



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No 320110565 P

Date received

Fee paid £

Receipt No:

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

Title:	Mr and Mrs	First name:	
Last name:	White		
Company (optional):			
Unit:	House number:	House suffix:	
House name:	MOORFIELD EDGE		
Address 1:	SLAIDBURN ROAD		
Address 2:			
Address 3:			
Town:	WADDINGTON		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 3JJ		

2. Agent Name and Address

Title:	MR	First name:	DUNCAN
Last name:	ISHERWOOD		
Company (optional):	SUNDERLAND PEACOCK & ASSOCIATES LTD.		
Unit:	House number:	House suffix:	
House name:	HAZELMERE		
Address 1:	PIMLICO ROAD		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 2AG		

3. Description of the Proposal

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

CONVERSION OF SHOP/WAREHOUSE INTO 1NO. DWELLING INCLUDING REMOVAL OF FLAT ROOF SINGLE STOREY AREA TO REAR. REPLACEMENT OF EXISTING GARAGE IN ORDER TO EXTEND HABITABLE AREA INCLUDING RAISING ROOFLINE TO ACCOMMODATE MASTER BEDROOM SUITE

03 AUG 2011

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: Address 1: Address 2: Address 3: Town: County: Postcode (optional): 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 WayIs 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 ☒ 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. Neighbour and Community ConsultationHave you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / MemberIs the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If 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		RENDER	☐	☐	4104-1A 4104-2B
Roof		SLATE	☐	☐	4104-1A 4104-2B
Windows		TIMBER	☐	☐	4104-1A 4104-2B
Doors		TIMBER	☐	☐	4104-1A 4104-2B
Boundary treatments (e.g. fences, walls)			☒	☐	
Vehicle access and hard-standing			☒	☐	
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:

DRAWINGS 4104 – 1A AND 2B, BAT SURVEY, HERITAGE STATEMENT, SALE PARTICULARS,
DESIGN AND ACCESS STATEMENT, SITE LOCATION PLAN, PHOTOGRAPHS AND SKETCH VIEW

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

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):

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

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'

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

15. Existing Use

Please describe the current use of the site:

SHOP/WAREHOUSE

Is the site currently vacant? ☒ Yes ☐ No

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

SHOP/WAREHOUSE

When did this use end (if known)?
DD/MM/YYYY
(date where known may be approximate)

NOT KNOWN

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

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	☐				✓		
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	☐						
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 existing residential units (E + F + G + H) =**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):** 1-0=1

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	☐	263	30	299	36
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	☐	263	30	299	36

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	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	N/A	N/A	N/A	N/A
Proposed employees	N/A	N/A	N/A	N/A

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
N/A	N/A	N/A	N/A	N/A

22. Site Area

Please state the site area in hectares (ha) 0.0240 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:

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.

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)	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):

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):

12.07.2011

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 year 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:

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):

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:

Or signed - Agent:

Date (DD/MM/YYYY):

12.07.2011

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.

3 copies of a completed and dated application form:



The correct fee:



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:



3 copies of a design and access statement:



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



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

**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):

12.07.2011

(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:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

Jayne.greenway@sunderlandpeacock.com**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:

320110565 P

Louise Blatchford

From: Jayne Greenway [Jayne.Greenway@sunderlandpeacock.com]
Sent: 08 August 2011 10:12
To: Louise Blatchford
Subject: FW: 1-5 Wesleyan Row, Clitheroe, BB7 2JY
Follow Up Flag: Follow up
Flag Status: Red

Dear Louise,

Please see below the information that you requested regarding the above planning application.

Kind regards,

Jayne

From: Amanda Perks [mailto:commercial@petty.co.uk]
Sent: 08 August 2011 10:04
To: Jayne Greenway
Subject: RE: 1-5 Wesleyan Row, Clitheroe, BB7 2JY

Sorry for the delay

The property has been on the market since July 2008

At the end of 2008 we agreed a letting; it never completed; we have had some interest since but no serious offers

Regards

Amanda Perks

| T: 01282 456677 | F: 01282 830700 |
| Imperial Chambers, Manchester Road, Burnley, Lancashire, BB11 1HH |
Web: www.pettycommercial.co.uk |



This e-mail and any files transmitted with it are confidential and are intended solely for the use of the intended recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action based on this communication. If you have received this communication in error please contact commercial@petty.co.uk and delete this communication and any copies of it. Any views or opinions presented are solely those of the author and do not necessarily represent those of Petty- Chartered Surveyors. Petty- Chartered Surveyors monitors e-mails to ensure that its systems operate effectively and to minimise the risk of viruses.

Petty (CS) Ltd is a limited company registered in England and Wales (registered number: 7269466). The registered office is 26 Manchester Road, Burnley, Lancashire, BB11 1HH. VAT registration number GB:174 6052 64

08/08/2011

From: Jayne Greenway [mailto:Jayne.Greenway@sunderlandpeacock.com]
Sent: 08 August 2011 09:29
To: Amanda Perks
Subject: FW: 1-5 Wesleyan Row, Clitheroe, BB7 2JY

Dear Amanda,

Apologies for pushing but any chance of the information below?

Many thanks,

Regards,

Jayne

From: Jayne Greenway
Sent: 04 August 2011 17:19
To: 'Amanda Perks'
Subject: 1-5 Wesleyan Row, Clitheroe, BB7 2JY

Dear Amanda,

Would it be possible for you to send us via email, the answers to the following questions in connection with the above property?

- 1 How long has the shop been on the market?
- 2 Have there been any significant offers during that time?

The reason for requesting this information is to pass onto the Planning Authority as part of a planning application.

Thank you in anticipation.

Kind regards,

PP.DUNCAN N ISHERWOOD RIBA

Jayne Greenway

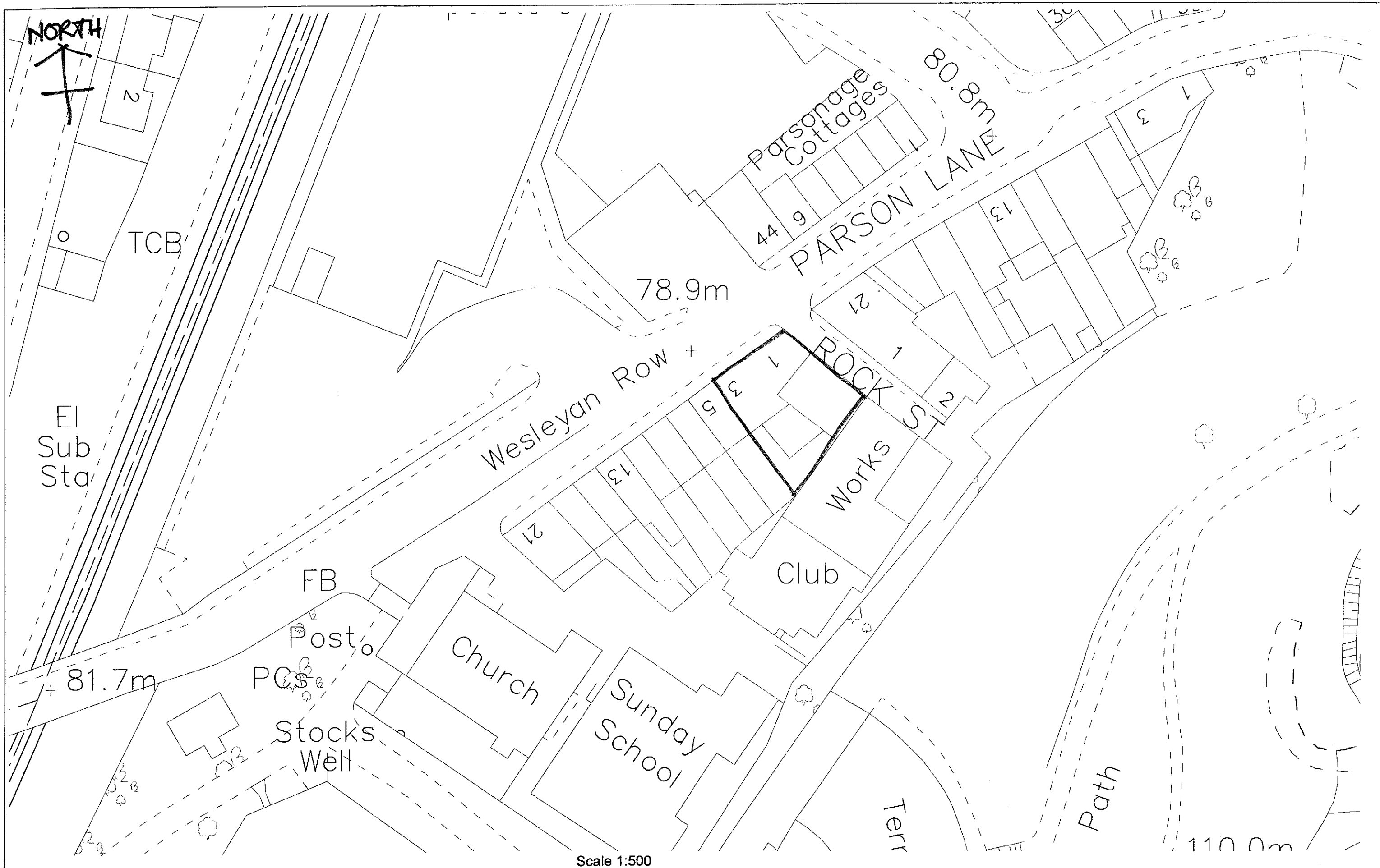
sunderland peacock and associates ltd
 hazelmere pimlico road clitheroe lancashire BB7 2AG
 t 01200 423178 f 01200 427328

This email and any files transmitted with it are confidential and solely for the use of the individual or company to whom it is addressed. If you have received this email in error please notify us on 01200 423178.

Any views expressed in this email message are those of the individual sending the message except where the sender specifically states them to be the views of Sunderland Peacock and Associates Ltd.

Whilst every effort has been made to ensure that this email is virus free, we do not accept any liability for any harm that may be caused to

08/08/2011



SITE PLAN. 1:500 . SOAR DESIGN.

320110565 P

DESIGN AND ACCESS STATEMENT FOR PROPOSED CONVERSION OF RETAIL OUTLET TO DWELLING
1 and 3 WESLEYAN ROW (SOAR DESIGN LTD)
PARSON LANE
CLITHEROE

DEVELOPMENT

It is proposed to convert the double fronted retail outlet to a single dwelling. Extending into existing garage and removing the flat roof section to the rear of the building.

BUILDING USE

The property will be used as living accommodation

AMOUNT

The existing floor area is 277.63 sq.M the proposed floor area is 306.19 sq M

LAYOUT

The flat roof section to the rear of the building is to be removed and carted away thus increasing the garden area. The habitable area is to be extended into the existing garage and the roofline raised to accommodate a master bedroom suite.

SCALE OF EXTENSION OVER EXISTING GARAGE

Max height	5800 mm above floor level
Eaves height	3700mm to Rock Street. Approx 4600mm to garden elevation.
Width	8100 mm (existing building)
Length	11300 mm (existing building)

LANDSCAPING

The garden area to the rear of the property is improved by the removal of the flat roofed building. New terracing and planting will be carried out. The garden is only visible to the house and neighbouring property.

APPEARANCE

The front elevation of the building will have the shop windows reduced in size with new timber frames and front door, the general appearance will however be similar to the existing and will complement the existing dwellings on Wesleyan Row. The garage will be replaced with a render finish block built construction with one window (at high level) and door opening, the new raised roof will be natural slate. The use of matching materials will create cohesion with the existing building and other neighbouring properties.

ACCESS

There is no proposed change to the access, the pedestrian access is from the foot path on Parson Lane and part of the existing garage is retained for use as a garage accessed from Rock street all as existing.

320110565P

HERITAGE STATEMENT

NOS 1 – 5 WESLEYAN ROW
CLITHEROE
LANCASHIRE
BB7 2JY

FOR

MR AND MRS WHITE
SOAR DESIGN

PROPOSED CONVERSION OF NOS 1 – 5 WESLEYAN ROW
TO FULL RESIDENTIAL FROM RETAIL PREMISES

July 2011

EXISTING SITE AND KNOWN HISTORY – 1-5 WESLEYAN ROW, CLITHEROE

The property is located on the edge of Clitheroe town centre and has a substantial frontage to Wesleyan Row.

The property falls on the edge of the Clitheroe Town Centre Conservation Area.

The building comprises three former adjoining cottages which were brought together a number of years ago to provide a good-size showroom.

The three cottages were built at different ground floor levels, thus confirming they were separate when first built.

To the rear is an industrial warehouse building with a corrugated cement roof and sliding timber doors facing into Rock Street.

The exterior of number 5 Wesleyan Row consists of stone rubble-built walls with white painted render to finish with a slate roof. The frontage has been changed over the years, starting out as single dwelling with a front door and a single sliding sash window, and later changed to a larger more Victorian-style shop window with central doors.

There is no evidence to show from any documents whether the shops were separate or a single unit.

The Historic Town Assessment confirms the following:

1. This part of Wesleyan Row falls in the Town Centre Conservation Area, lying just below the Castle grounds (see Plate 1).
2. Wesleyan Row was built around the 1840s (see plate 2).
3. The area is noted as being an industrial-era site, coinciding with the detailed Town Centre Map of 1847 (see plates 3 and 4).
4. It does not encroach on the Medieval Area of the town centre (see plate 5) leading us to believe that the area was open ground until the 1840s (see plate 6).
5. The completion of the railway in the 1850s would then change this part of town, including its road and lanes.

It would appear that the terrace remains unchanged in its overall shape and style apart from the modernisation of the front elevations over the past 180 years.

The main changes to numbers 1 – 5 would appear to have taken place following the fire (circa 1960s). F A Allen & Sons (Decorators) suffered a

serious fire which affected all three properties and the gable end forming numbers 1 and 3 had to be taken down. The changed the building from its construction on Rock Street to appearing to be part of Wesleyan Terrace. The fire damage was very extensive (see photos).

JUSTIFICATION FOR THE PROPOSED WORKS

The business, Soar Designs, has ceased trading. Its situation within Clitheroe rendered the business unviable. The building and business were put up for sale three years ago and have not yet been sold (see details attached).

The owners live on Waddington Fell and would like to live in the town centre. They wish to convert the building into a single dwelling, rebuilding and garage and changing the front elevation to reduce the "shop window" sizes.

Given the changes in the last 50 years and the probability that number 5 was an original cottage, the proposals offer an interest compromise between the Victorian and late 20th century changes.

EVALUATION OF THE IMPACT OF THE SCHEME

The proposed scheme brings numbers 1 – 5 back into full residential use (as their original use). The improved external appearance will tidy up this part of the Conservation Area.

DUNCAN N ISHERWOOD RIBA

July 2011.

FOR SALE

**RETAIL/OFFICE ACCOMMODATION
WITH ADJOINING WAREHOUSE
(DEVELOPMENT POTENTIAL)**



**1-5 WESLEYAN ROW
CLITHEROE
LANCASHIRE
BB7 2JY**

LOCATION

The property is situated on the edge of Clitheroe town centre with a substantial frontage to Wesleyan Row. The property is within 100 metres of Booths and is located just to the rear of Clitheroe Castle.

DESCRIPTION

Comprising of three adjoining properties that were amalgamated a number of years ago to provide a good sized showroom with an excellent display frontage.

The property would lend itself to a number of alternate uses in addition to retail, including a beauty salon, office and possibly leisure (subject to obtaining the necessary planning consent).

The ground floor is generally open plan with a private office and small store to the rear, together with the benefit of a substantial warehouse/workshop that is directly accessed

to the rear of the property and benefits from separate loading.

The first floor currently comprises of an open plan showroom and offices.

ACCOMMODATION

Ground Floor		
Showroom	976 sq. ft.	90.6 sq.m.
Office	160 sq. ft.	14.8 sq.m.
Store	145 sq. ft.	13.4 sq.m.
Workshop/warehouse	760 sq. ft.	70.6 sq.m.

First Floor

Showroom/offices	787 sq. ft.	73.1 sq.m.
Gross internal floor area	2,828 sq. ft.	262.7 sq.m.

TENURE

Assured Freehold

PRICE

£295,000 (Two hundred and ninety five thousand pounds).

RATES

We are informed by the Local Rating Authority that the property has a Rateable Value of £13,250 with Rates Payable of £6,426.25 (2010/11).

VAT

All prices quoted are exclusive of, but may be subject to VAT at the standard rate.

VIEWING

Strictly by appointment with the Agents:

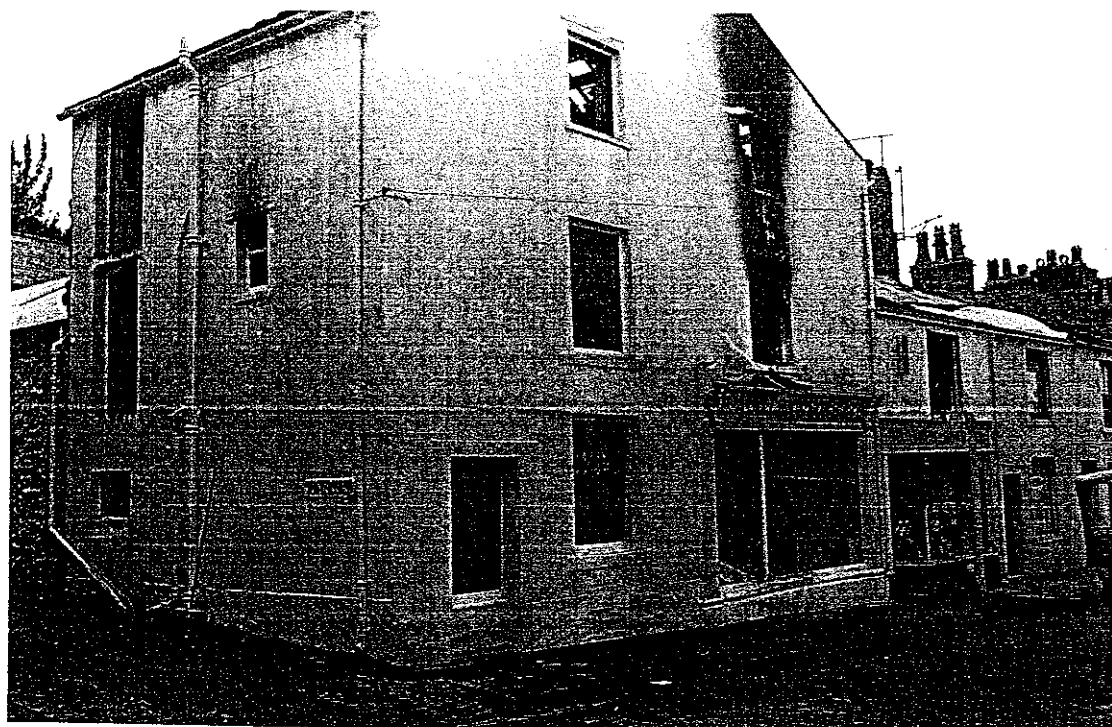
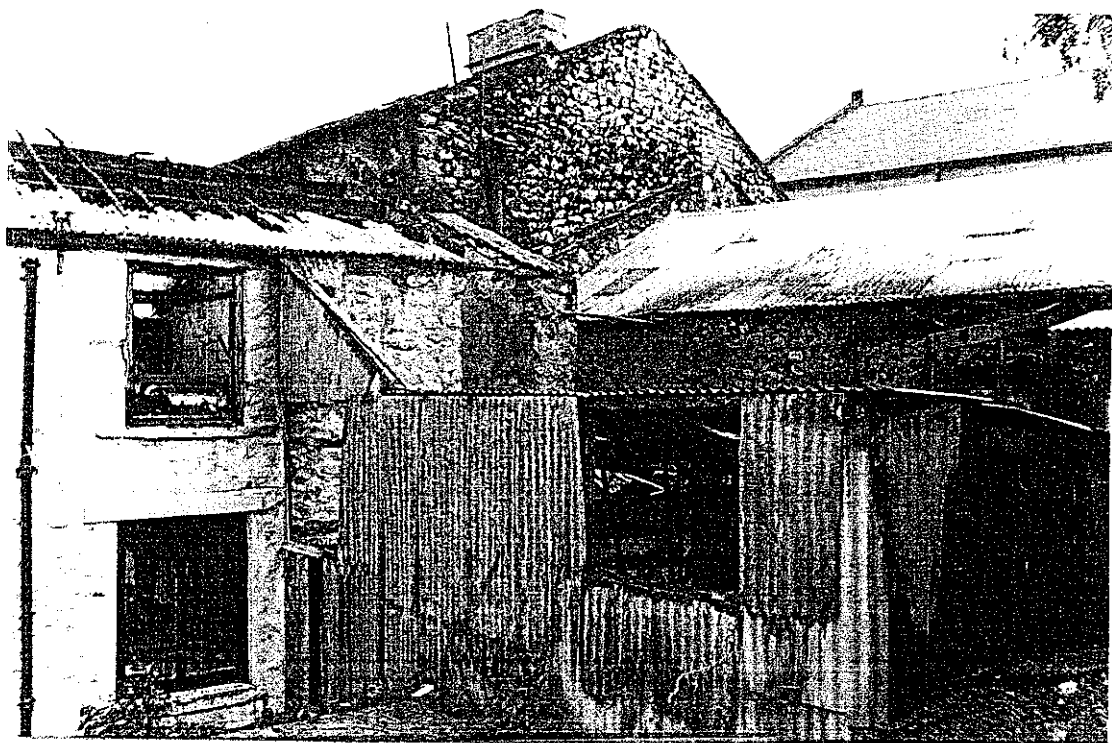
Petty Chartered Surveyors, Burnley

Tel: 01282 456677

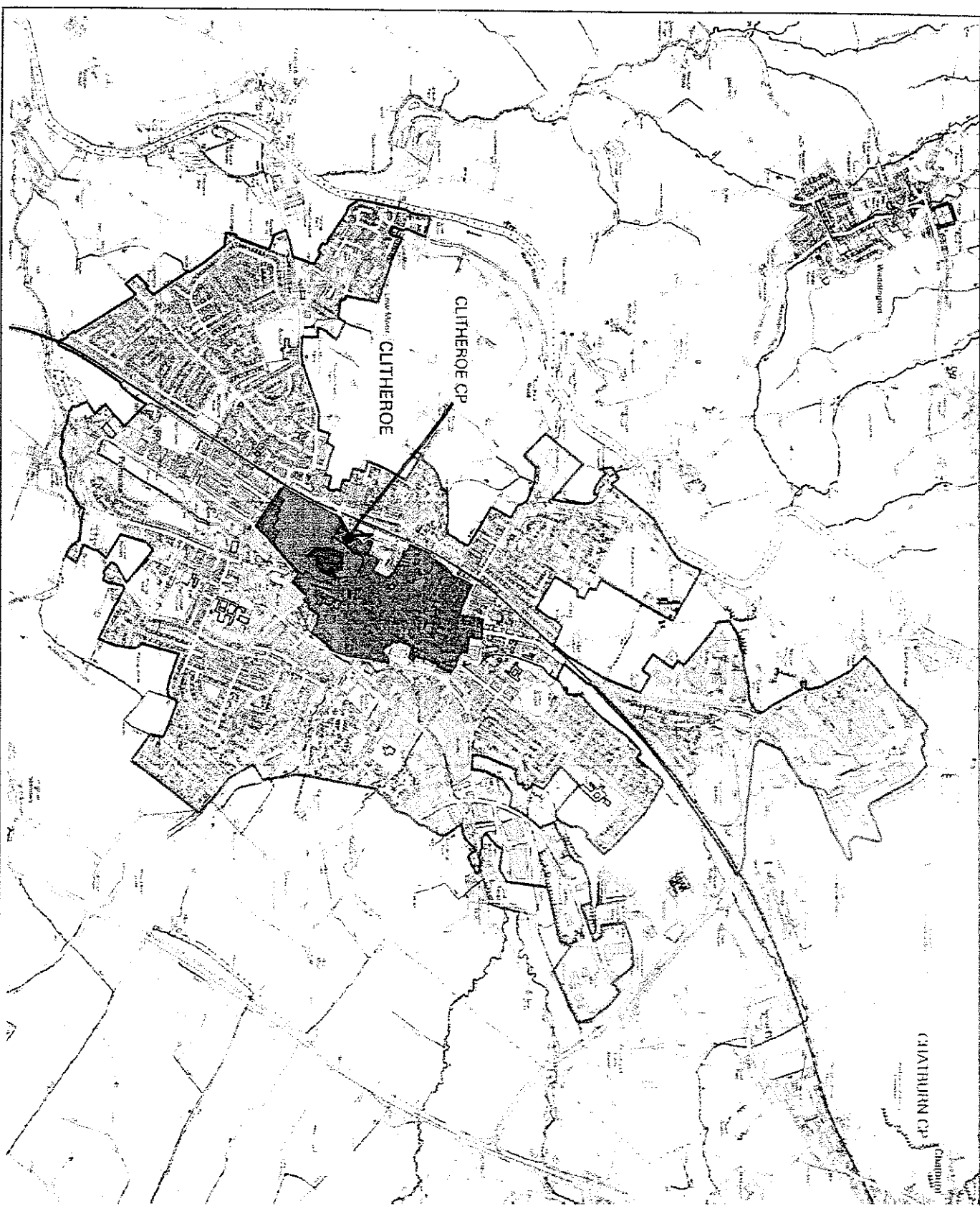
E-mail: commercial@petty.co.uk

Website: www.petty.co.uk

08.10

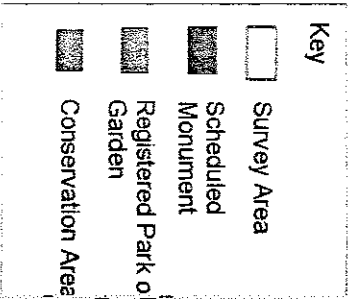


NOS 1-S WESLEYAN ROW CUTHBERT. C. 1960.



Clitheroe

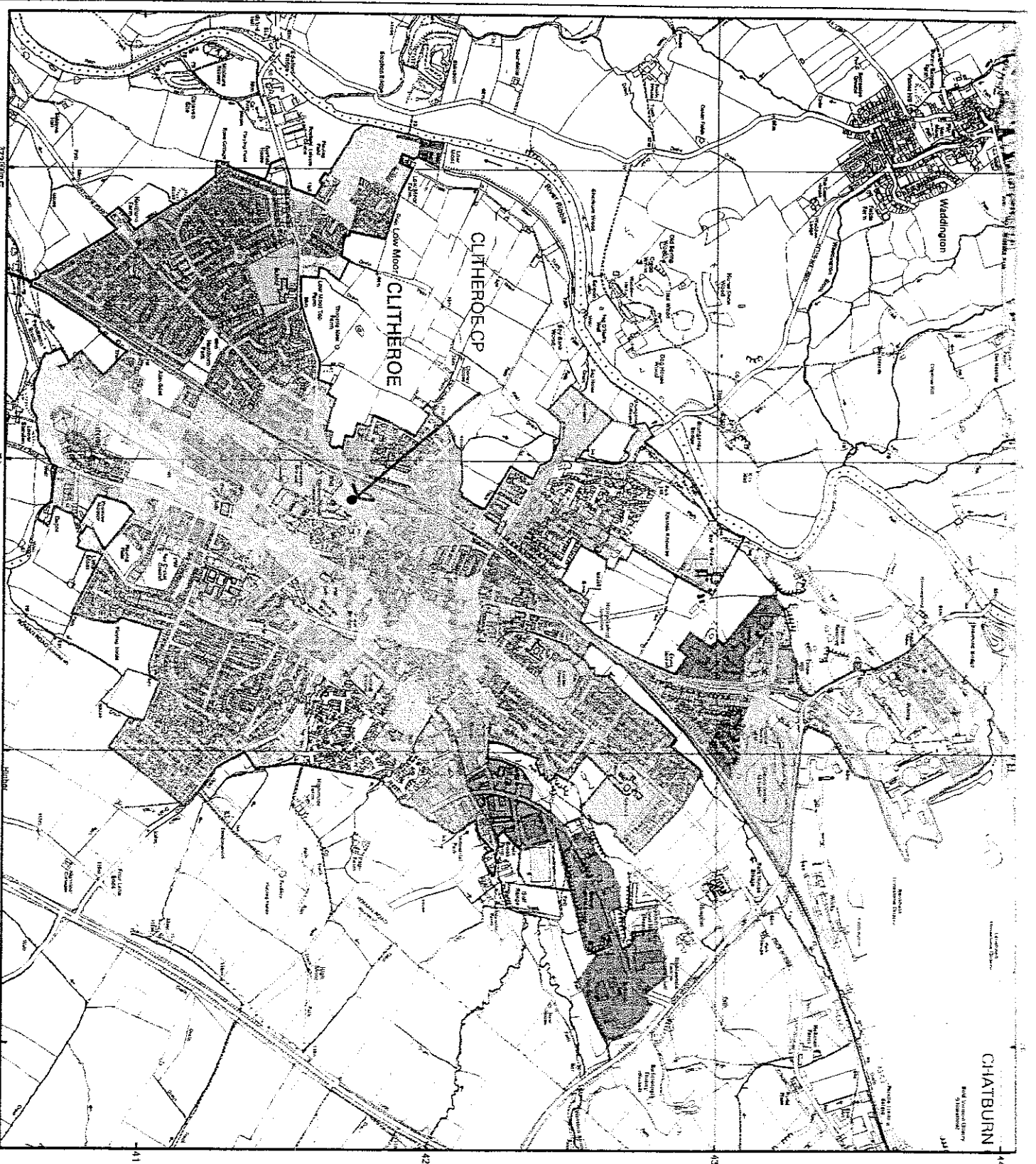
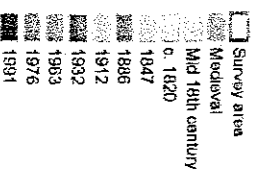
Fig 11: Designated Area



This map is a reproduction of the original map of the Clitheroe Survey Area, which was produced by the Clitheroe Survey Committee in 1999. The map is a reproduction of the original map of the Clitheroe Survey Area, which was produced by the Clitheroe Survey Committee in 1999.

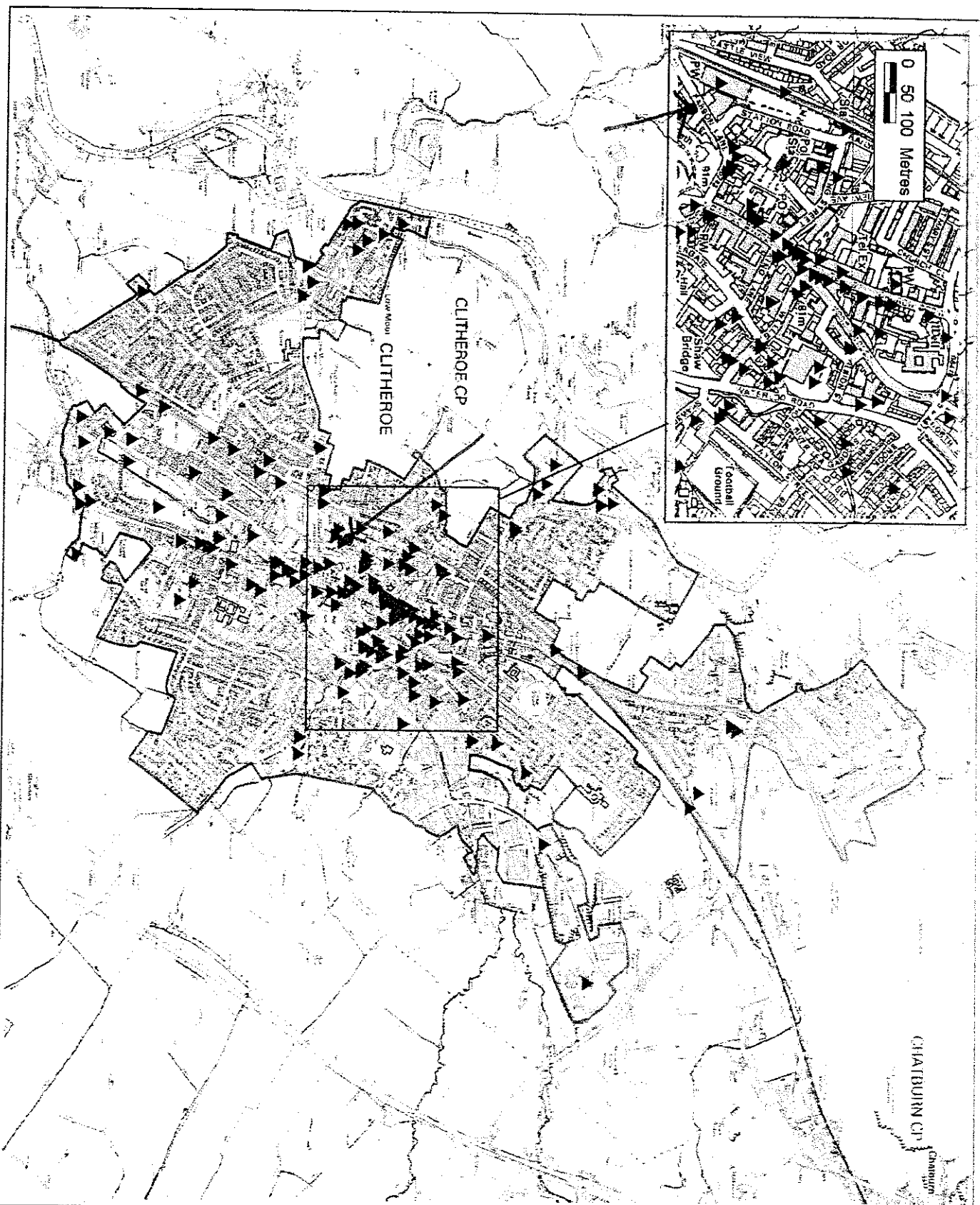
Clitheroe

Figure 9. Historical Urban Development



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Lancashire County Council 100023320 2006

© Lancashire County Council



Clitheroe

Fig 8. Industrial-era Sites and Communication Routes Recorded for Clitheroe

Key

Survey Area

Industrial-era Site

Railway

Turnpike Road

See Appendix 2 for identification of sites



0 200 400 Metres

This map is based upon Ordnance Survey data and is for general use. It is not to be used for any other purpose without the permission of the Ordnance Survey. It is not to be used for any other purpose without the permission of the Ordnance Survey. It is not to be used for any other purpose without the permission of the Ordnance Survey.

Copyright © 2000 The Clitheroe Society

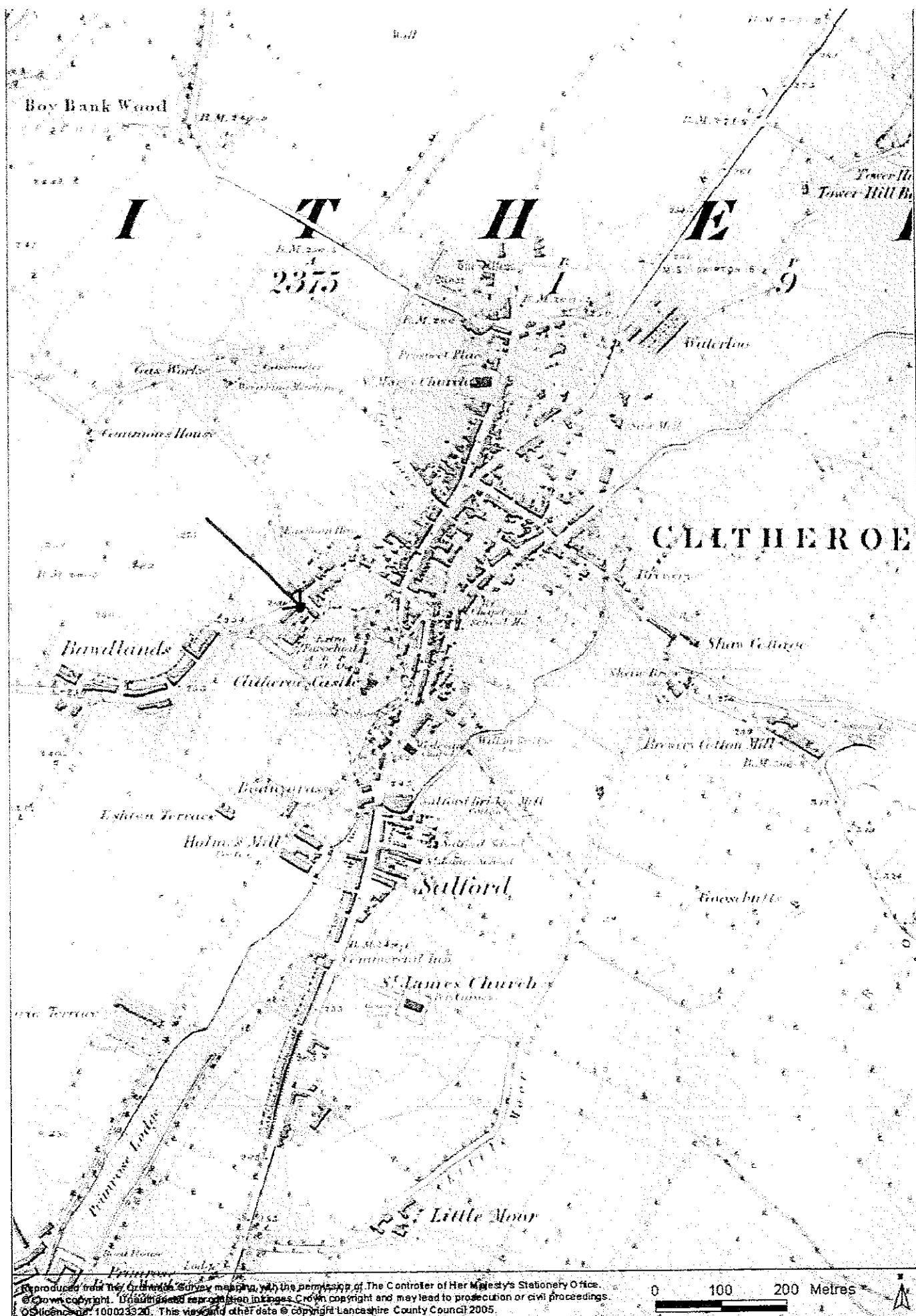
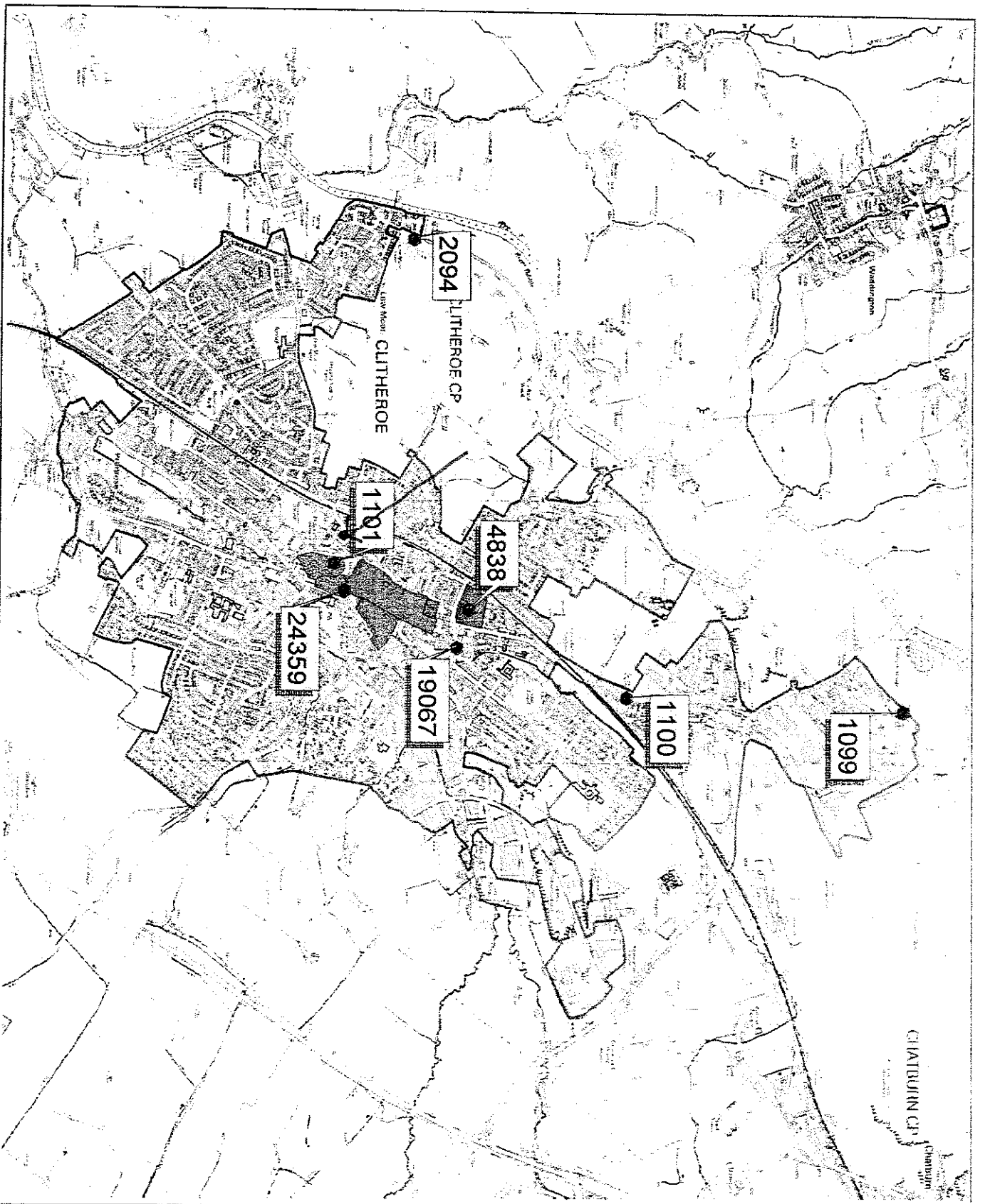


Fig. 4 Detail of Clitheroe as mapped in 1847

Ciltheroe

Fig 6: Medieval Sites and Areas Recorded for Ciltheroe



Key

Survey Area

Medieval Site

Medieval Settlement Area

- 1099 - Site of Cross, Stump Cross
- 1100 - Ciltheroe Castle
- 1101 - Site of Moated Manor House
- 2094 - Medieval Hospital, St Nicholas
- 4838 - Site of Moated Manor House, The Alley
- 19067 - C16 Hall, 16-20 Well Terrace
- 24359 - Site of Old Hall Mansion



0 200 400 Metres



This map is based on the Ordnance Survey map of Ciltheroe at 1:50,000 scale. It is a reproduction of the map as it appeared in 1962. The map is not a true scale map. It is a reproduction of the map as it appeared in 1962. The map is not a true scale map. It is a reproduction of the map as it appeared in 1962.



VIEW DOWN NESLEHAN ROW 2011.

320110565P



SKETCH VIEW FOLLOWING ALTERATIONS
1-S WESLEYAN ROW
CLITHEROE.

320110565P

BAT SURVEY

AT
1 and 3 WESLEYAN ROW (SOAR DESIGN)
PARSON LANE
CLITHEROE

DATE AND TIME OF VISIT
11th MAY 2011 10.00 am
19TH JULY 2011 4.00 pm

WEATHER CONDITIONS
Overcast slight drizzle 14°C
Overcast 16°C light breeze

REFERENCE NO. 4104

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

***NOTE:** The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.*

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

Conversion of retail outlet to dwelling involving extending into the existing garage and raising roof over garage to form first floor. (The new roof does not affect the main roof) Demolition of flat roof office.

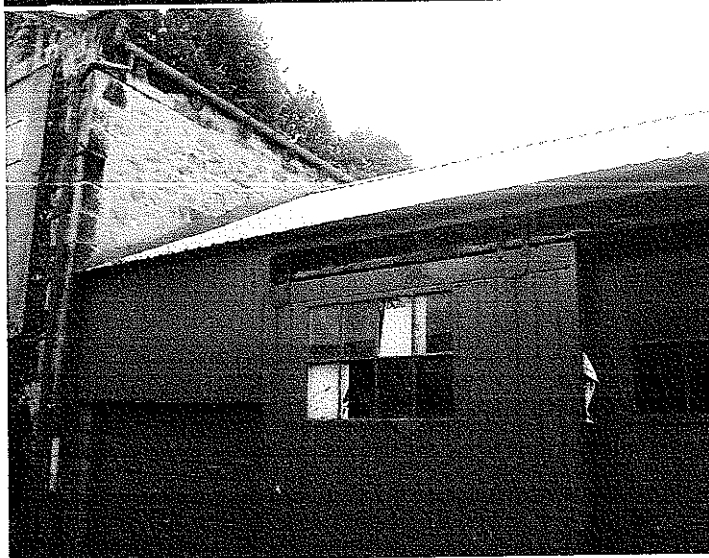
TYPE OF BUILDING

☐	HOUSE
☐	BARN
☐	GARAGE
☒	OTHER

COMMENTS: The property has been used as a retail outlet for many years. The building makes up the end of a row of terraced houses, it is two storey with a large garage /store section accessed off Rock St.



Front elevation to Parson Lane.



Garage/store elevation to Rock St.

LOCATION

☒	URBAN
☐	SMALL TOWN/URBAN VILLAGE
☐	RURAL/VILLAGE

COMMENTS: The building is located in Clitheroe at the corner of Parson Lane and Rock St. There is a small L shaped garden to the rear which is bounded by the garage on Rock St and large stone built building with the Castle grounds beyond to the rear.

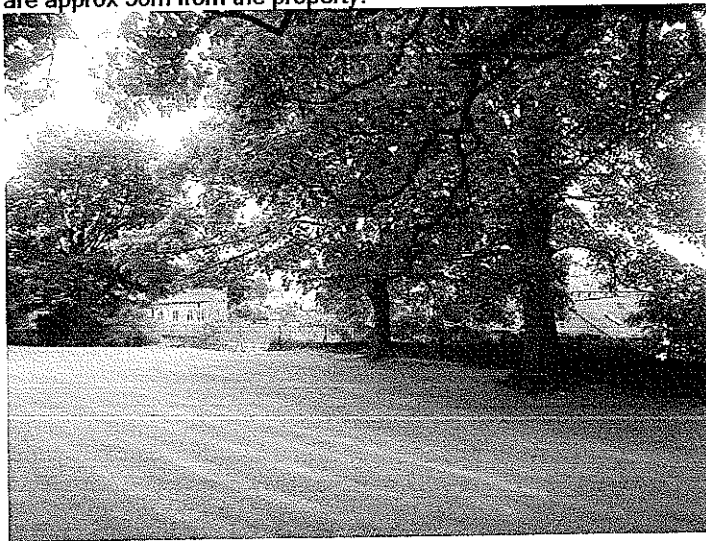


Side elevation of flat roof office.

BUILDING ADJACENT TO OR WITHIN 10M OF

TREES
HEDGEROW
OPEN WATER

COMMENTS: There is a line of mature trees in the castle grounds behind the stone building, however they are approx 50m from the property.



WALL CONSTRUCTION

X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are stone with a render finish except the flat roof office section which is block /brick with render finish. The rear wall of the main building within the garage/store is stone.

ROOF CONSTRUCTION	☒	SLATE
	☐	TILE
	☐	GREY SLATE
	☒	STEEL
	☒	FLAT ROOF FELT

COMMENTS: The roof of the main building is slate and the garage has a corrugated steel roof and the office is a felt flat roof

	Yes	No
BAT ACCESS POINTS IN WALLS	☐	☒

COMMENTS: The walls have a render finish with no cracks or crevices suitable for bats.

	Yes	No
BAT SIGNS, EXTERNAL	☐	☒
SEEN DROPPINGS	☐	☒
MAGENTA BAT5 DETECTOR RESULT	☐	☒

COMMENTS: Droppings were not found on the ground surrounding the building and no wall staining was evident. The bat detector result was negative.

	Yes	No
ROOF SPACE	☒	☐
TRUSSED PURLINS	☒	☐
FELT	☐	☒



Internal view of Garage/store roof.

COMMENTS: There are no cracks or crevices in the timbers suitable for bat habitation. The lack of felt indicates that the roof is not a suitable habitat for bats. The flat roof has no soffits or crevices suitable for bats.

	Yes	No
BAT ACCESS POINTS IN ROOF	☐	☒

COMMENTS: There are no access points for bats in the roof

		Yes	No
BAT SIGNS, INTERNAL	SIGHTED		X
	DROPPINGS		X
	DETECTOR RESULTS		X
	STAINING/GREASE MARKS		X
	SUSPECT SUMMER ROOST		X
	SUSPECT WINTER HIBERNACULA		X
	INSECT OR MOTH FEEDING EVIDENCE		X

COMMENTS: The Garage/store was thoroughly examined, no evidence was found.

CONCLUSION

The building is used as a store and garage and although the main building is not currently functioning as a shop the garage and store is still in use. The nature of the roof and its location in the town and distance from possible foraging routes (trees in Castle grounds) makes it an unlikely habitat for bats. No evidence was found that bats feed, roost or hibernate in the building and the development of this property will not threaten any bat population.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

When bats are found to be present in a building:

- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL