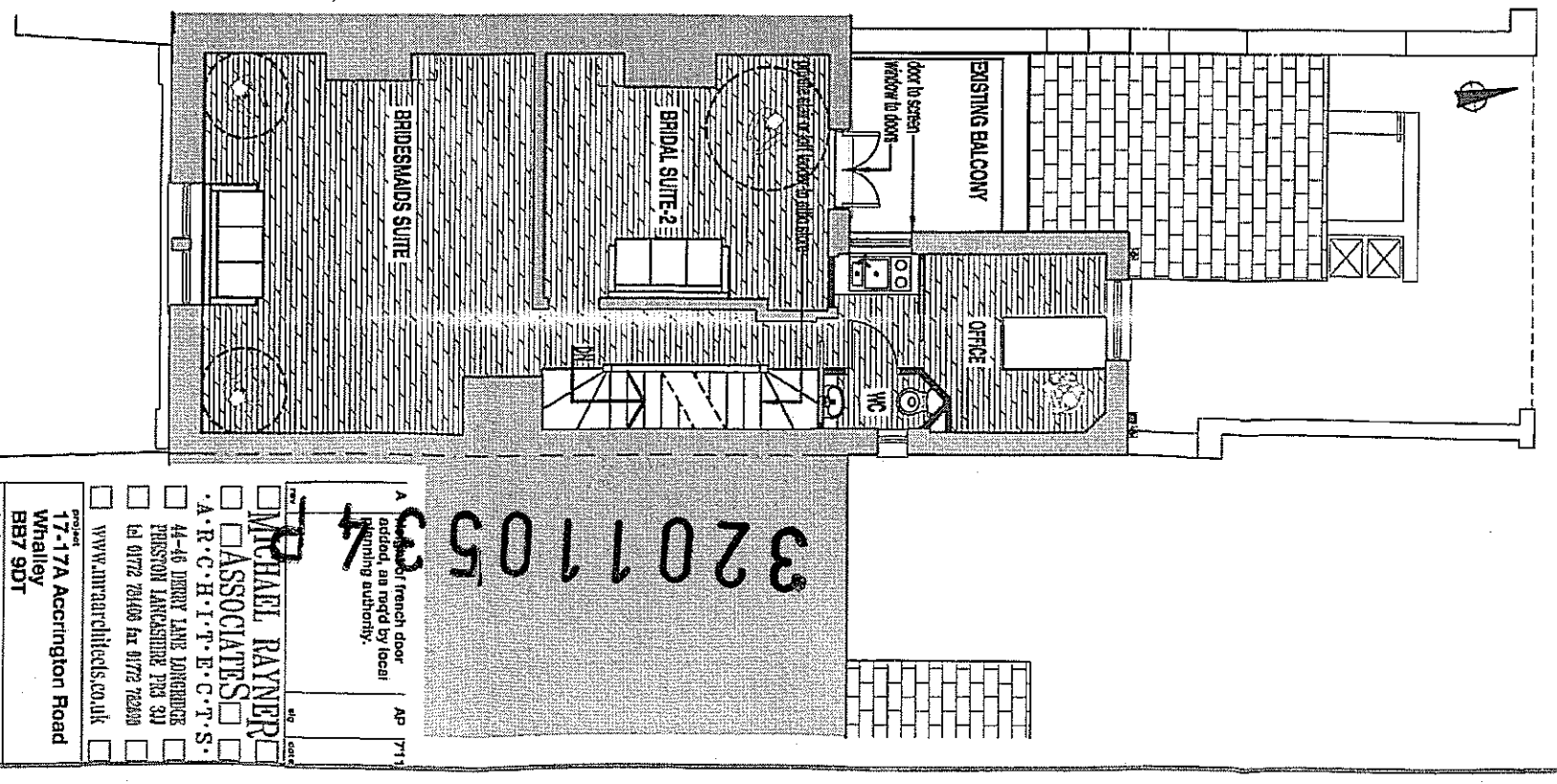


PROPOSED EX 1N

Proposed Rear NE Elevation

PROPOSED EXTENSION **EXISTING BALCONY**

PROPOSED NW Sectional Elevations

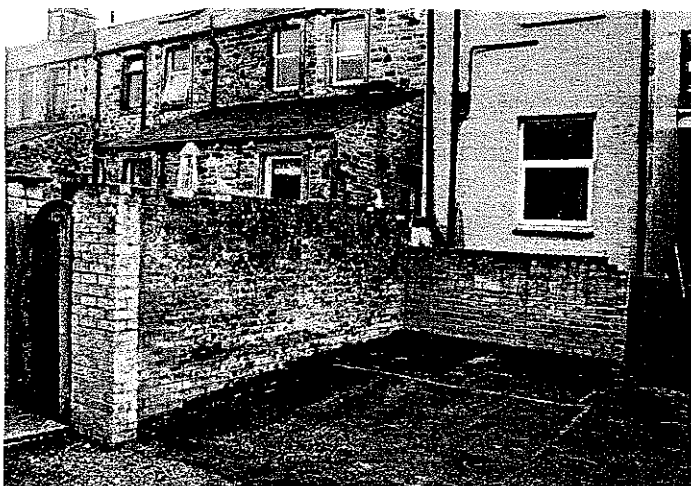


Proposed Ground Floor Plan

Proposed Front SW Elevation

Proposed First Floor Plan

320110504P



DESIGN, ACCESS & HERITAGE STATEMENT

17-17A ACCRINGTON ROAD, WHALLEY –PROPOSED REPLACEMENT SHOPFRONT & REAR EXTENSION

520110534P

Heritage Statement

Whalley Conservation Area Appraisal and same Management Guidance states that the property is part of the Buildings of Townscape Merit although it has a modern canopied shopfront, a rear first floor balcony with steps and pvc-u windows and doors

The Whalley Conservation Area boundary review added part of Accrington Road strangely referred to as "Accrington Street...an early route...Nos.15-41 date to late 19th century". Whilst having a slate roof, only the front is built of stone and there is no front garden or low stone walls as such, albeit bounded by neighbouring hedging on one side and a timber fence on the other –to the rear, painted brickwork and high brick/stone/pebbledash boundary walls.

Not listed as one of the buildings proposed for inclusion in the Article 4 Direction, however the Townscape Appraisal Map suggests otherwise.

The proposed small rear single-storey lean-to extension not dissimilar to that of No.19 together with minor elevation changes to the existing fenestration details to match those of No.15 are thought to have an improvement on the significance of this heritage asset.

Likewise, the same if not more so could be said for the proposed replacement shopfront with traditional features and taking specific reference from the adjacent (No.15) historic door canopy –guidance on appropriate shop front design can be found in Policy S13.

There is also a separate application (3/20011/0452) for the change of use from the first floor flat to (as part of the existing ground floor) shop - the existing shop being currently used as a hairdressing salon (Monet Hair Design) and in turn (Lulu Browns) designer bridalwear.

Design & Access Statement

- Process, the above factors have been considered when deciding upon the use, design, scale, layout and materials used in the proposed development
- Use, the extension will be used for storage purposes and the shopfront will be used to display wedding dresses primarily –the applicant considers this the minimum amount of space necessary.
- Amount, the proposed size of the extension has been limited to effectively 3.263x2.915m by leaving the existing first floor balcony intact whereas the replacement shopfront is effectively the same size as it is now which is considered necessary and appropriate for the setting of the development. Seeing as it is the overall scale of the property and density/grouping of features and suitability for the site that would matter most in creating a successful design, the proposals are an appropriate amount and can be built on the site.
- Layout, this was carefully designed to enhance the sense of place, enclosure, grouping and permeability of the property and gardens, their features and the locality -front and rear surveillance was also realised.
- Scale, the size and density/openness of the proposals reflect and compliment the property, which are economically viable and provide an appropriate level of accommodation whilst taking account of the restrictions of the site, the need for good design and ensuring continuity with the property and the local character and in keeping with the context of the site. The height of the extension is lower and comparative with the property and neighbouring properties in the locality and is sensitively designed to fit in and compliment same –similarly, the balance and detailing of doors/window widths and sill heights.
- Landscaping, a new rear brick-walled bin store and steps to match existing.
- Appearance, taking simple vernacular forms that underpins and informs the detailed aspects of the scheme and marrying this with the use of the diversity and quality of materials used in the locality, a good attractive and appropriate appearance/distinctive design is achieved (and can be maintained) that will sit easily and compliment the property and locality. The applicant acknowledges that appearance changes throughout the day/across the seasons, as levels of light, weather/vegetation changes.
- Access, the policy and approach that the applicant has adopted towards access having taken into account the requirements of Approved Document 'M' of the Building Regulations for access to and use of buildings this and external lighting, views/signs, desire/sight lines and access for the emergency services should be no worse.