



RIBBLE VALLEY BOROUGH COUNCIL

11 JUL 2011

FOR THE ATTENTION OF

For office use only

Application No: 320110547 P

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

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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

Form fields for Applicant Name and Address: Title (MS), First name (KATHLEEN), Last name (PAUL), Company (optional), Unit, House number, House suffix, House name (DUCK HOUSE FARM), Address 1 (BROW TOP), Address 2, Address 3, Town (GRINDLETON), County (LANCASHIRE), Country (UK), Postcode (BB7 4QR)

2. Agent Name and Address

Form fields for Agent Name and Address: Title (MR), First name (ANDREW), Last name (KNOWLES), Company (optional) (SUNDERLAND PEACOCK ARCHITECTS), Unit, House number, House suffix, House name (HAZELMERE), Address 1 (PIMLICO ROAD), Address 2, Address 3, Town (CLITHEROE), County (LANCASHIRE), Country (ENGLAND), Postcode (BB7 2AG)

3. Description of the Proposal

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

PROPOSED DEMOLITION OF EXISTING DWELLING AND REPLACEMENT WITH A NEW BUNGALOW WITH TWO BEDROOMS IN ROOFSPACE

REVISED SCHEME TO PREVIOUSLY REFUSED INCLUDING THE FOLLOWING AMENDMENTS:-

- 1 REDUCED HEIGHT, 2 CHANGE OF ROOF MATERIAL TO TILES, 3 PLANTING OF 2 SEMI MATURE TREES, 4 RESTRICTIVE CONSTRUCTION TIMES, 5 CLEAR VISIBILITIES MAINTAINED, 6 CONSTRUCTION TIME SCALE

Has the building, work or change of use already started? [] Yes [x] 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 [x] 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: 24 House suffix: House name:

Address 1: CHATBURN PARK DRIVE

Address 2: Address 3:

Town: CLITHEROE

County: LANCASHIRE

Postcode (optional): BB7 2AY

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: COLIN SHARPE

Reference: CS/CMS/ENQ/2010/00566

Date (DD/MM/YYYY): 31/01/2011 (must be pre-application submission)

Details of pre-application advice received?
No objections to the proposed dwelling as shown. The general design, size and proposed external materials are considered appropriate. The position of the dwelling on the plot is acceptable, as is the window arrangement.**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 NoIs a new or altered pedestrian access proposed to or from the public highway? Yes NoAre there any new public roads to be provided within the site? Yes NoAre there any new public rights of way to be provided within or adjacent to the site? Yes NoDo 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 CollectionDo the plans incorporate areas to store and aid the collection of waste? Yes NoIf Yes, please provide details: Have arrangements been made for the separate storage and collection of recyclable waste? Yes NoIf Yes, please provide details: **8. Neighbour and Community Consultation**Have you consulted your neighbours or the local community about the proposal? Yes NoIf Yes, please provide details: **9. Council Employee / Member**Is the applicant or agent related to any member of staff or elected member of the council? Yes NoIf Yes, please provide details:

10. 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	Drawing references if applicable
Walls	STONE AND RENDER	COURSED NATURAL STONE	<input type="checkbox"/>	<input type="checkbox"/>	4098-01 4098-03B VISUALS
Roof	PLAIN TILES	PLAIN TILES	<input type="checkbox"/>	<input type="checkbox"/>	4098-01 4098-03B VISUALS
Windows	ALUMINIUM FRAMED GLAZING	WHITE UPVC FRAMED DOUBLE GLAZING	<input type="checkbox"/>	<input type="checkbox"/>	4098-01 4098-03B VISUALS
Doors	WHITE UPVC	WHITE UPVC	<input type="checkbox"/>	<input type="checkbox"/>	4098-01 4098-03B VISUALS
Boundary treatments (e.g fences, walls)	1.5m CLOSE BOARDED TIMBER FENCE	1.5m CLOSE BOARDED TIMBER FENCE	<input type="checkbox"/>	<input type="checkbox"/>	4098-01 4098-03B VISUALS
Vehicle access and hard-standing	TARMAC	TARMAC	<input type="checkbox"/>	<input type="checkbox"/>	4098-01 4098-03B VISUALS
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>	

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



Yes



No

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

4098 - 01, 4098 - 03, Design and Access Statement and visuals, Location plan 1:2500

11. 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	1	0
Light goods vehicles/ public carrier vehicles	0	0	0
Motorcycles	1	1	0
Disability spaces	0	2	+2
Cycle spaces	0	0	0
Other (e.g Bus)			
Other (e.g Bus)			

12. 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):

EXISTING MAINS SEWER WITH SEPARATE SURFACE WATER DRAINAGE SYSTEM

13. Assessment of Flood Risk

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

Yes No

If Yes, you will need to submit 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

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

15. Existing Use

Please describe the current use of the site:

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:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'

17. 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

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If Yes, please complete details of the changes in the tables below:

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

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

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

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

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

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

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

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

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

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

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 0

19. All Types of Development: Non-residential FloorspaceDoes your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

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

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1					
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2					
Financial and professional services	<input type="checkbox"/>				
A3					
Restaurants and cafes	<input type="checkbox"/>				
A4					
Drinking establishments	<input type="checkbox"/>				
A5					
Hot food takeaways	<input type="checkbox"/>				
B1 (a)					
Office (other than A2)	<input type="checkbox"/>				
B1 (b)					
Research and development	<input type="checkbox"/>				
B1 (c)					
Light industrial	<input type="checkbox"/>				
B2					
General industrial	<input type="checkbox"/>				
B8					
Storage or distribution	<input type="checkbox"/>				
C1					
Hotels and halls of residence	<input type="checkbox"/>				
C2					
Residential institutions	<input type="checkbox"/>				
D1					
Non-residential institutions	<input type="checkbox"/>				
D2					
Assembly and leisure	<input type="checkbox"/>				
OTHER					
Please specify	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
Total	<input type="checkbox"/>				

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

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	0	0	0	
Proposed employees	0	0	0	

21. 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
NOT APPLICABLE				

22. Site AreaPlease state the site area in hectares (ha)

23. Industrial or Commercial Processes and Machinery

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

NOT APPLICABLE

Is the proposal a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

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

Other: Other:

Amount (tonnes): Amount (tonnes):

25. 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 (General Development Procedure) Order 1995 Certificate under Article 7

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):

[Signature]

28 06 2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (General Development Procedure) Order 1995 Certificate under Article 7

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):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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:

[Empty box for steps taken]

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

[Empty box for newspaper name]

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

[Empty box for date]

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Empty box for agent signature]

Date (DD/MM/YYYY):

[Empty box for date]

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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:

[Empty box for applicant signature]

Or signed - Agent:

[Signature: Greenway]

Date (DD/MM/YYYY):

28 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:

Table with 3 columns: Name of Tenant, Address, Date Notice Served. The table is mostly empty with a diagonal line through it.

Signed - Applicant:

[Empty box for applicant signature]

Or signed - Agent:

[Signature: Greenway]

Date (DD/MM/YYYY):

[Empty box for date]

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

- 3 copies of a completed and dated application form: [checked]
The correct fee: [checked]
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: [checked]
3 copies of a design and access statement: [checked]
3 copies of other plans and drawings or information necessary to describe the subject of the application: [checked]
3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): [checked]
3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): [checked]

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:

[Empty box for applicant signature]

Or signed - Agent:

[Signature: Greenway]

Date (DD/MM/YYYY):

28 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):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

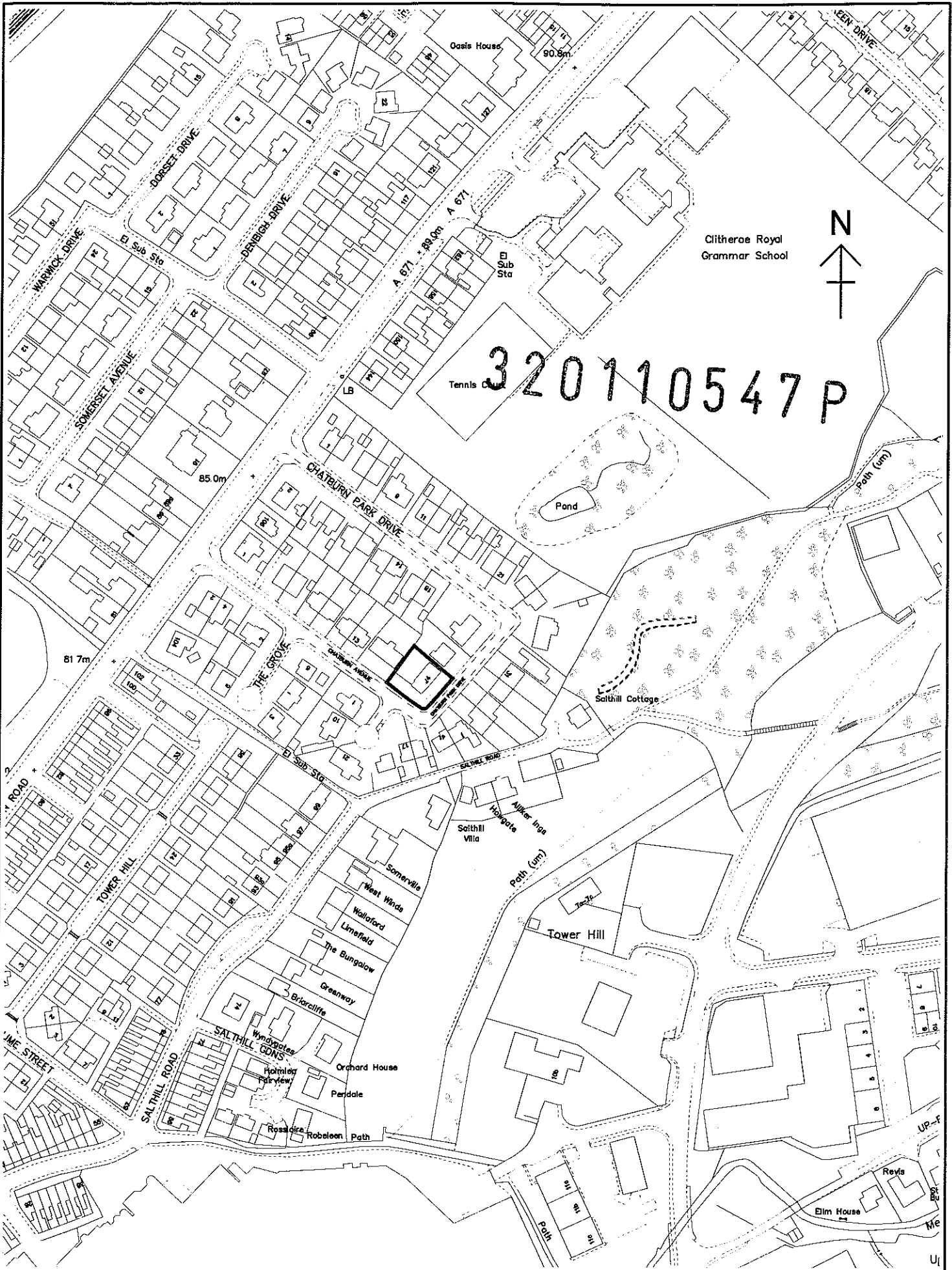
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



320110547P

24 Chatburn Park Drive
 Location Plan
 1:2500 Scale

320110547P

spa

SUNDERLAND PEACOCK ARCHITECTS

Design and Access Statement

Replacement Dwelling at
24 Chatburn Park Drive
Clitheroe



Job no. 4098

Date 29.6.2011

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE,
LANCASHIRE BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

320110547P

Introduction

No 24 Chatburn Park Drive is situated approximately ½ a mile to the East of Clitheroe Town Centre on a small estate of mixed housing stock.

The houses vary, from bungalows to some quite large detached houses that also vary in style and external materials; stone, render, pebble dashed, slate and tile are all present on the surrounding buildings. Generally a good eclectic mix makes for a very pleasant area.



View of 24 Chatburn Park Drive Front Elevation from the South

The existing property is a bungalow sited on a large corner plot. Adjacent is a house which is set approximately 400mm above the finished floor level of the bungalow.

320110547 P

The condition of the existing bungalow is poor, with movement evident in the stonework on the front elevation. The steel lintels have corroded and now require replacement. Concrete heads over the windows show evidence carbonation with widespread structural fractures. The aluminium front and timber rear windows throughout the dwelling require renewal. Furthermore the roof tiles are past their designed life span.



View of 24 Chatburn Park Drive Rear Elevation from the West

The electrical and plumbing services are also beyond economic repair and are overdue replacement. The existing dwelling also falls way below the Building Regulations Approved Document Part L1 (Conservation of fuel and Power) and is uneconomical to run.

Our Client therefore wishes to replace the dwelling with a new property which is fully compliant with modern energy efficiency requirements, maintenance free and economic to run.

320110547P

Design

We have designed the new dwelling to use the same footprint to the North East Elevation and South East Elevation (front). We have increased the South West by approximately one metre as the existing garage is not large enough to take a modern car (measuring only 2.5m internally).

To the North West we have introduced a single storey element for a garden room and utility/ study area. We also propose to raise the ground floor level by 200mm, as at present the bungalow is sited in a dip and water run off from the surrounding hard standing has had a detrimental effect on its condition.

We propose a double gabled stone fronted elevation to Chatburn Park Drive with stone surrounds to the windows. This will give the dwelling far more presence and aesthetic appeal.

Revisions to previous scheme.

- 1 We have reduced the overall roof height by 350mm reducing the mass of the dwelling.**
- 2 We have removed one of the gables giving the property more similarities with the neighbours.**
- 3 We have changed the roof material from slate to tile, again to match in with the existing properties.**
- 4 We have included a planting schedule indicating 2No semi mature trees, replacing the previously removed tree.**
- 5 Clear visibility has been maintained at the corner by using open fencing to a low height.**
- 6 Construction – We propose to restrict construction to 9 am until 5 pm Monday to Friday only.**

The adjacent property of 22 Chatburn Park Drive has an obscure glazed garage window at the ground floor and a first floor landing window facing the house so will remain unaffected.

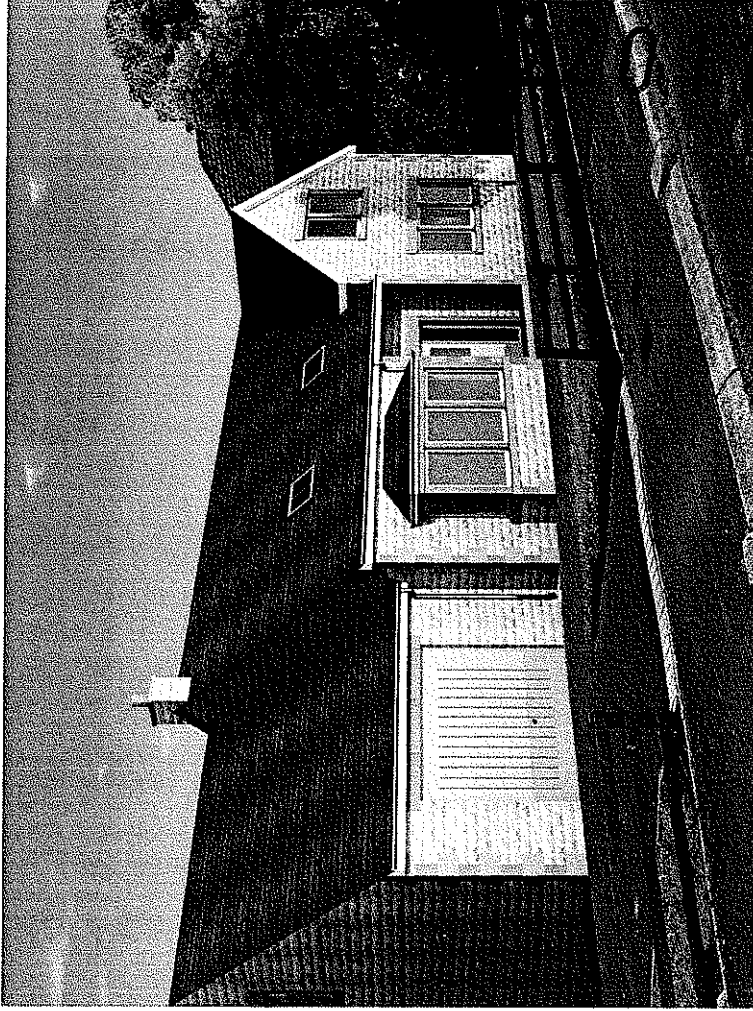
320110547P

It is proposed that the dwelling and materials will be of the highest quality natural stone and a slate roof. The proposed building will sit well within its plot, enhancing the neighbourhood.

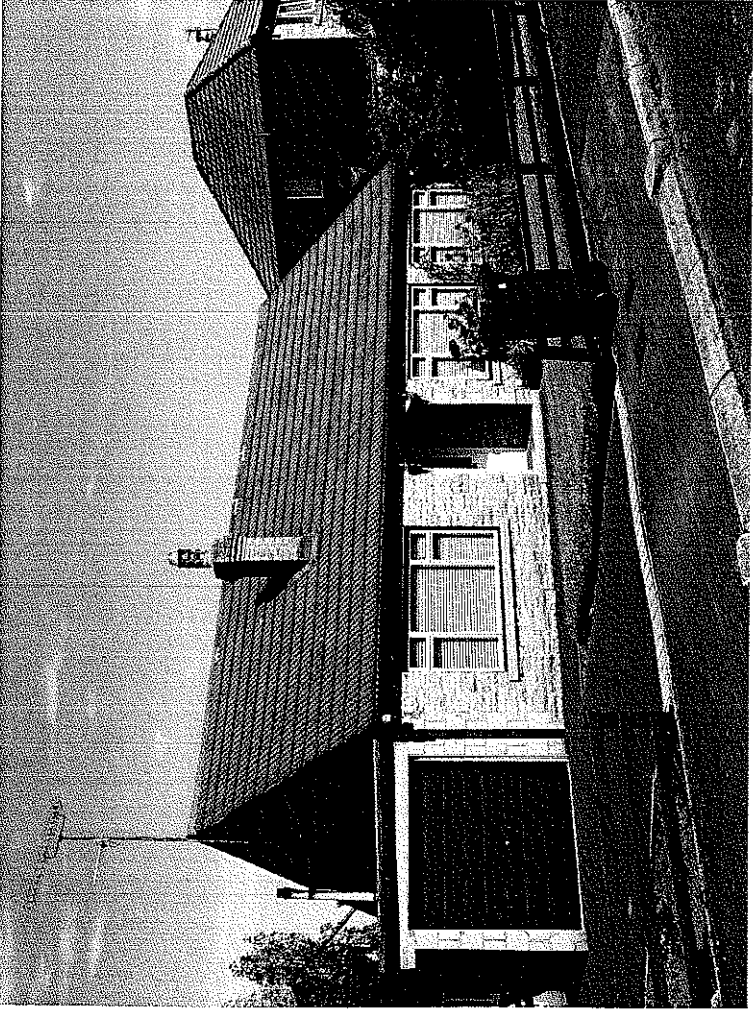
Access

Vehicular and pedestrian access will remain unaffected.

PROPOSED PERSPECTIVE



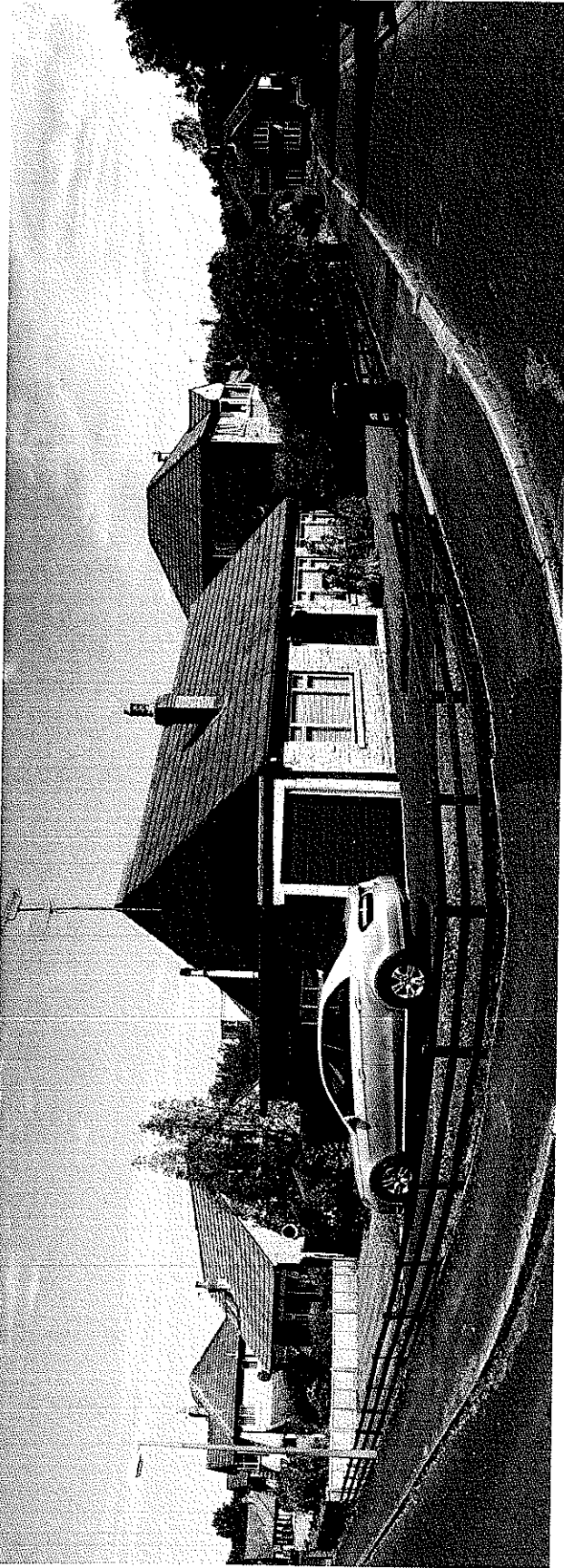
EXISTING PERSPECTIVE



0547 P

320110547 P

EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE

