



26 JUL 2011

FOR THE
ATTENTION OF

For office use only

Application No: 920110595 P

Date received

Fee paid £

Receipt No:

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

Householder Application for Planning Permission for works or extension to a dwelling. 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: N
Last name: KEIGHLEY
Company (optional):
Unit: House number: 9 House suffix:
House name:
Address 1: BELMONT COURT
Address 2: LONGRIDGE
Address 3:
Town: PRESTON
County: LANCASHIRE
Country:
Postcode: PR3 3TG

2. Agent Name and Address

Title: MR First name: A
Last name: CORNTHWAITE
Company (optional):
Unit: House number: 14 House suffix:
House name:
Address 1: NORTH CROFT
Address 2: GARSTANG
Address 3:
Town: PRESTON
County: LANCASHIRE
Country:
Postcode: PR3 1HG

3. Description of Proposed Works

Please describe the proposed works:

TWO STOREY SIDE EXTENSION
REPLACEMENT FRONT PORCH
REPLACEMENT OF PART OF RETAINING WALL
WIDENING OF EXISTING VEHICULAR ACCESS.

3. Description of Proposed Works (continued)

Has the work already started?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed?

☐ Yes ☒ No

If Yes, please state when the work 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):

5. 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

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

☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. 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 possible: ☐

Officer name:

Reference:

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes ☐ No

If Yes, please describe:

EXISTING GARAGED REMOVED
TWO PARKING SPACES AND TURNING SPACE PROVIDED

9. 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

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
Walls	FRONT + REAR ELEVATIONS WHITE PAINTED STONE GABLE WHITE PAINTED RENDER	SMOOTH RENDERED BLOCKWORK WITH WHITE PAINTED FINISH	☐	☐
Roof	SLATES	SLATES	☐	☐
Windows	TIMBER PAINTED WHITED	UPVC WHITE	☐	☐
Doors	TIMBER, PAINTED BLACK	UPVC WHITE	☐	☐
Boundary treatments (e.g. fences, walls)	STONE WALLS	RETAINING WALL IN CONCRETE AND BLOCKWORK, RENDERED	☐	☐
Vehicle access and hard-standing	CONCRETE	CONCRETE	☐	☐
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 NK1-5
DESIGN + ACCESS STATEMENT

11. Ownership Certificates

320110595P

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):

A Smithwaite

25-07-2011

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):

11. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****20110595 P****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):

--

12. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**
Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:

<i>A Southwark</i>

Date (DD/MM/YYYY):

25-07-2011

(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):

--

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



The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee:



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



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



14. 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):

25-07-2011

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01995 600601	
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	

Email address (optional):

alan@cornthwaite1.freemove.co.uk

17. 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:

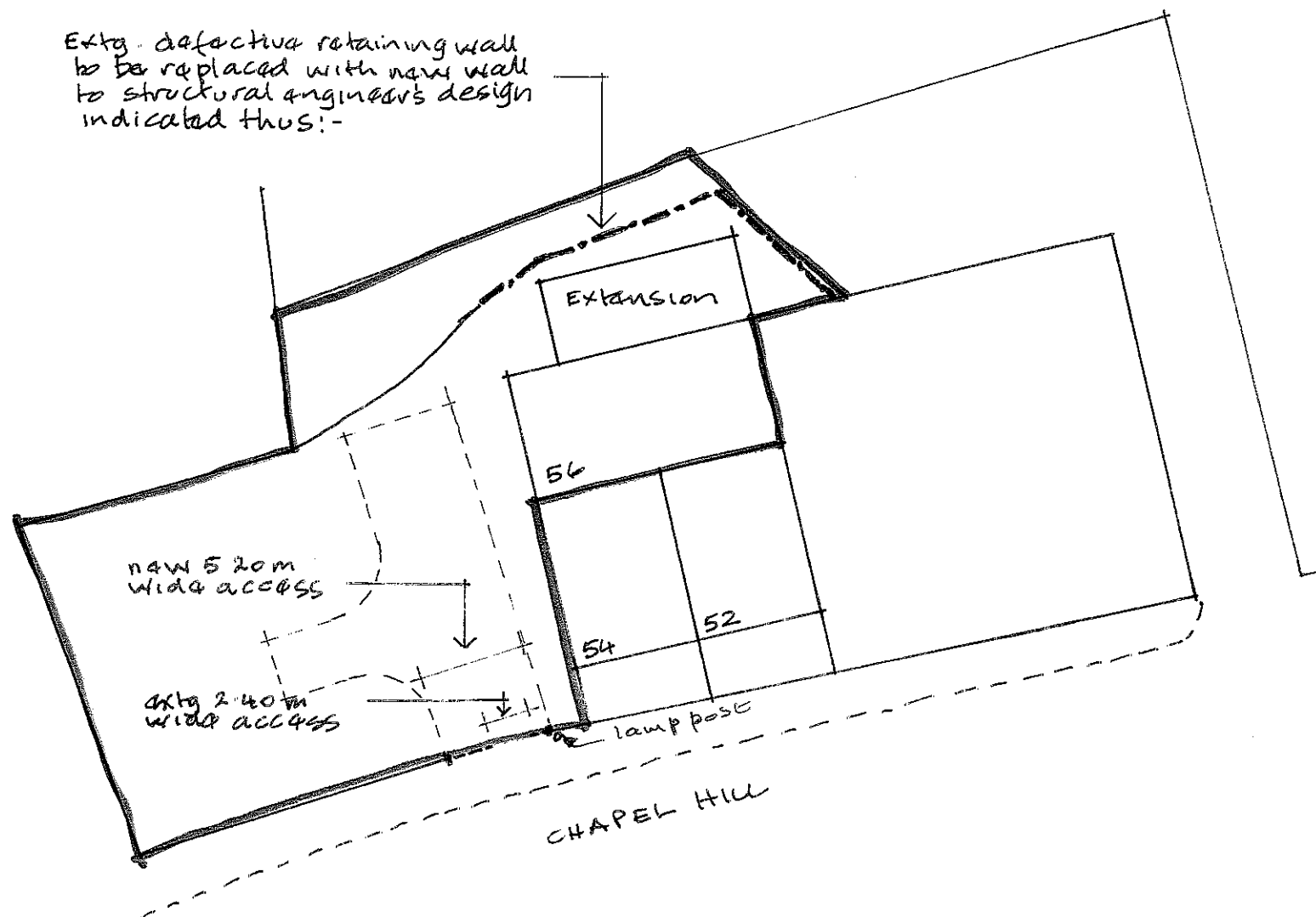
Telephone number:

Email address:

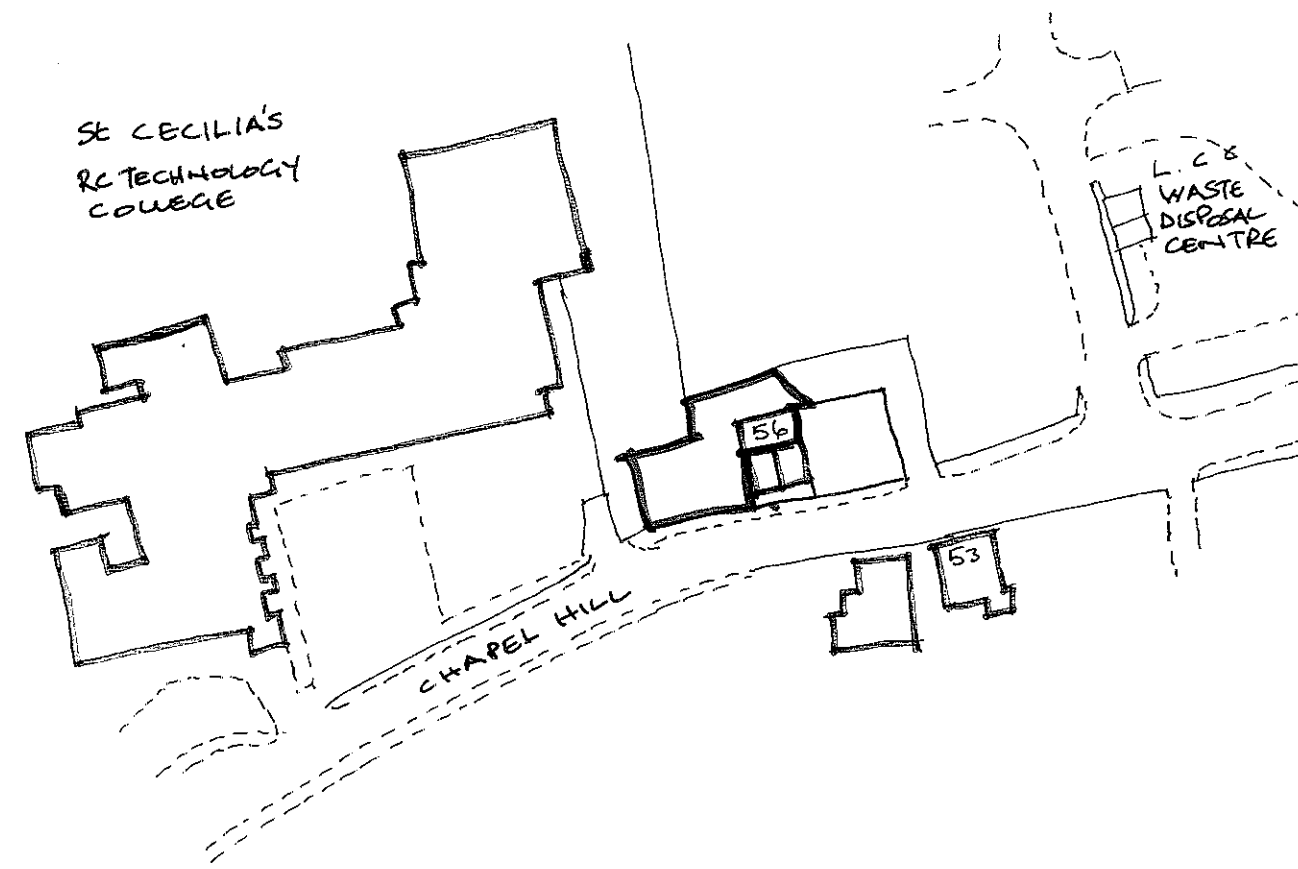
320110595 P



Extg. defective retaining wall
to be replaced with new wall
to structural engineer's design
indicated thus:-



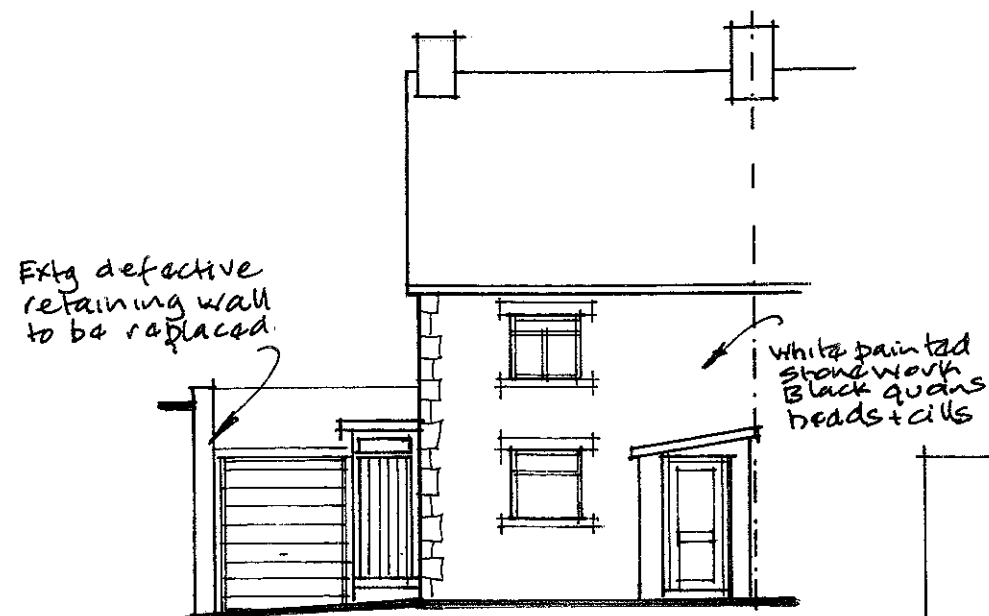
SITE PLAN 1:250



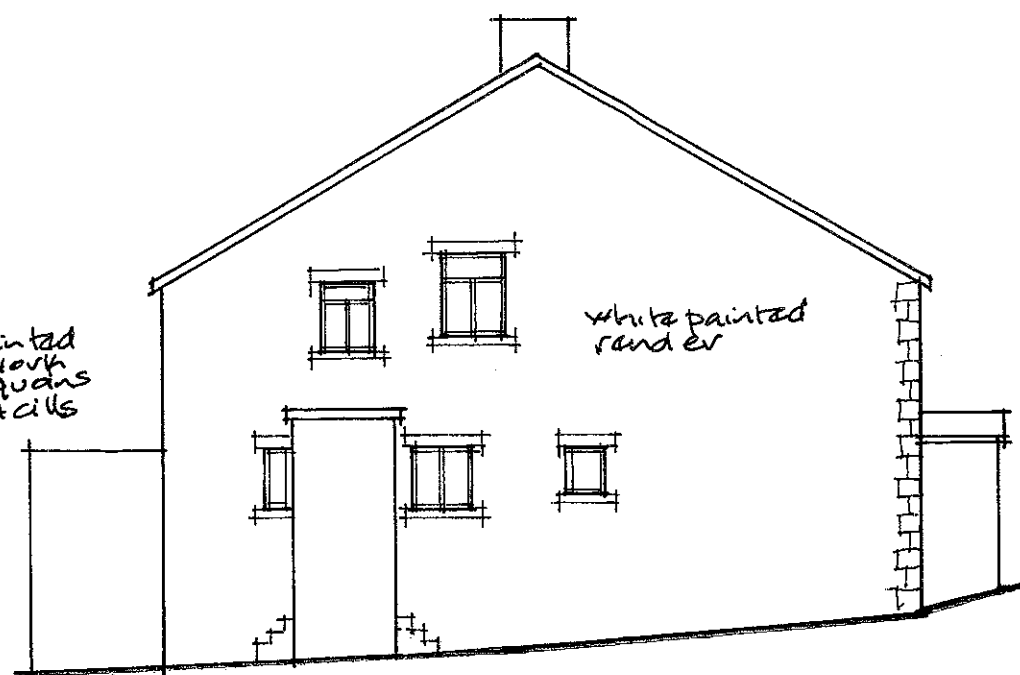
LOCATION PLAN 1:250

DWG No NK5

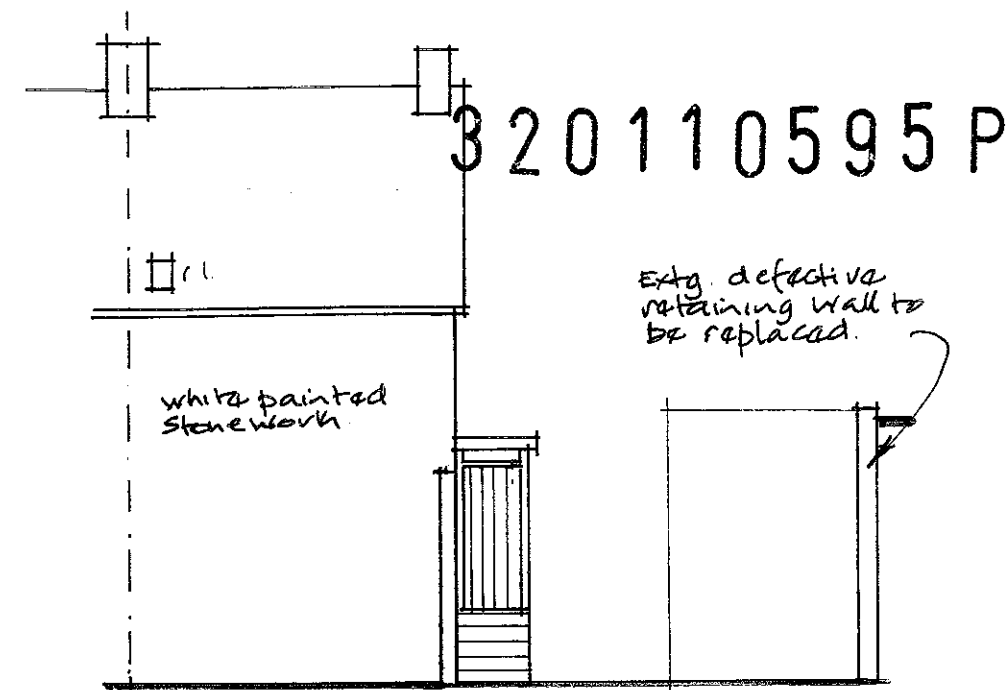
TWO STOREY EXTENSION
56, CHAPEL HILL
LONGBRIDGE



EXTG. WEST ELEVATION



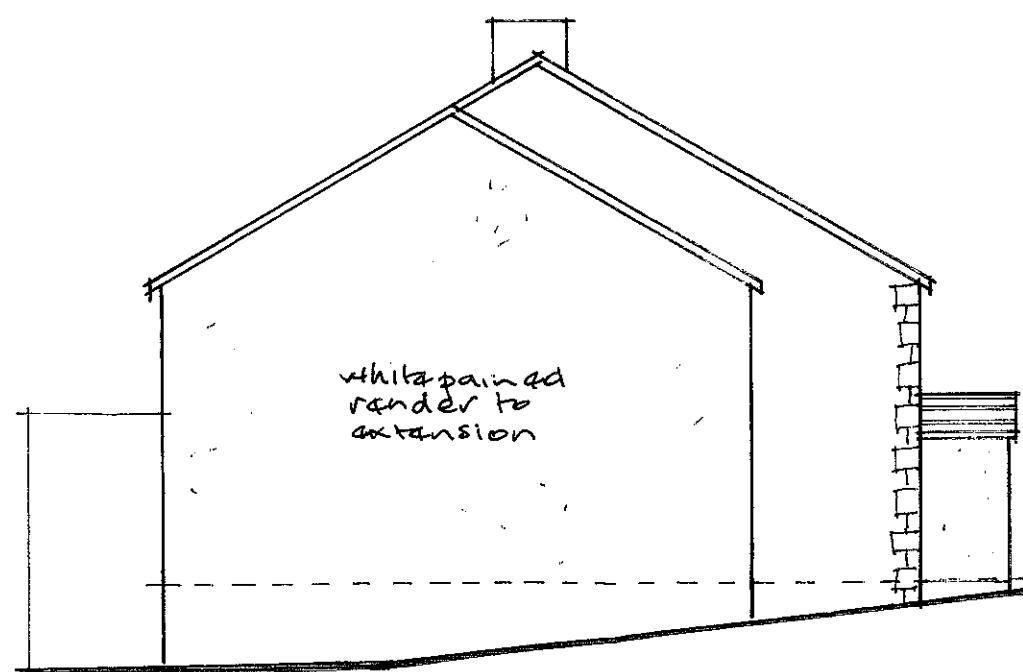
EXTG. NORTH ELEVATION 1:100



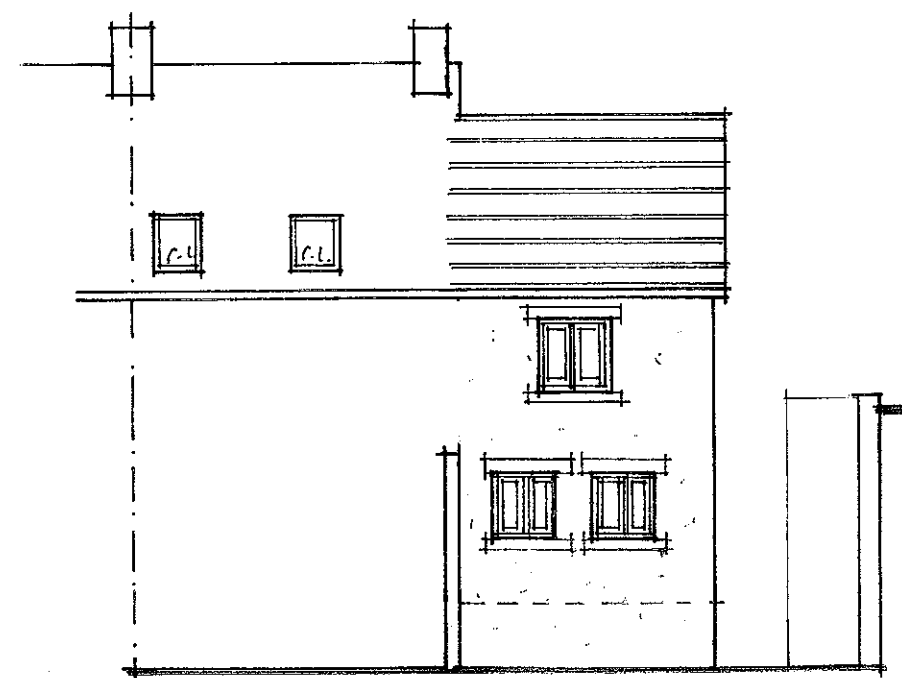
EXTG. EAST ELEVATION



PROPOSED WEST ELEVATION



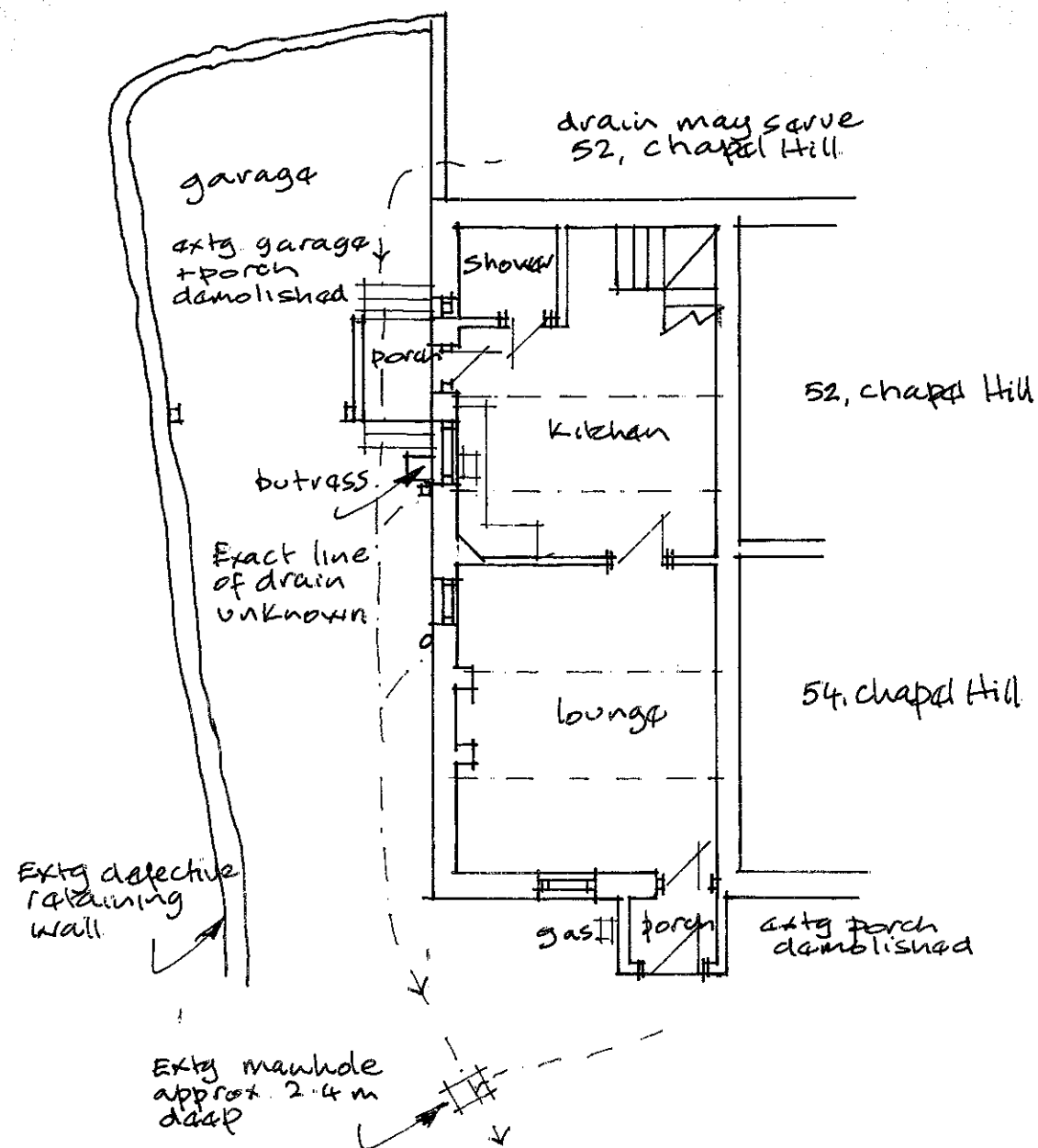
PROPOSED NORTH ELEVATION 1:100



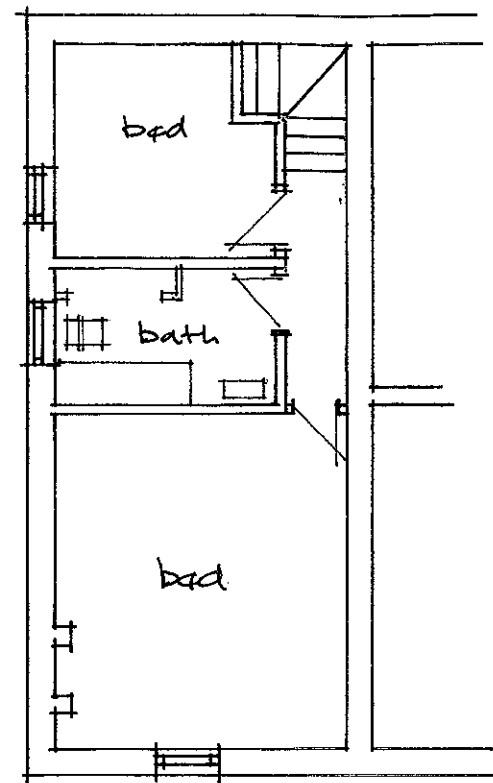
PROPOSED EAST ELEVATION

TWO STOREY EXTENSION
56, CHAPEL HILL
LONGBRIDGE

320110595P



EXTG. GROUND FLOOR.



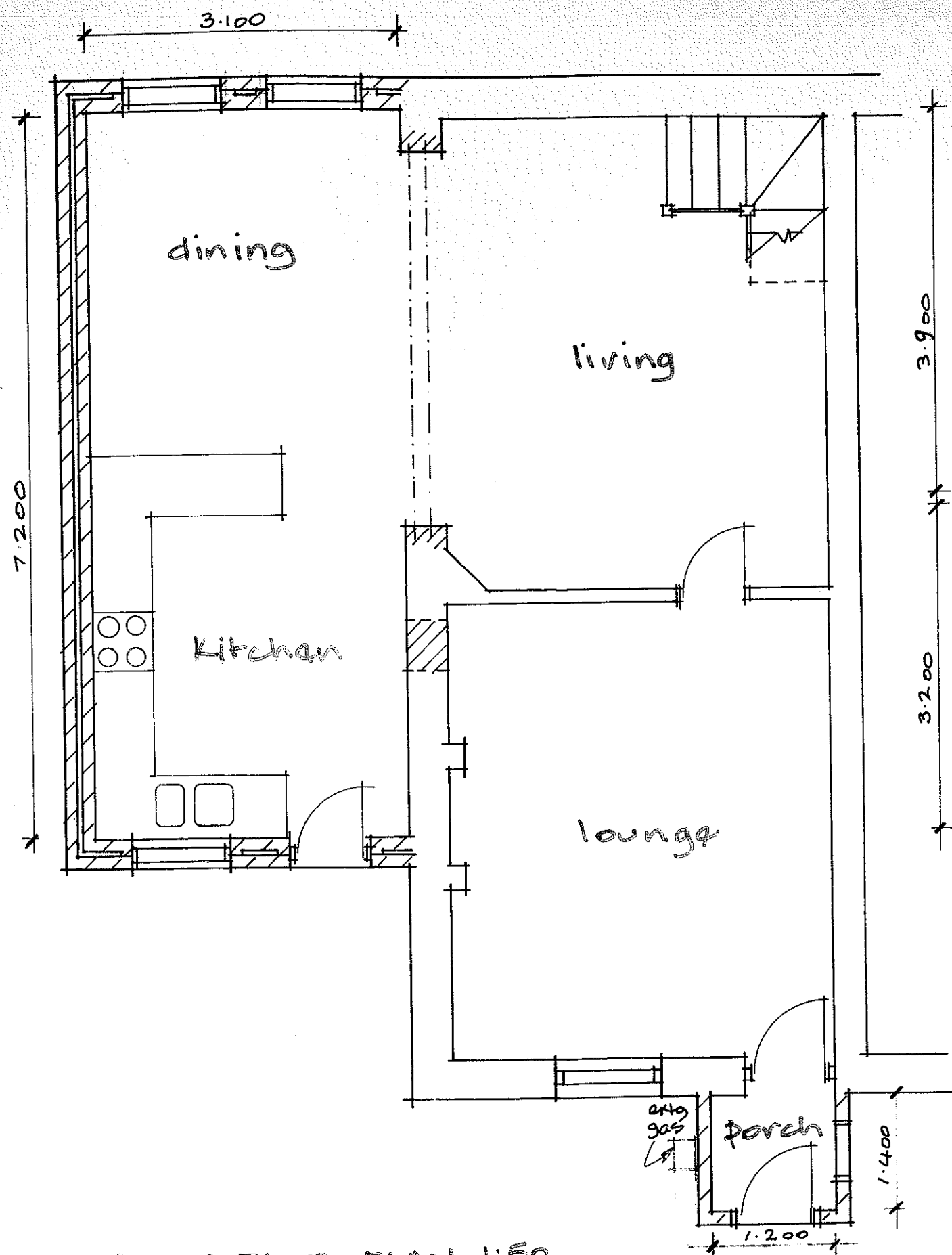
EXTG. FIRST FLOOR. 1:100

RETAINING WALL -
Existing bulging wall to be rebuilt as advised + designed by structural engineer.

GABLE WALL -
Evidence of settlement to gable wall. structural engineer to survey + advise on repairs

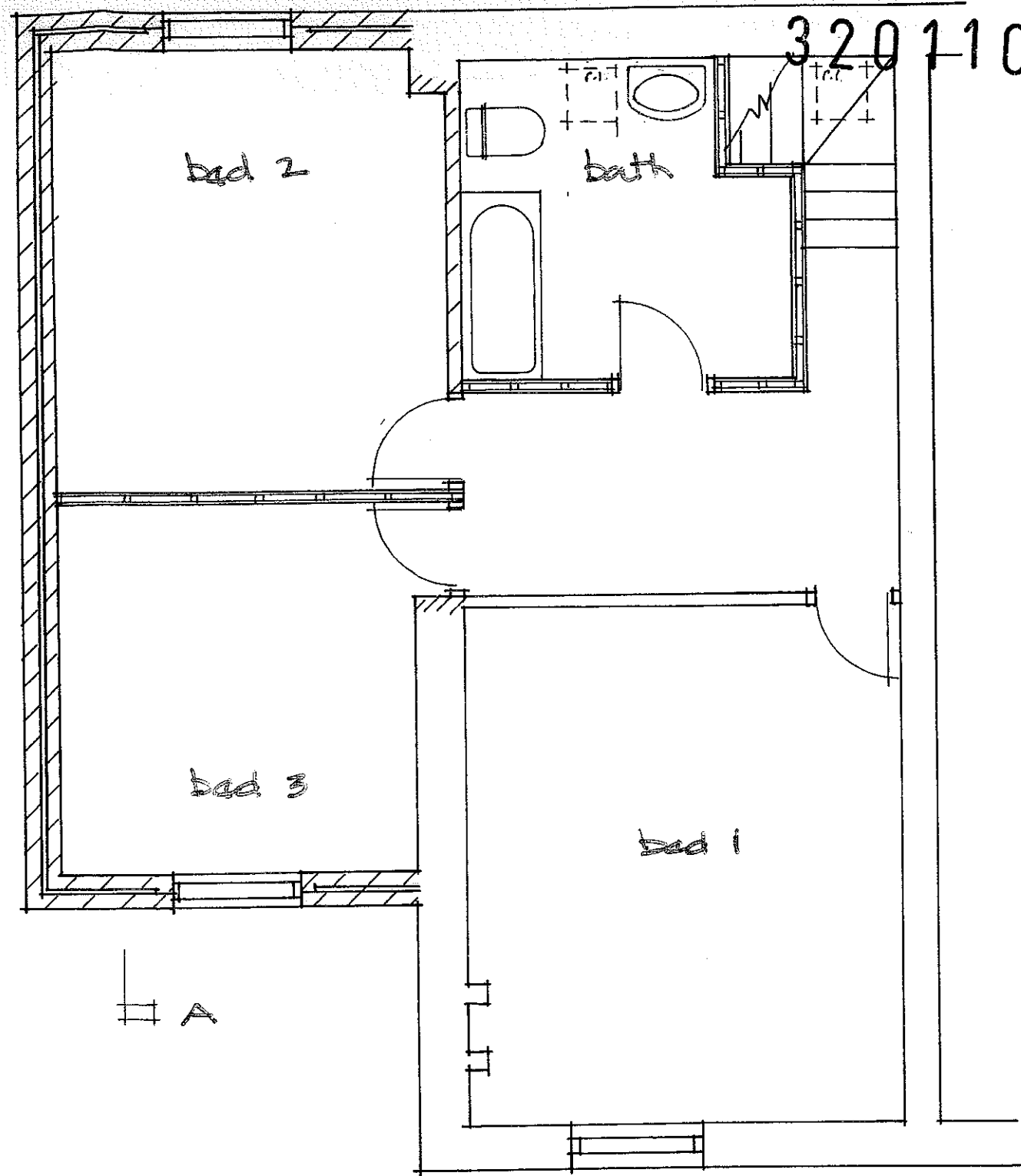
DRAINS -
Existing deep drain runs down driveway. Exact location unknown. Identify route of drain and what buildings it serves and its condition prior to commencing any works.

TWO STOREY EXTENSION
56, CHAPEL HILL
LONGRIDGE



GROUND FLOOR PLAN 1:50

DWG No. NK3A

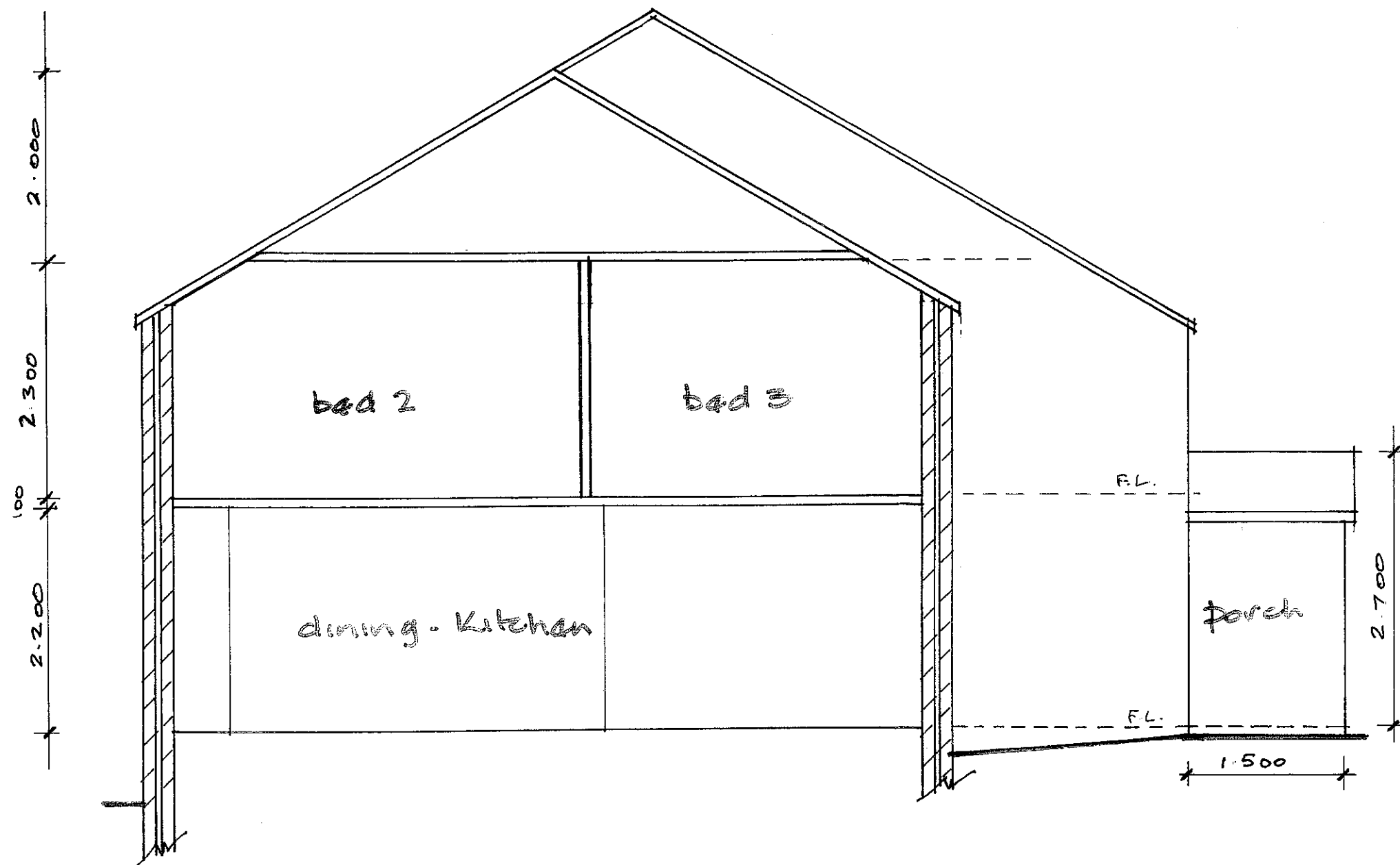


FIRST FLOOR PLAN

TWO STOREY EXTENSION
56, CHAPEL HILL
LONGBRIDGE

320110595P

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SECTION A-A 1:50

TWO STOREY EXTENSION
56, CHAPEL HILL
LONGBRIDGE

320110595 P

HERITAGE STATEMENT

Proposed works to 56, Chapel Hill, Longridge, PR3 2YB

Proposal

The proposed works comprise the demolition of an attached garage to the gable elevation and porch to the front elevation; the construction of a two storey extension to the gable elevation and porch to the front elevation; the replacement of a defective retaining wall and a widened site access.

Application Site

56 Chapel Hill Longridge is part of a group of three attached 'cottage type' properties identified as Buildings of Townscape Merit on the St Lawrence's Church Conservation Area Map. The site is situated at the extreme westerly edge of the Conservation Area

To the North of the site there is vacant land and industrial buildings, to the South are two attached properties (Nos 52 and 54 Chapel Hill) and Chapel Hill road, to the West is St Cecelia's R C Technology College and to the East a neighbour's garden and an access road leading to a garage.

The building is shown on the 1886 OS map but it is not shown on the 1845 OS map therefore the building is approximately 150 years old.

There is some recent planning history to the site and attached properties. An application for a two storey dwelling to the west of 56 Chapel Hill was refused on the 16 March 2010 (Application No. 3/2009/1040 refers). An application for a two storey detached garage to the rear of 56 Chapel Hill was approved on 12 December 2008 (Application No. 3/2008/0932 refers)

Existing Dwelling

The existing two storey dwelling is constructed of stone walls with a slate roof. The front (West) and rear (East) elevations are finished in white paint and the window heads and cills and quoins are painted black. The gable (North) elevation is rendered and painted white. The existing attached garage and porch to the gable elevation have flat roofs and have been formed by roofing over the space between the gable wall and adjacent retaining wall. The front porch is constructed of rendered blockwork painted white and has a roof which slopes in a North - South direction. The dwelling is in very poor condition, the roof leaks and there is evidence of settlement to the gable elevation.

The existing garage and porches are visually obtrusive and detract from the appearance of the cottage.

To the east and north boundaries there is a stone retaining wall (approximately 3 metres high) which is bulging and in poor condition.

Proposed Extension and Porch

The scale of the gable extension and front porch are in keeping with the existing dwelling.

The two storey gable extension has been designed to be "in keeping" with the existing dwelling. To reduce the visual impact of the extension it has been set back 2.30 metres from the front elevation of the existing dwelling. The extension will be constructed of blockwork, rendered and painted white to match the existing gable elevation. The roof will be covered with slates.

The front porch will have a double pitched roof, which is more in character with a cottage type property. The porch will be constructed of blockwork rendered and painted white. The roof will be covered with slates.

Fenestration details in the existing dwelling and extension will be harmonised by inserting cottage style windows and doors.

The proposed extensions will significantly improve the appearance of the dwelling.

Retaining Wall

The existing stone retaining wall will be replaced. The replacement wall will be designed by a Structural Engineer and constructed of blockwork and/or reinforced concrete.

Conclusion

The existing two bedroom dwelling is small, in poor condition and its internal amenities are substandard. The proposed extension and refurbishment of the existing structure will enhance the visual appearance of the dwelling, safeguard its future and create a three bedroom family home with modern internal amenities.

DESIGN AND ACCESS STATEMENT

320110595 P

Proposed works to 56, Chapel Hill, Longridge, PR3 2YB

Proposal

The proposed works comprise the construction of a two storey side extension, a new front porch, the replacement of a defective retaining wall and a widened site access.

Site

The site is situated on Chapel Hill, Longridge. To the North there is vacant land and industrial buildings, to the South are two attached properties (Nos 52 and 54 Chapel Hill) and Chapel Hill road, to the East is St Cecelia's R C Technology College and to the West is a neighbour's garden and access road to a garage.

Process

The existing dilapidated dwelling is constructed of stone walls with a slate roof. The front (West) and rear (East) elevations are finished in white paint and the window heads and cills and quoins are painted black. The gable (North) elevation is rendered and painted white. The existing front porch is constructed of blockwork finished with render and painted white. The porch has a sloping roof which detracts from the character of the property.

The proposed two storey extension to the gable elevation has been designed to be "in keeping" with the existing dwelling. The extension will be constructed of blockwork finished with smooth render, painted white to match the existing elevation and the roof will be covered with slates.

The proposed porch will be constructed of blockwork finished with smooth render, painted white. The double pitched roof will be covered with slates.

The existing, open jointed, stone retaining wall is bulging and appears to be in poor condition. The proposed replacement wall will be designed by a Structural Engineer.

Use

The existing two bedroom dwelling is small and its internal amenities are substandard. The proposed extension and refurbishment of the existing structure will create a three bedroom dwelling with modern facilities.

Amount

The two storey side extension has a footprint of 26.52 square metres and the porch has a footprint of 2.50 square metres.

Layout

The existing dwelling has no land to its rear elevation and an extension to the front elevation would detract from the character of 54 and 56 Chapel Hill, hence the proposal for an extension to the side, gable elevation.

Scale

The scale of the side extension and porch are in keeping with the existing dwelling. To reduce the impact of the side extension it has been set back 2.30 metres from the front elevation of the existing dwelling.

Appearance

The side extension and porch will have white painted walls and slate roofs to match the existing dwelling. Fenestration details in the existing dwelling and extension will be similar. The double pitched roof to the porch will aesthetically improve the front elevation.

Access

The existing access to Chapel Hill is narrow (2.4 metres). It is proposed to widen this access to 5.2 metres by removing 1.00 metre of wall to the East and 1.80 metres of wall to the West of the existing access. This will enable vehicles to access and egress the site simultaneously.

Parking will be provided for two cars and a turning head created, on site, to allow vehicles to egress the site in forward gear.

The front porch will have a level access to facilitate access for disabled persons.