



- 5 JUL 2011	
FOR THE	ATTENTION OF

For office use only

Application No: 320110538P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission. 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:	J
Last name:	WADE		
Company (optional):			
Unit:	House number:	House suffix:	
House name:	SOMERWOOD		
Address 1:	STONYGATE LANE		
Address 2:	RIBCHESTER		
Address 3:			
Town:	PRESTON		
County:	LANCASHIRE		
Country:			
Postcode:	PR3 3YN		

2. Agent Name and Address

Title:	MR	First name:	GARY
Last name:	HOERTY		
Company (optional):	GARY HOERTY ASSOCIATES		
Unit:	House number:	House suffix:	
	34		
House name:			
Address 1:	WELGATE		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 2DP		

3. Description of the Proposal

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

PROPOSED REPLACEMENT DWELLING AT OAK BANK FARM TO INCLUDE DETACHED GARAGE/ANNEXE AND DEMOLITION OF THE EXISTING DWELLING AND PART OF THE EXISTING DETACHED ANNEXE. (RE-SUBMISSION PLANNING APPLICATION NO 3/2010/0980).

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

☐ Yes☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: OAK BANK FARM

Address 1: STONYGATE LANE

Address 2: RIBCHESTER

Address 3:

Town: PRESTON

County: LANCASHIRE

Postcode (optional): PR3 3YN

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

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

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

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

Officer name:

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:

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

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

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

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	BRICK + RENDER	STONE WITH STONE QUOINS	☐	☐
Roof	SLATE + TILE	SLATE	☐	☐
Windows	WHITE UPVC	TIMBER	☐	☐
Doors	WHITE UPVC	TIMBER	☐	☐
Boundary treatments (e.g. fences, walls)	PART FENCE PART HEDGE	PART FENCE PART HEDGE - NO CHANGE	☐	☐
Vehicle access and hard-standing	TARMAC	TARMAC	☐	☐
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:

DESIGN AND ACCESS STATEMENT X 3
DRAWING REF'S : WADE/133/1188/RO1-RO3 X 3
SUPPORTING STATEMENT X 3

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	4	4	0
Light goods vehicles/ public carrier vehicles	—	—	—
Motorcycles	—	—	—
Disability spaces	—	—	—
Cycle spaces	—	—	—
Other (e.g. Bus)	—	—	—
Other (e.g. Bus)	—	—	—

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☒ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

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

12. Assessment of Flood Risk

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

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer AS EXISTING

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:

RESIDENTIAL DWELLING

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)=**Existing 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)=

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)=

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)=

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

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐			
	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

N/A

Please complete the following information regarding employees:

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

20. Hours of Opening

N/A

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

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.2 Ha

22. Industrial or Commercial Processes and Machinery

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

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):

04/07/2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

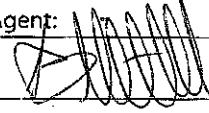
Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:



Date (DD/MM/YYYY):

04/07/2011

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

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



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



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



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



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 Article 12 Certificate (Agricultural Holdings):



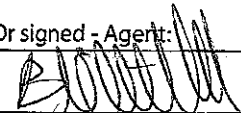
27. Declaration

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):



04/07/2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

01200

442301

Country code:

Mobile number (optional):

07971

794696

Country code:

Fax number (optional):

01200

442302

Email address (optional):

gary.hoerty@ghaonline.co.uk

30. Site Visit

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

☒ Yes

☐ No

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

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



Gary Hoerty Associates

320110538P

32 Wylgate
Clitheroe
Lancashire
BB7 2DP

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Fax: 01200 442302
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www.ruralproperty4sale.com
email: info@ghaonline.co.uk

DESIGN AND ACCESS STATEMENT
IN RESPECT OF A RE-SUBMISSION PLANNING
APPLICATION FOR A PROPOSED
REPLACEMENT DWELLING AND DOUBLE
GARAGE

AT

OAK BANK FARM, STONEYGATE LANE,
RIBCHESTER, PR3 3YN

Prepared by: Jennifer Hindle
Our Client: Mr J Wade
Our Ref: Wade/133/1188/GH
Date: July 2011



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



1. Use

- 1.1 The proposed development is a re-submission application for the demolition of the existing farmhouse and part of a detached annexe at Oak Bank Farm and their replacement with a four bedroom detached family residence and a double garage.
- 1.2 The application site currently comprises a brick built extended farmhouse with integral garage and a detached granny annexe comprising two one bedroom self contained suites within its half acre grounds. It is proposed to retain part of this granny annexe within the proposed development.
- 1.3 The proposed development will see the site remain occupied by a single dwelling in residential use.

2. Amount

- 2.1 The existing external floor area of Oak Bank Farmhouse over two floors is approximately 250m² (this excludes the integral garage). The existing ridge height is 8.3m and the eaves height is 5.6m the integral garage is 31.62m². The existing external floor area of the granny annexe is approximately 90m². The existing ridge height is 3.8m from the lowest ground floor level and the eaves height is 2.7m from the lowest ground floor level.
- 2.2 The proposed external floor area for the replacement dwelling over two floors is approximately 339m². The proposed ridge height is 8.8m and the eaves height is 6.4m and the roof pitch is 26°. The proposed double garage will have an external floor area of 90.4m², a ridge height of 6.1m and an eaves height of 3.8m. The roof pitch is 30°. The proposed dwelling will be approximately 35% larger than the existing dwelling.
- 2.3 The existing ground floor accommodation at Oak Bank farmhouse comprises a lobby, lounge, living room, kitchen/dining room, bathroom, office and garage. The first floor accommodation comprises a master bedroom with en-suite bathroom, four bedrooms and two bathrooms.
- 2.4 The existing detached granny annexe accommodation comprises two self contained individual one bedroom suites. The first comprises of a living room, kitchen, bathroom and bedroom and the second comprises of a kitchen/living room, bathroom and bedroom with a separate store area.
- 2.5 The proposed replacement dwelling comprises ground floor accommodation consisting of an entrance porch, entrance hall with understairs WC, open plan kitchen/dining/snug area, lounge and garden room. There is also a porch situated to the rear of the proposed dwelling. The first floor accommodation comprises a landing, master bedroom with en-suite facilities and three further double bedrooms, each with en-suite facilities and a family bathroom. Two of the double

bedrooms will have a balcony area and this can be seen on the plans submitted with this planning application. The second floor accommodation will be provided within the roof space and will comprise a study room and a games room.

2.6 The proposed double garage will comprise of garage space, a separate entrance hall and stairs with under stairs WC to the ground floor and a landing with living space and kitchen area and a bedroom with WC to the first floor.

2.7 We feel that the amount of development proposed is acceptable for its intended purpose as a modern family home.

3. Layout

3.1 The proposed development will see the demolition of Oak Bank Farmhouse and the erection of a replacement dwelling. The previous planning application attempted to retain one of the oak trees at the application site however, following an arboricultural report it has been confirmed that this tree is dead. Consequently, this re-submission application will see the removal of the dead oak tree and the re-positioning of the proposed dwelling within the site as this is considered to be an improved location. The layout can be seen on the plans submitted with this planning application. The proposed garage will be situated to the north of the granny annexe part of which will be retained and the details of this can be seen on the plans submitted with this planning application.

3.2 We consider that the layout of the proposed replacement dwelling and garage will make the most efficient use of the space available on the site at Oak Bank Farm.

4. Scale

4.1 There will be a modest increase in total size of the dwelling but it will be at a reasonably similar scale to the existing dwelling and will still sit well within the plot and will not look unduly large or overbearing. The scale of the dwelling is similar to a recent replacement dwelling just up the road at Somerwood.

5. Landscaping

5.1 The existing garden area has the benefit of several mature trees and hedges and it is not considered necessary to provide any additional landscaping.

6. Appearance

6.1 The proposed materials for the replacement dwelling have been carefully chosen to protect and enhance the character of the surrounding area.

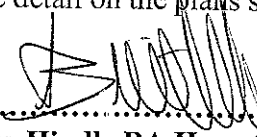
6.2 The existing farmhouse is constructed from a red facing brick to the external walls (some of the walls are finished with a cement render) with stone quoins to

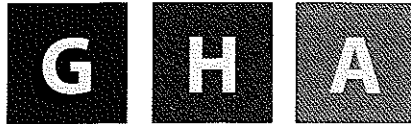
the corners. The roof is clad with natural slate and has clay ridge tiles. The overhang to the existing southerly elevation is clad with clay roof tiles. The windows and doors are uPVC timber effect and there is a timber effect up and over garage door.

- 6.3 The existing granny annexe has a part cement rendered finish and part random stone walls with stone quoins to the corners. The roof is clad in natural slate with red clay ridge tiles and a Velux roof light. There is uPVC rainwater guttering. The windows and doors are uPVC timber effect (some of the windows have stone heads and sills). There is a uPVC bulls eye window set in a random stone surround. There is a timber canopy with a natural slate roof to the existing easterly elevation. The exact details can be seen on the plans submitted with this planning application
- 6.4 The proposed replacement dwelling will be constructed from random stone facing to the external walls with stone quoins to the corners, a roof clad in natural slate, parapet detail capped with a stone coping stone, a chimney stack constructed with random stone with clay chimney pot and the eaves will be detailed with corbelled stone. There will be several Velux conservation roof lights with central mullions and two solar panels on the roof. The windows and doors will be timber framed and set within stone surrounds. There will be aluminium framed Bi-fold doors set within stone surrounds to the proposed westerly elevation. The balconies will have a powder coated 1.1m high handrail rail and balustrade.
- 6.5 The proposed double garage will be constructed from random stone faced external walls with stone quoins to the corners, a roof clad with natural slate, parapet detail capped with a stone coping stone and the eaves will be detailed with corbelled stone. There will be four Velux roof lights. The windows will be timber framed and set within stone surrounds and the door will be timber and set within stone surrounds. There will be two sets of timber garage doors which will also be set in stone surrounds.
- 6.6 All proposed materials have been carefully chosen to ensure that the proposed development protects and enhances the character of the surrounding area. The incorporation of solar panels within the roof ensures a dwelling that encompasses eco-friendly methods of construction.

7. Access

- 7.1 The proposed replacement dwelling and double garage will make use of the existing access to Oak Bank farm and this will remain unaltered. This can be seen in more detail on the plans submitted with this planning application

PP 
Signed.....Date.....04/07/2011
Jennifer Hindle BA Hons (For and on behalf of Gary Hoerty Associates)



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SUPPORTING STATEMENT

**IN RESPECT OF A RE-SUBMISSION PLANNING
APPLICATION FOR A PROPOSED
REPLACEMENT DWELLING AND DOUBLE
GARAGE**

AT

**OAK BANK FARM, STONEYGATE LANE,
RIBCHESTER, PR3 3YN**

FOR AND ON BEHALF OF:

MR J WADE

Prepared by: Jennifer Hindle
Our Client: Mr J Wade
Our Ref: Wade/133/1188/GH
Date: July 2011



Chartered Surveyors ■■■■ Planning & Development ■■■■ Land Agents
Valuers ■■■■ Property Agency ■■■■ Property Management



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1. INTRODUCTION, BACKGROUND INFORMATION AND PROPOSED DEVELOPMENT

- 1.1 Gary Hoerty Associates has been instructed by Mr J Wade the owner of Oak Bank Farm, Stoneygate Lane, Ribchester, PR3 3YN to submit a re-submission planning application on his behalf for a proposed replacement dwelling and double garage at Oak Bank Farm.
- 1.2 Our client currently lives at Somerwood which is located approximately 200 yards further along Stoneygate Lane. Somerwood is a replacement dwelling that Mr Wade has recently built; the development was a finalist in the LABC building excellence awards in the category of best individual dwelling and was commended in the best sustainable development award. Mr Wade will bring the same high standards to the proposed development at Oak Bank Farm if the planning application is approved.
- 1.3 The application site comprises of Oak Bank Farmhouse together with a granny annexe set within approximately half of an acre of garden area. The proposed development will see the demolition of Oak Bank Farmhouse and part of the detached granny annexe and the erection of a replacement dwelling and a double garage, the double garage will adjoin the part of the annexe. The granny annexe consists of two self contained one bedroom suites and it is proposed to demolish one suite and attach the double garage to the remaining suite. We consider that the proposed replacement dwelling will be an improvement to the area over the existing extended brick built dwelling. The proposed materials are considered to be more in-keeping and sympathetic with the character of the surrounding area and therefore will serve to improve the visual appearance of the site.
- 1.4 We set out within this report the proposed development in more detail, the planning history of the farm, review the application site, set out why we believe the application conforms to the national and local planning policies and why the application should therefore be looked upon favourably.

2. PLANNING HISTORY

- 2.1 Application number 3/2003/0237 was for a double storey gable end extension at Oak Bank Farm and was approved with conditions on 30th April 2003
- 2.2 Application number 3/1997/0007 was for a study/bedroom and garage extension at Oak Bank Farm and was approved with conditions on 26th February 1997.

3. THE APPLICATION SITE

- 3.1 Oak Bank Farm is situated in open countryside and is rural in nature it is located on Stoneygate Lane just over half a mile from the village of Ribchester. There are

a number of farmsteads and dwellings along Stoneygate Lane, the nearest to the site is Somerwood to the north, which we have already referred to.

- 3.2 The application site, as we have already commented above, comprises an extended brick built farmhouse together with a detached annexe which accommodates two separate one bedroom self contained suites. The property is set within approximately half an acre of garden and one of the boundaries adjoins Stoneygate Lane. There are a number of mature trees within the site; these are clearly identified on the existing site plan and the root protection zone has also been shown on the existing site plan and the proposed site plan and we can confirm that the proposed development will be outside of the root protection zone. The previous planning application attempted to retain one of the oak trees at the application site however, following an arboricultural report it has been confirmed that this tree is dead. Consequently, this re-submission application will see the removal of the dead oak tree and the re-positioning of the proposed dwelling within the site as this is considered to be an improved location. The boundary to the west of the site adjoins the range of former agricultural buildings and yard area which will be subject to a separate planning application for redevelopment to provide holiday cottage accommodation. There are open fields to the north and south of the site which are within the applicant's ownership.

4. PLANNING CONSIDERATIONS

4.1 General

- 4.1.1 In order for the application to be approved it must satisfy, as far as possible, the guidelines provided in planning policy guidance notes/planning policy statements and the relevant policies of the Ribble Valley Districtwide Local Plan (Adopted 1998). The application site is located within an area designated as open countryside within the adopted Local Plan.
- 4.1.2 The relevant policies of the local plan are Policy G1 which is a general policy that applies to all development within the Borough, Policy G5 which is a policy dealing with development outside the main settlement boundaries, Policy ENV3 which deals with development in the open countryside and Policy H14 which deals with rebuilding or replacement of dwellings in the open countryside.
- 4.1.3 The main national policy guidance is provided within PPS3: Housing.
- 4.1.4 We set out below extracts from the relevant documents to assess the application against all the appropriate policies and guidance.

4.2 Ribble Valley Districtwide Local Plan (Adopted 1998)

Policy G1

4.2.1 Policy G1 states:

"All development proposals will be expected to provide a high standard of building, design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area."

4.2.2 In determining planning applications a number of criteria will be applied and we consider each of these criteria as follows:-

(a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.

4.2.3 It is our view that the level of development that is proposed is appropriate in terms of its size, intensity and nature. The existing farmhouse at Oak Bank Farm and part of the annexe will be demolished and replaced with a new dwelling and a detached garage. The proposed dwelling will be approximately 35% larger in its gross external floor area measured over both floors than the existing dwelling. The existing granny annexe currently accommodates two suites and it is proposed to demolish one of these suites and the proposed double garage will be located adjoining the remaining granny annexe

(b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations

4.2.4 The proposed development is for a replacement dwelling at Oak Bank Farm. This new dwelling will remain a single dwelling for residential use only and as such will not generate any additional traffic and will not therefore raise any new highway issues. In any event the existing access is adequate in terms of highway safety. Stoneygate Lane is a commonly used route to and from the village of Ribchester and the site is within walking distance of Ribchester where there are regular bus services.

(c) Developments should make adequate arrangements for car parking (see Policy T7).

4.2.5 Car parking will be required for this development and will be located to the front of the proposed double garage. This can be seen on the plans submitted with this planning application

(d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.

4.2.6 The proposed development is for a replacement dwelling and double garage at Oak Bank Farm. The existing access will be used by the proposed development and this is considered to be adequate and safe. There will be no increase in traffic activity as a result of the proposed development.

(e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.

4.2.7 Although the proposed dwelling will have a larger floor area than the existing the increase in area is quite modest and will not result in an unacceptably large dwelling relative to the plot or to other dwellings on the lane. A much larger increase in size was approved at Somerwood which is the nearest neighbouring property. The available space on the site has been efficiently used in order to create a development which will be more attractive than the existing dwelling being constructed from stone rather than slate and the development is well placed on the site and avoids any interference with existing mature trees on the site. As we have already mentioned within this Supporting Statement, following an arboricultural report it has been confirmed that one of the oak trees at the site is dead and consequently the proposed dwelling will be re-positioned to an improved location following the removal of the dead tree. This will not affect visual appearance of the site from the surrounding area in any way.

(f) Developments should provide adequate arrangements for servicing and public utilities.

4.2.8 The proposed development is for a replacement dwelling and as such will make use of the existing services and public utilities currently used by Oak Bank farm.

(g) Development should provide adequate daylighting and privacy.

4.2.9 We consider that the requirements of this paragraph are met within the design.

(h) Materials used should be sympathetic to the character of the area.

4.2.10 The proposed replacement dwelling will be constructed from random stone facing to the external walls with stone quoins to the corners, a roof clad in natural slate, parapet detail capped with a stone coping stone, a chimney stack constructed with random stone with clay chimney pot and the eaves will be detailed with corbelled stone. There will be several velux conservation roof lights with central mullions and two solar panels on the roof. The windows and doors will be timber framed and set within stone surrounds. There will be aluminium framed Bi-fold doors set

within stone surrounds to the proposed westerly elevation. The balconies will have a powder coated 1.1m high handrail rail and balustrade. These materials have been carefully chosen in order to remain sympathetic with the surrounding area and will see the use of materials which are considered to be more in-keeping with the local area than the materials on the existing Oak Bank farmhouse. The materials have been chosen to reflect those used in the recently approved Somerwood Cattery and therefore will be more sympathetic to the local area than the existing.

- (i) *Developments should not result in the loss of important open space including public and private playing fields.*

4.2.11 There will be no loss of open space as a consequence of this development.

- (j) *Developments should not damage SSSIs, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.*

4.2.12 There will be no damage to any SSSIs, County Heritage Sites or any other areas of nature conservation importance as a consequence of this development.

- (k) *Developments should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.*

4.2.13 There will be no damage to any watercourses as a consequence of this proposed development.

- (l) *Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.*

4.2.14 The proposed development will see the demolition of the existing Oak Bank farmhouse and the erection of a replacement dwelling. The replacement dwelling will have a slightly different location than the existing farmhouse due to the proposed removal of a confirmed dead oak tree and it is considered that this different location will be an improvement on the existing. The proposed double garage will adjoin the remaining granny annexe and as such will make effective use of the space available on the site. We consider that the proposal is therefore economic in the use of land. The materials and construction style have been chosen to match the recently erected dwelling at nearby Somerwood Cattery. The proposed dwelling will therefore make use of materials which are more sympathetic to the local area than the existing.

- (m) *Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply which will not derogate existing users.*

4.2.15 The proposed development will make use of the existing water supply.

Policy G5

4.2.16 Policy G5 states that:

"Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small scale developments which are"

- i) essential to the local economy or the social well being of the area, or*
- ii) needed for the purposes of agriculture or forestry; or*
- iii) sites developed for local needs housing (subject to Policy H20 of this plan); or*
- iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or*
- v) other small scale uses appropriate to a rural area which conform to the policies of this plan "*

4.2.17 We consider that the fifth criteria which refers to other small scale uses appropriate to a rural area is relevant to this proposal and we consider that this proposal is for a small scale use appropriate to a rural area.

Policy ENV3

4.2.18 Policy ENV3 states that:

"In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve, renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area "

4.2.19 The proposed development will use construction materials which are considered to be more in-keeping and sympathetic with the character of the local area than the existing red brick and render dwelling. The external walls will be constructed with random stone facing and stone quoins to the corners, the roof will be clad in slate and the windows and doors will be timber framed and set within stone surrounds. This will create a significant improvement to the character and visual quality of the immediate area.

Policy H14

4.2.20 Policy H14 states that:

'Rebuilding or replacement of dwellings will be permitted in the open countryside, subject to the following criteria.

- (i) the residential use of the property should not have been abandoned. (If this is the case Policy H2 will apply);*
- (ii) the impact on the landscape will be assessed in relation to that of a new dwelling. As such very careful consideration to design and use of materials must be made. In addition, excessive increase in the size of property will not be permitted,*
- (iii) the creation of any extra curtilage will be assessed in relation to Policy H12;*
- (iv) the terms of Policy G1 will apply."*

4.2.21 Dealing with each of these criteria in turn:

- (i) the residential use of the property should not have been abandoned. (If this is the case Policy H2 will apply),*

4.2.22 The dwelling has been in constant residential use since it was built.

- (ii) the impact on the landscape will be assessed in relation to that of a new dwelling. As such very careful consideration to design and use of materials must be made. In addition, excessive increase in the size of property will not be permitted;*

4.2.23 The design and use of materials for the replacement dwelling have been carefully chosen in order to remain sympathetic with the surrounding area. We believe that the proposed dwelling will enhance the character of the local area and provide a visual improvement on the existing dwelling. We do not consider a 35% increase in the size of the dwelling to be excessive when compared to the increase in size of dwellings that have been approved elsewhere in the Borough in recent years and we will refer to these other developments in more detail later in section 5 of this report.

- (iii) the creation of any extra curtilage will be assessed in relation to Policy H12;*

4.2.24 The proposed development will incorporate the existing curtilage within the development and there will be no increase in the size of the curtilage.

- (iv) the terms of Policy G1 will apply."*

4.2.25 We have already justified within this supporting statement that the proposed development meets with the criteria as set out in relation to Policy G1.

4.3 Planning Policy Statement (PPS) 3 – Housing

- 4.3.1 The main content of PPS3 relates to housing sites rather than individual dwellings, however it is stated in relation to 'Planning for housing policy objectives', paragraph 10 that one of the specific outcomes that the planning system should deliver is:

"High quality housing that is well-designed and built to a high standard "

- 4.3.2 It continues to state in paragraph 12 that:

"Good design is fundamental to using land efficiently Local Planning Authorities should facilitate good design by identifying the distinctive features that define the character of a particular local area. "

- 4.3.3 We consider that the proposed development if approved will result in a very high quality dwelling which has been sensitively designed to be sympathetic with the surrounding local area and which will incorporate renewable technology in its construction. The use of traditional materials in the construction of the replacement dwelling and the double garage will identify the distinctive features that define the character of the local area. A dwelling of very similar design was recently built by the applicant at Somerwood slightly further up Stoneygate Lane and this was a finalist in the LABC building excellence awards in the category of best individual dwelling and was commended in the best sustainable development award. Therefore the design proposed has been acknowledged by the Council to be of excellent design.
- 4.3.4 In relation to 'Determining planning applications' paragraph 69 states that in deciding planning applications, Local Planning Authorities should have regard amongst other things to achieving high quality housing, the suitability of a site for housing including its environmental sustainability and using land effectively and efficiently. We consider that the proposed development meets with all the above mentioned aims.

5. SIMILAR DEVELOPMENT APPROVED WITHIN THE BOROUGH

- 5.1 The first application that we make reference to is Application Number 3/2006/0981 for the demolition of existing bungalow and most of cattery buildings. Erection of replacement dwelling Erection of garage and store. Re-siting an existing cattery building and erection of an extension to it at Somerwood, Stoneygate Lane, Ribchester. The application was granted planning permission on 4 April 2007. In this case the existing bungalow had an external floor area of approximately 90m² and it was replaced by a dwelling which over two main floors had a floor area of 323.35m², giving a rise to an increase of approximately 258% over and above the existing dwelling.

5.2 The second replacement dwelling application to which we refer is one which we were involved with at Woodfield Farm, Longsight Road, Clayton le Dale which was determined under application number 3/2006/0343. The application was granted planning permission on 6 October 2006. In this case the existing dwelling had a gross external area over two floors of 162m² and the dwelling which was approved in its place had a gross external floor area over two floors of 293m². It is also important to note that in this case the dwelling that was being replaced was retained for garaging and office use and so was not demolished to create a clear site. This represents an 81% increase in gross external floor area over two floors.

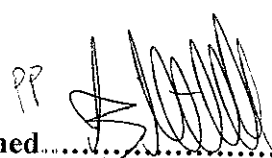
5.3 In comparison to these two cases the increase in square footage which is sought by the applicant in this case is modest.

6. SUMMARY AND CONCLUSIONS

6.1 We have demonstrated within this supporting statement that the proposed development conforms to both the national planning policy guidance and the Council's interpretation of the relevant local plan policies

6.2 The proposed demolition of Oak Bank Farmhouse and its replacement with a new dwelling of slightly larger proportions and a double garage which will utilise sympathetic traditional materials in its construction will enhance the visual appearance of the area. The integration of solar panels to the roof will ensure a development which will be eco-friendly. The proposed replacement dwelling will be a single dwelling and there will be no increase in the number of dwellings on the site.

6.3 We can see no reason for refusal of this application due to the fact that it clearly meets the criteria set out in the relevant local plan policies and will create a significant visual improvement on the existing Oak Bank Farmhouse with the use of carefully chosen sympathetic materials which will respect the character of the local area. As such we urge the Council to look upon our client's application favourably.

Signed..........Date. 04/07/2011
Jennifer Hindle (For and on behalf of Gary Hoerty Associates)