



14 JUL 2011

FOR THE
ATTENTION OF

For office use only

Application No 320110568 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 applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	Michael	Surname:	Kerrigan
Company name:					
Street address:	Greenmoor Farm		Country Code:	National Number:	Extension Number:
	Greenmoor Lane		Telephone number:		
	Ribchester		Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Richard	Surname:	Darby
Company name:	The Clarke Darby Partnership				
Street address:	10 Greenside		Country Code:	National Number:	Extension Number:
	Ribchester		Telephone number:	01254820050	
			Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR3 3ZJ			richard@clarkedarby.com	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of existing barn to a dwelling

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

☐ Yes ☒ No

4. Site Address Details

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

House: Suffix:
House name: MOORNOOK FARM
Street address: CLITHEROE ROAD
KNOWLE GREEN
Town/City: PRESTON
County:
Postcode: PR3 2YS

Description:

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

Easting: 365044
Northing: 438057

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

concrete block

Description of *proposed* materials and finishes:

random sandstone

Roof - description:

Description of *existing* materials and finishes:

profile steel cladding

Description of *proposed* materials and finishes:

grey slate tiles

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

white painted timber

Materials - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

oak

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:

101 site plan
102 existing
103 proposed plans
105 proposed elevations
design and access statement

320110568 P

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	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
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☒

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

12. Assessment of Flood Risk

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☒ Existing watercourse

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

Domestic

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

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

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

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

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

☐ Yes ☒ No

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

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

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

Proposed Market Housing Total

1

Market Housing - Existing

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

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

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

Employment

If known, please complete the following information regarding employees:

320110568P

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

20. Hours of Opening

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

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

21. Site Area

What is the site area?

141

sq metres

22. Industrial or Commercial Processes and Machinery

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

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**24. Site Visit**

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

☒ Yes ☐ No

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

☒ The agent ☐ The applicant ☐ Other person**25. Certificates (Certificate A)****Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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

Title: Mr First name: Micheal Surname: Kerrigan

Person role: Applicant

Declaration date: 14/07/2011

☒ Declaration made**25. Certificates (Agricultural Land Declaration)****Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

Title: Mr First Name: Micheal Surname: Kerrigan

Person role: Applicant

Declaration date: 14/07/2011

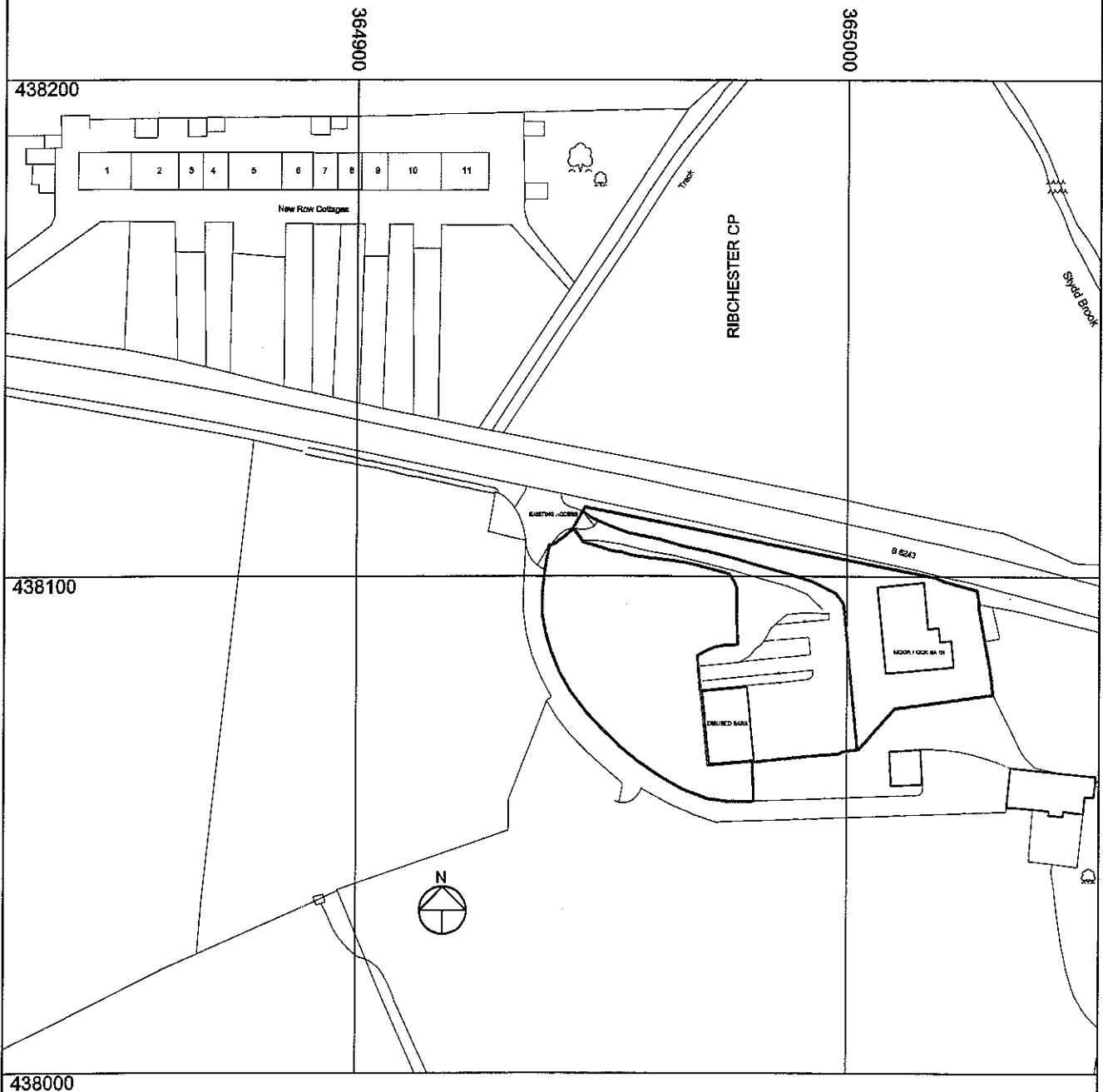
☒ Declaration Made**26. Declaration**

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



Date 14/07/2011

320110568P



1:1250 @ A4

Moor Barn
Knowle Green

320110568P

DESIGN and ACCESS STATEMENT

to accompany

Planning Application for Conversion to a Dwelling

The existing barn has a footprint area of 141 square metres although the original structure prior to partial demolition had a footprint of 188 square metres. The concrete base of the extended area is still in existence. The barn construction is a steel and timber frame with concrete block walls and timber over-cladding.

It is proposed to construct a dwelling house on the existing footprint, in sandstone and slate, to reflect other nearby dwelling houses of a similar nature.

Access to the house will be shared with the adjacent recently completed barn conversion.

July 2011

320110568P

B 6243

Grass Verge

1.2m High Hedge (Road Side)

1.2m High Post & Wire Fence

BLACK TARMAK

MOOR BARN

MOWED GRASS

BLACK TARMAK

EXISTING 1.8M HIGH BOUNDARY FENCE

FIELD GATE

FIELD GATE

EXISTING POST & WIRE BOUNDARY FENCE

EXISTING OUTBUILDING
TO BE CONVERTED
TO A DWELLING

EXISTING 1.8M HIGH BOUNDARY FENCE

REV DESCRIPTION DATE


**THE CLARKE DARBY
PARTNERSHIP**

CLIENT/PROJECT
MR & MRS KERRIGAN
MOOR BARN
KNOWLE GREEN

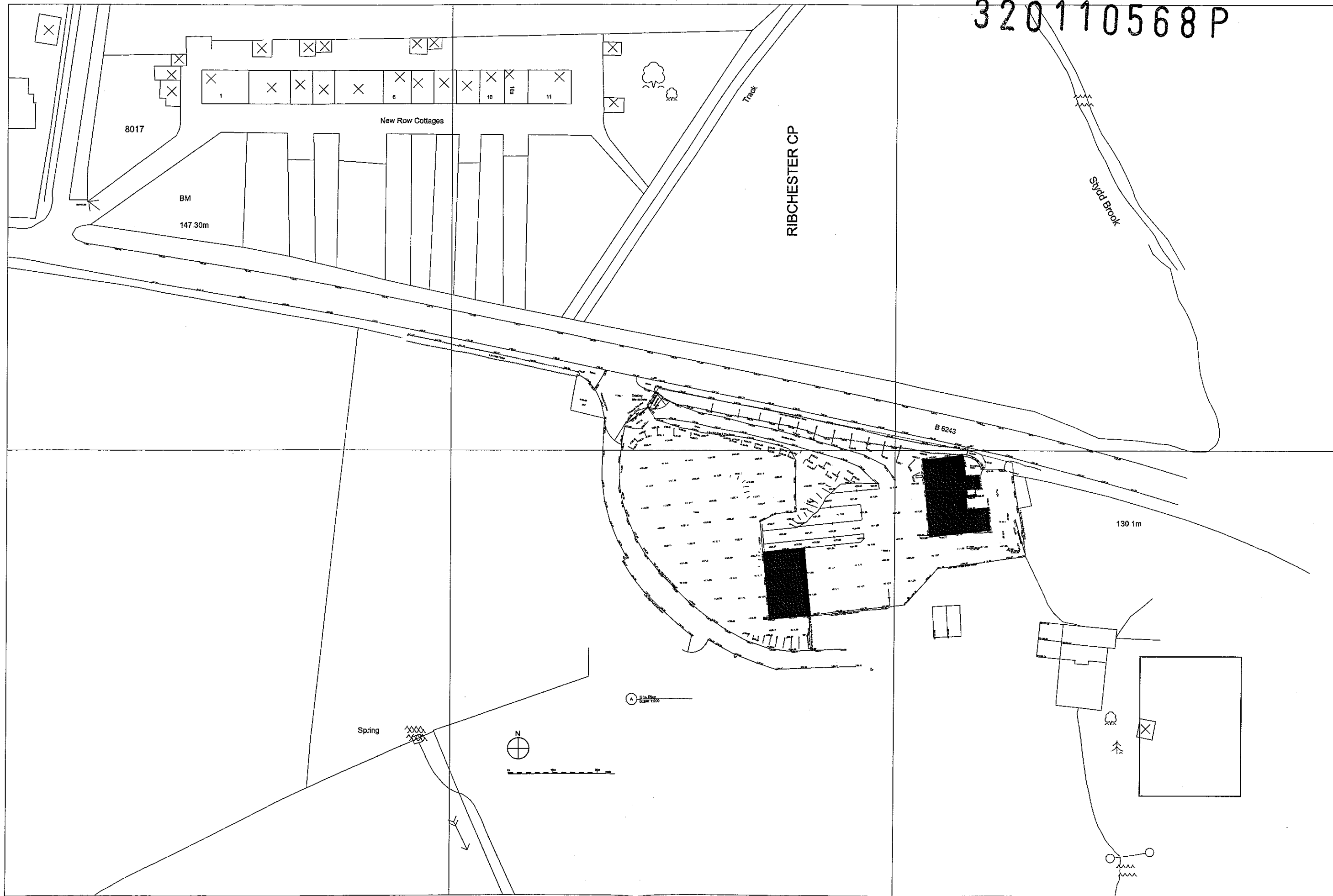
DRAWING
PROPOSED
LANDSCAPING

DATE NOVEMBER 2010

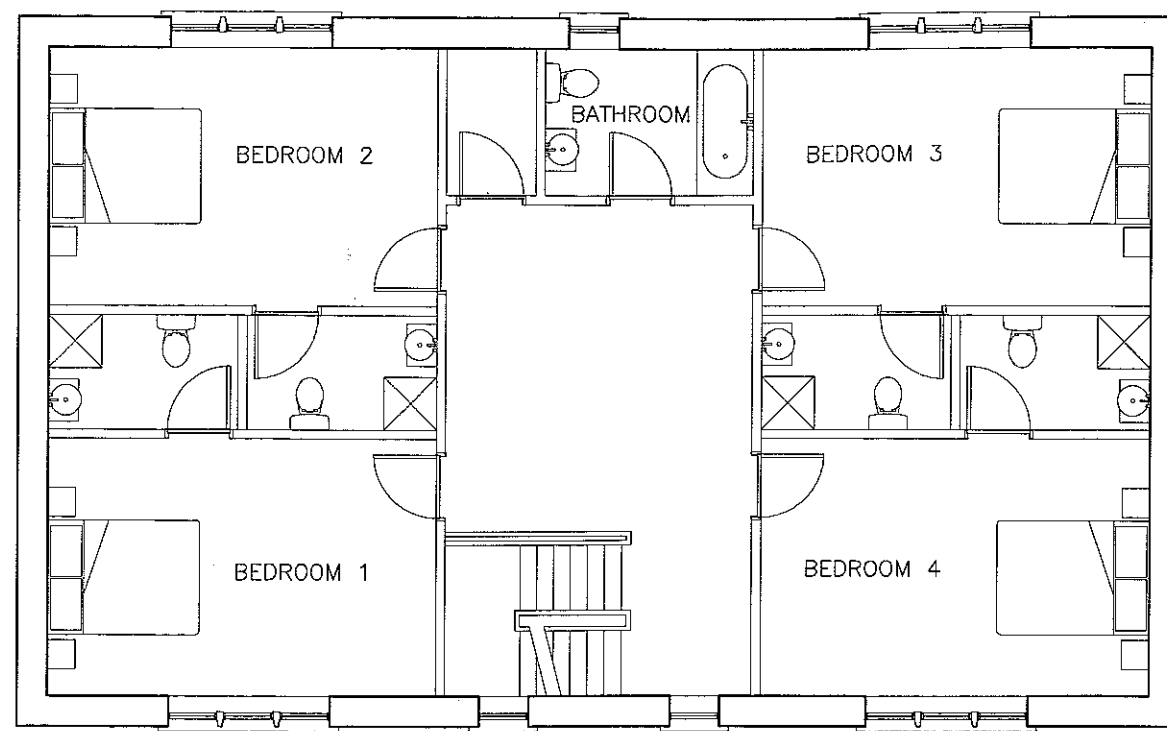
SCALE 1:250 @ A3

JOB NO	DRWG NO	REV
3010	101	

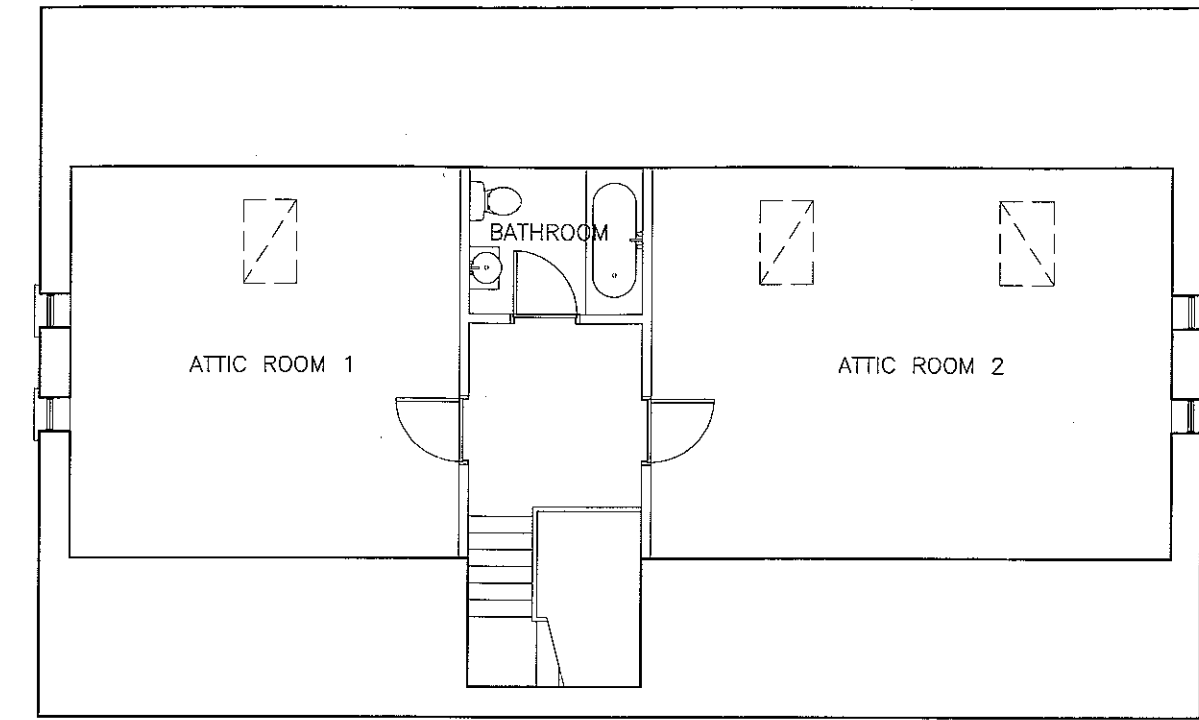
438000



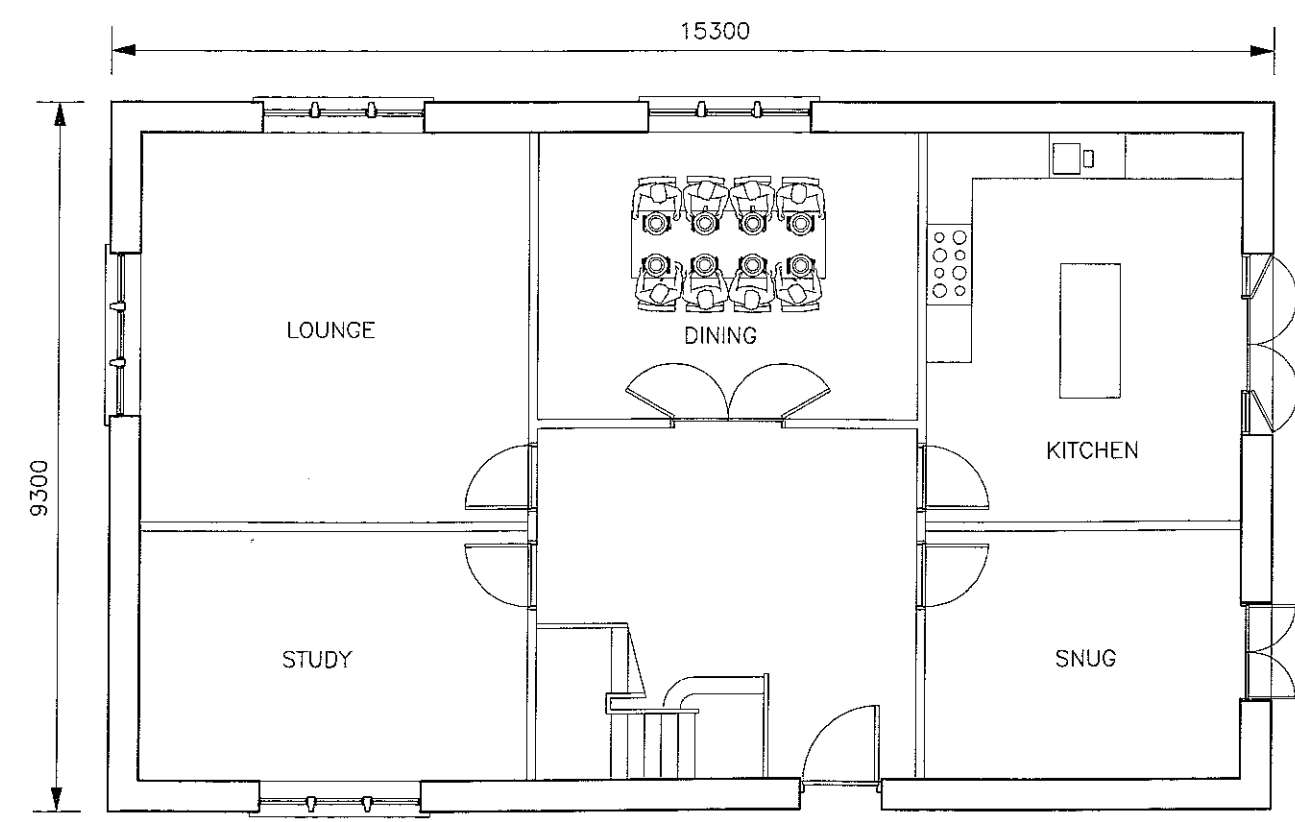
320110568P



FIRST FLOOR

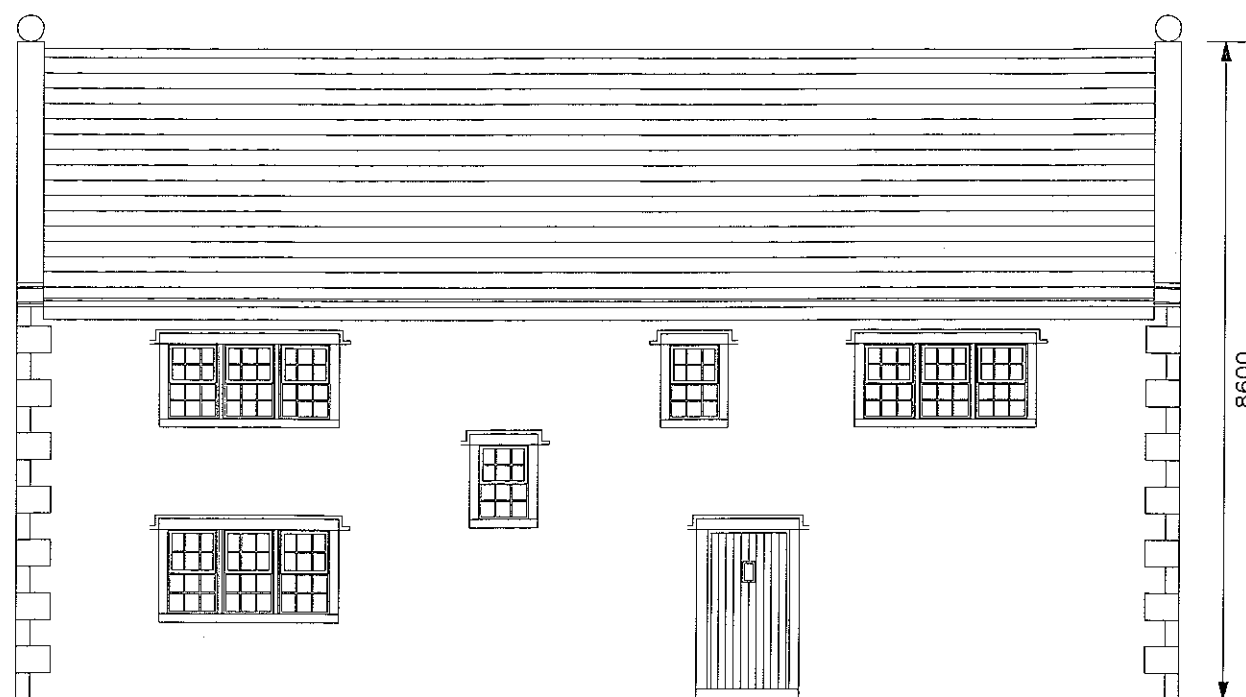


ATTIC



GROUND FLOOR

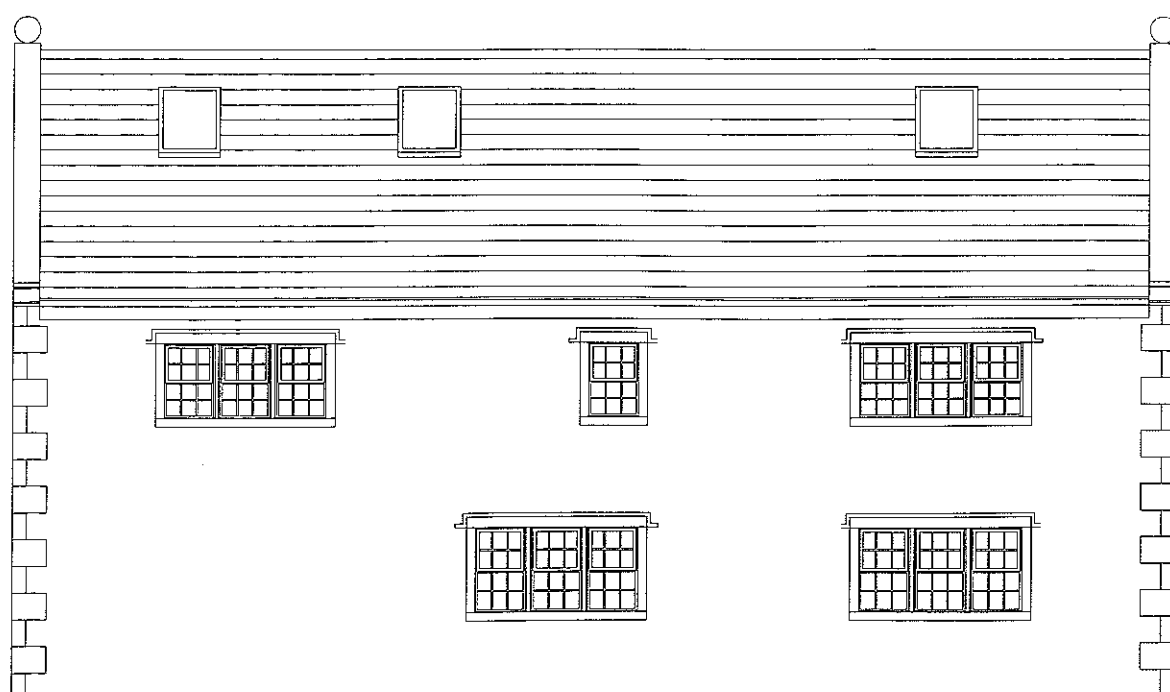
REV DESCRIPTION		DATE
 THE CLARKE DARBY PARTNERSHIP		
CLIENT/PROJECT MR & MRS KERRIGAN MOOR BARN KNOWLE GREEN		
DRAWING BARN CONVERSION PROPOSED PLANS		
DATE		JULY 2011
SCALE		1:100 @ A3
JOB NO	DRWG NO	REV
3010	103	



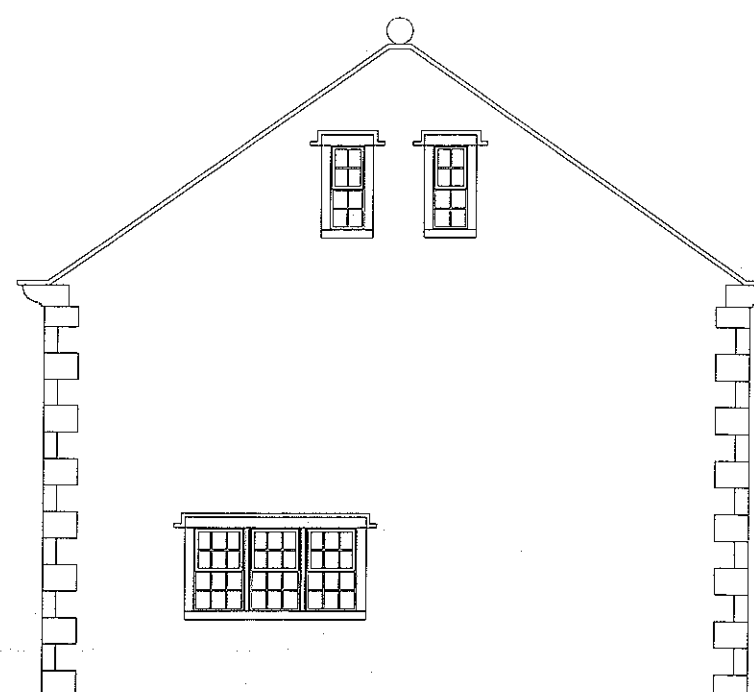
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

MATERIALS AND FINISHES
 RANDOM SANDSTONE WALLS
 DRESSED SANDSTONE COINS
 SANDSTONE CAPPINGS TO GABLE ENDS
 SANDSTONE LINTOLS AND JAMBS
 GREY SLATE TILE ROOF
 SANDSTONE LINTOLS AND JAMBS
 WHITE PAINTED TIMBER WINDOW FRAMES
 SOLID OAK DOORS
 BLACK PAINTED STEEL RAINWATER GOODS

REV DESCRIPTION DATE


 THE CLARKE DARBY
 PARTNERSHIP

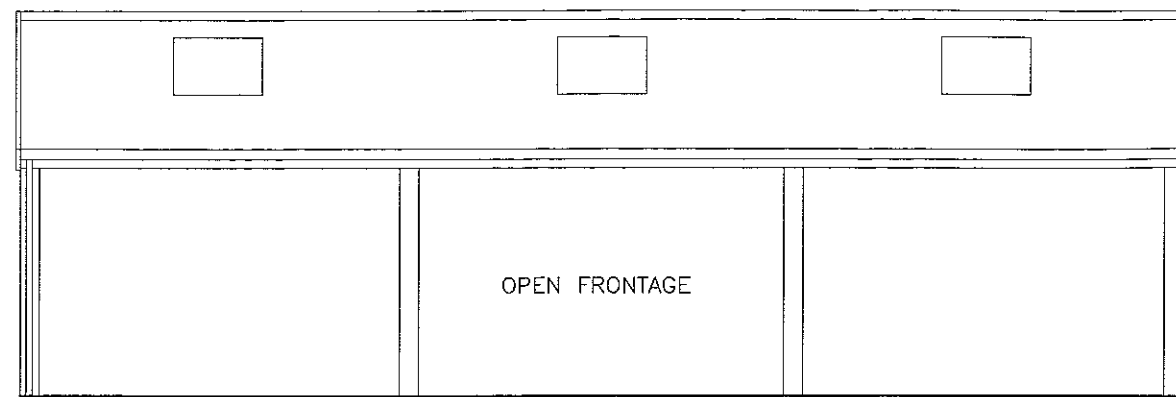
CLIENT/PROJECT
 MR & MRS KERRIGAN
 MOOR BARN
 KNOWLE GREEN

DRAWING
 BARN CONVERSION
 PROPOSED
 ELEVATIONS

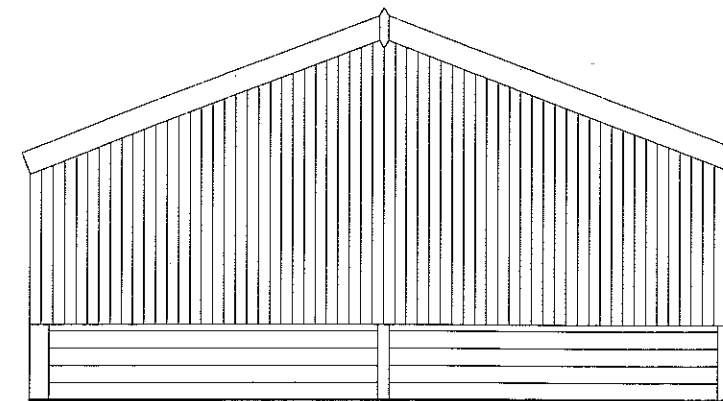
DATE JULY 2011

SCALE 1:100 @ A3

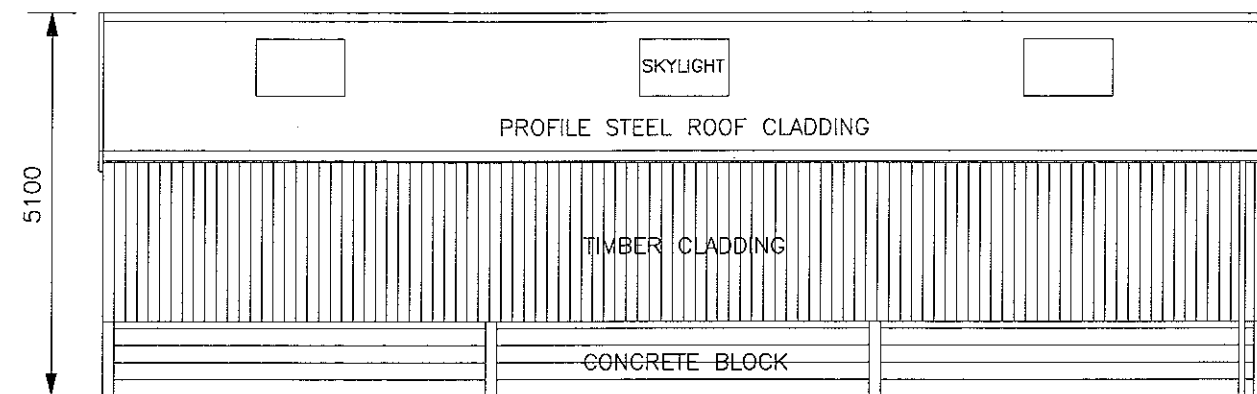
JOB NO	DRWG NO	REV
3010	104	



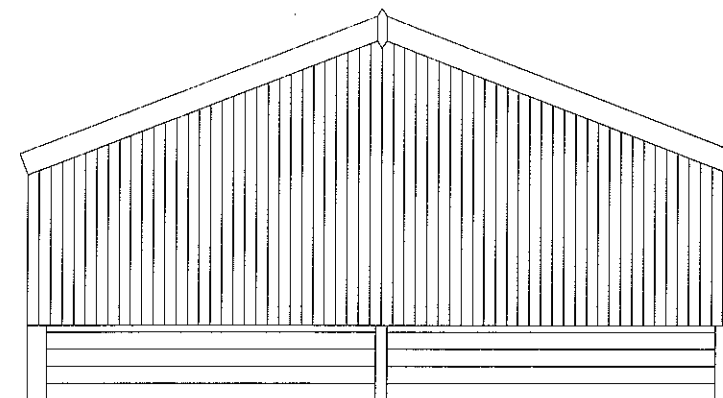
EAST ELEVATION



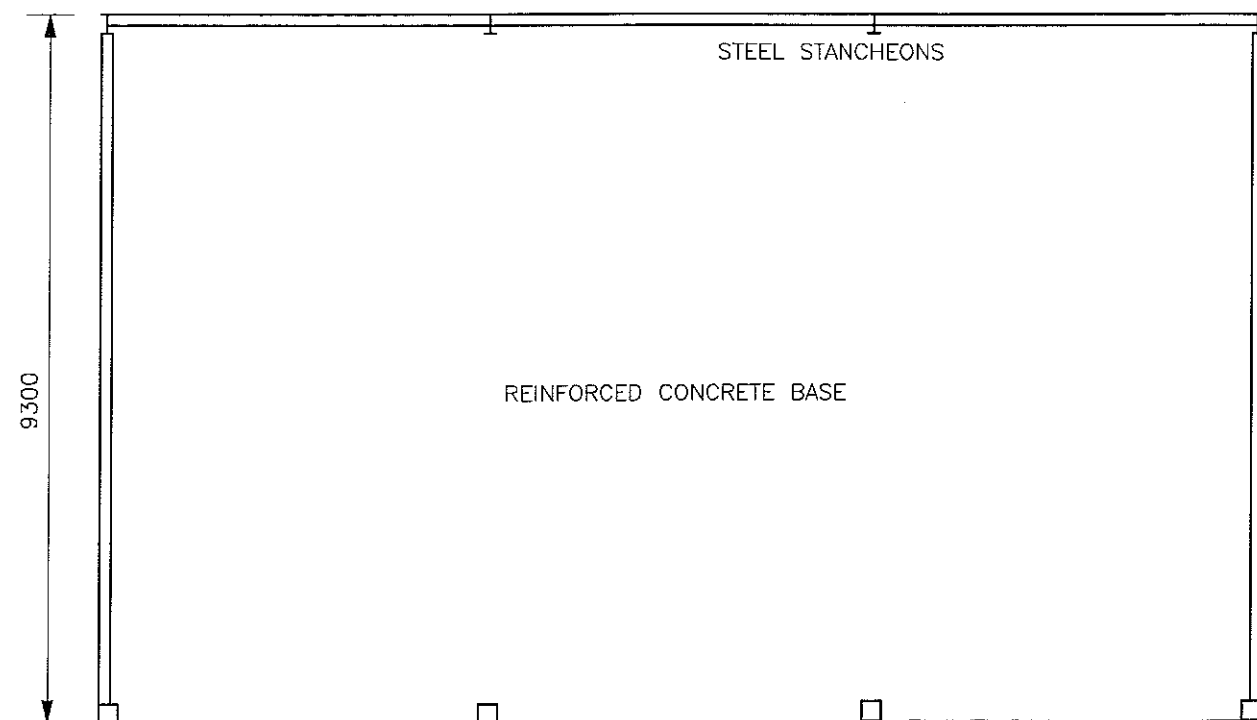
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



GROUND FLOOR

320110568P

REV DESCRIPTION		DATE
 THE CLARKE DARBY PARTNERSHIP		
CLIENT/PROJECT MR & MRS KERRIGAN MOOR BARN KNOWLE GREEN		
DRAWING BARN CONVERSION EXISTING PLAN AND ELEVATIONS		
DATE		JULY 2011
SCALE		1:100 @ A3
JOB NO	DRWG NO	REV
3010	102	