



RIBBLE VALLEY
BOROUGH COUNCIL

28 JUL 2011

FOR THE
ATTENTION OF

For office use only

Application No 320110609P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2PA 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

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	First name:	Mark	Surname:	Whalley		
Company name:							
Street address:	13 Clitheroe Rd				Country Code	National Number	Extension Number
	Sabden				Telephone number:		
					Mobile number:		
Town/City:	Clit-Heroe				Fax number:		
County:	Lancashire				Email address:		
Country:	UK						
Postcode:	BB7 9HD						
Are you an agent acting on behalf of the applicant?							
☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Peter	Surname:	Lord		
Company name:	Calder Design Associates						
Street address:	2 Top row				Country Code	National Number	Extension Number
	Sabden				Telephone number:	01282-771907	
					Mobile number:	07758802436	
Town/City:	Clitheroe				Fax number:		
County:	Lancashire				Email address:		
Country:	United Kingdom						
Postcode:	BB7 9HL				mail@calder-design.com		

3. Description of Proposed Works

Please describe the proposed works:

EXCAVATION FOR DRIVEWAY AND SINGLE STORY EXTENSION TO REAR

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House: 15 Suffix:
House name:
Street address: CLITHEROE ROAD
SABDEN
Town/City: CLITHEROE
County:
Postcode: BB7 9HD

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

Easting: 377883
Northing: 437600

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, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

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

☐ Yes ☒ No

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

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, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

79/1/2 Existing site plan

8. Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes ☐ No

If Yes, please describe:

Existing car parking will be increased by 2 additional parking spaces

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

10. 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

11. 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:

CONCRET BLOCKWORK AND RENDER

Description of proposed materials and finishes:

CONCRET BLOCKWORK AND RENDER TO MATCH EXISTING BUILDING
NATURAL LOCAL STONE TO RETAINING WALL FACES

11. (Materials continued)

320110609P

Roof - description:

Description of *existing* materials and finishes:

asBESTOS CEMENT ROOFING SHEETS

Description of *proposed* materials and finishes:

WELSH BLUE GREY ROOFING SLATES

Windows - description:

Description of *existing* materials and finishes:

BROWN UPVC

Description of *proposed* materials and finishes:

BROWN UPVC

Doors - description:

Description of *existing* materials and finishes:

BROWN TIMBER

Description of *proposed* materials and finishes:

NO ADDITIONAL DOOR PROPOSED

Boundary treatments - description:

Description of *existing* materials and finishes:

Privet Hedging

Description of *proposed* materials and finishes:

Reinforced concrete retaining wall with local stone facing to match adjacent walls

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Part exposed aggregate and part Macadam

Description of *proposed* materials and finishes:

Part exposed aggregate (white limestone) and part Macadam

Lighting - add description

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

concealed down lights under soffit of new roof

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:

79/1 Block Plan
79/1/1 Existing Location plan
79/1/2 Existing site plan
79/1/3 Existing Elevations
79/2/2 Proposed site plan
79/2/3 Proposed Elevations

12. 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: First name: Surname:

Person role: Declaration date: ☒ Declaration made

12. 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: First Name: Surname:

Person role: Declaration date: ☒ Declaration Made

13. Declaration

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



Date 28/07/2011

Client Mr M Whalley
Site Clitheroe Rd
1: 1250

Calder Design Associates

2 TOP ROW, SABDEN, CLITHEROE, LANCs BB79HL
Tel 01282 771907, E-mail: -calder@freenet.co.uk

TITLE

Block Plan
1 : 1250

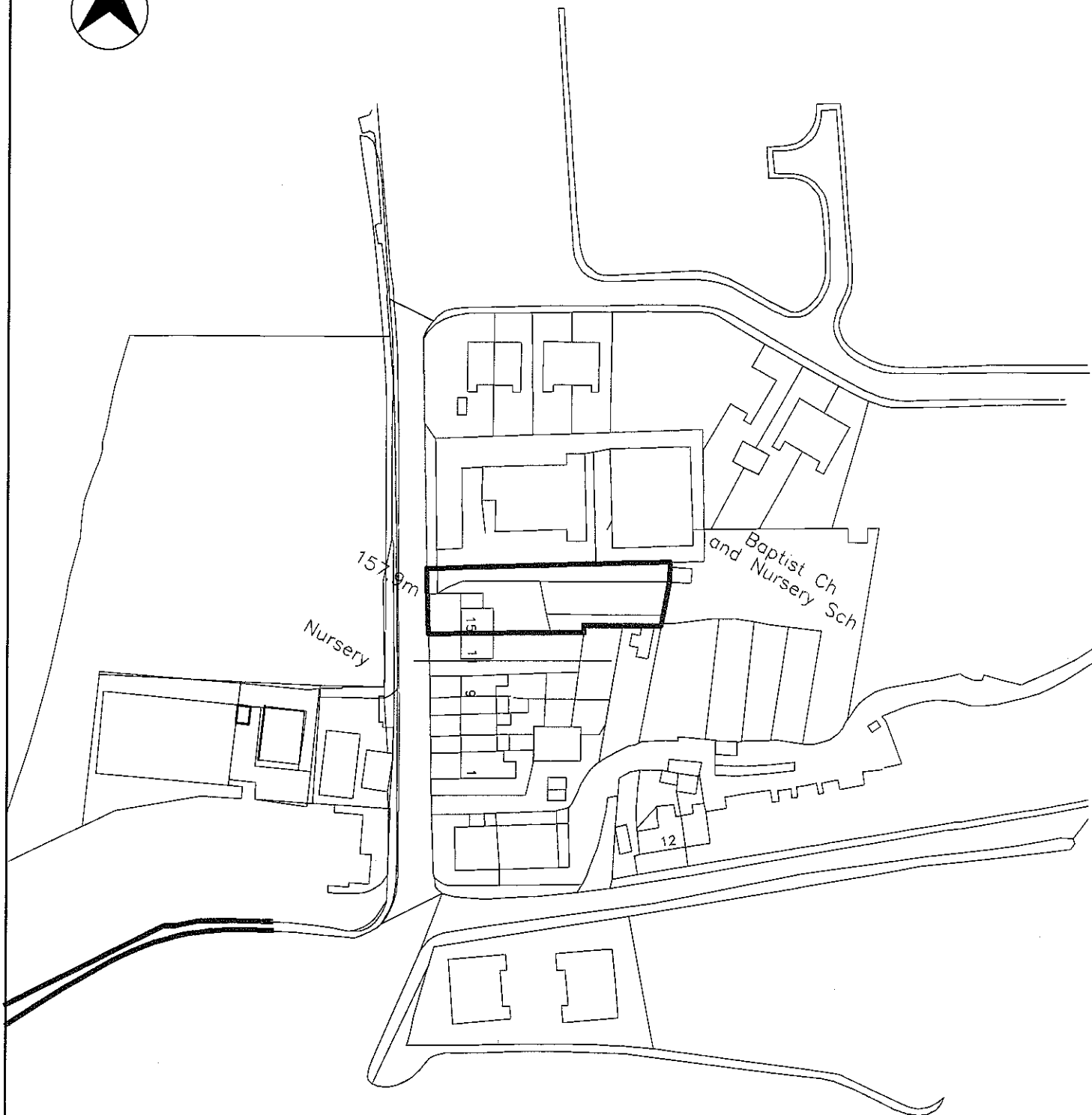
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Ordnance
Survey



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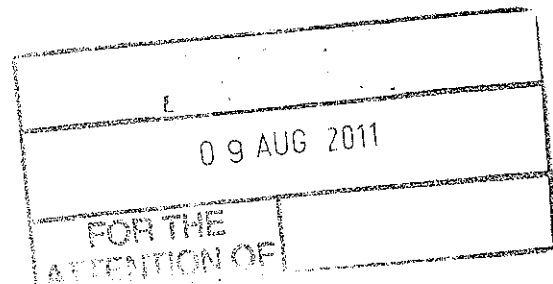


Scale of Metres

Drawn	P.Lord	DWG No	Rev
Date	26.07.1	79/1	
Scale	1:1250@A4		

Design, Access and Heritage statement

for the proposed driveway and single storey extension
to the rear of 15 Clitheroe Road Sabden. BB7 9HD



Prepared By :-
Calder Design Associates
2 Top Row Sabden BB79HL

issue B 8/8/11

1. Introduction

- 1.1 This design and access statement is written in line with "Design and Access Statement How to write, read and use them" (CABE 2007) as required by "The Circular Guidance on Changes to the Development Control System"
- 1.2 The aim of this document is to appraise the context of the proposal in relation to the planning policy guidance, and the underlying influences of the policies on the design
- 1.3 This document should be viewed in conjunction with the drawings submitted with the application.
- 1.4 The Heritage Statement element is at the end of the document (section 8) and is intended to identify any areas of key historical interest within the development area.

2. Existing arrangements

- 2.1 The existing property is a 2 storey semi-detached dwelling, built in 1952 with a single skin lean-to garage to the side of the property added later. The garage and house are finished in torn stucco render typical of the 1950's design of the property, the main roof being of flagstone slate.
- 2.2 Between the garage and the northerly boundary of the site is a strip of land approx 3.40 m wide but at an average angle of 45 deg. This is topped by a chain link fence in the middle of a mixed hedge of privet & Cotoneaster. This makes the land unusable and difficult to maintain.
- 2.3 The steepness of the slope prevents the wheelie bins from being kept at the rear of property and they have to be stored at the front of the property to the detriment of the visual amenity of the area
- 2.4 The existing garage roof is from corrugated asbestos cement sheets laid between parapet walls at each gable. These sheets are now regarded as a potential health hazard.
- 2.5 The existing vehicle parking is for 1 car plus garage storage. No exit from the garage is possible with a car on the drive without manoeuvring onto the busy Clitheroe road



Front Elevation & Driveway to the Sunday school

3. Use

- 3.1 The proposed new extension is to be used to create space for kitchen dining use to make the house more usable as a family home.
- 3.2 The new extension will replace the existing bay window and infill the rectangle created by the differing lengths of the garage and main house walls
- 3.3 The proposed driveway will provide vehicular access to the rear of the property which will also facilitate the movement of wheelie bins to and from the rear garden areas.
- 3.4 The existing garage will be retained but re-roofed in natural welsh slate

4. Design

- 4.1 This proposal aims to strengthen the features of the original design whilst complying with current building regulations and modern living expectations. The retaining walls will be finished in coursed stonework to match the existing walls of the driveway to the Sunday school
- 4.2 The Proposed extension is small in relation to the existing structures and garden area and will be constructed to the same style and of similar materials to the original building.
- 4.3 The proposed retaining wall will enhance the visual amenity of the area by removing the unkempt hedging and chain link fencing and replacing it with a natural stone wall of similar detail to the existing boundary walls of the Sunday school and allowing the occupant access to maintain the garden area.
- 4.4 The pitched roof will be of welsh slate to match the other properties in the area.
- 4.5 The windows and doors shall be brown PVC to match the existing windows of the main house.

5. Access

- 5.1 Access to the house is to be through the original entrance from the main road with additional access at the rear.

6. Parking.

- 6.1 Parking arrangements at the property will be enhanced by provision of parking on the new driveway set back from the road. In accordance with PPS5 and associated planning policies.



Rear elevation and view of the site of the

7. Appraising the Context

- 7.1 The proposal has been designed in such away that it maintains the Conservation status of the area.
- 7.2 The visual amenity at the front of the property will be enhanced by the proposed alterations to the garage , the forecourt and driveway.
- 7.3 The existing metal chain link boundary fence and hedging will be replaced by the stone retaining wall which will reflect the existing vernacular building of the Sunday school and the former Chapel building next door with its associated boundary walls.
- 7.4 The Building proposal will have no impact upon the area as the structure will have no increase in height, remaining as single story with a small increase in length to the rear. Which will not be visible from the front and will, therefore, have no impact on the aesthetics of the Clitheroe Road area.
- 7.5 The street scene will enhanced by replace the existing hedge and chain link fencing with a natural stone wall similar to the Sunday school wall .
- 7.6 The current mono pitched lean to, at the side of the property has a pitched roof of asbestos sheeting. The proposal will remove the asbestos hazard from the area whilst the replacement natural slate will enhance the visual amenity in compliance with the conservation area policy .
- 7.7 Removal of the flue pipe on the gable wall will enhance the street scene.



Street scene on Clitheroe road

8. Heritage Statement

8.1 Introduction

The village of Sabden has been built up through the development of a number of mills and their associated mill workers dwellings during the 1850's and has continued to this day. The village being incorporated as a township in 1904.

8.2 Analysis of Historical information

The existing property was built in 1952 and is typical of the house designs of the period with rendered elevations, curved bay windows and Welsh slate roof. The attached garage has a mono pitched roof of corrugated asbestos cement sheets.

The new Baptist Chapel, which forms the northerly boundary with the site, was opened beside Clitheroe Road in 1910. This chapel has been much altered and is now in residential use whilst the former Sunday School, set further back from Clitheroe Road, is still used for worship.

9. Townscape

9.1 The property was not identified in the townscape appraisal map as being of historical merit.

10. Appraising the heritage context of the proposal

10.1 Whilst the property was not identified as being of merit in the townscape appraisal map, the house, which was built in 1952, is one of the few examples of a dwelling from this time period in the village.

10.2 This proposal aims to strengthen the original features of the design whilst complying with current building regulations and modern living expectations.

10.3 From the PPS5 Conservation Appraisal documents, the main concern is maintaining the view of the townscape which in this case is on the front. The proposed building extension works are for the rear of the property and will therefore not have any detrimental impact on the street scene.

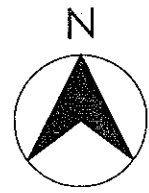
10.4 The proposed roofing work on the side elevation will enhance the townscape by replacing the asbestos sheeting with natural slates which are more appropriate to the setting.

10.5 The Proposed extension is small in relation to the existing structures and garden area and will be constructed to the same style and of similar materials to the original building.

10.6 The proposed retaining wall will enhance the visual amenity of the area by removing the unkempt hedging and chain link fencing and replacing it with a natural stone wall of similar detail to the existing boundary walls of the Sunday school and allowing the occupant access to maintain the garden area.

10.7 Removal of the flue pipe on the gable wall will enhance the heritage scene.

All dimensions are nominal to indicate design intent
& should be checked on site before any work commences



320110609P

Clitheroe Rd

Tarmac Drive

Tarmac Forecourt

Garage
with asbestos cement
roofing sheets

2.30

3.41

Lintel

Garden

15

Lawn Area

11



Scale of Metres

Rev B/2.8.11 dlms added to planning drawing
Client Mr Mark Whalley
Site 15 Clitheroe Rd Sabden Clitheroe Lancs
Project Rear extension & Driveway Modification

Calder Design Associates

2 TOP ROW, SABDEN, CLITHEROE, LANCS BB79HL

Tel 01282 771907, E-mail mail@calder-design.com

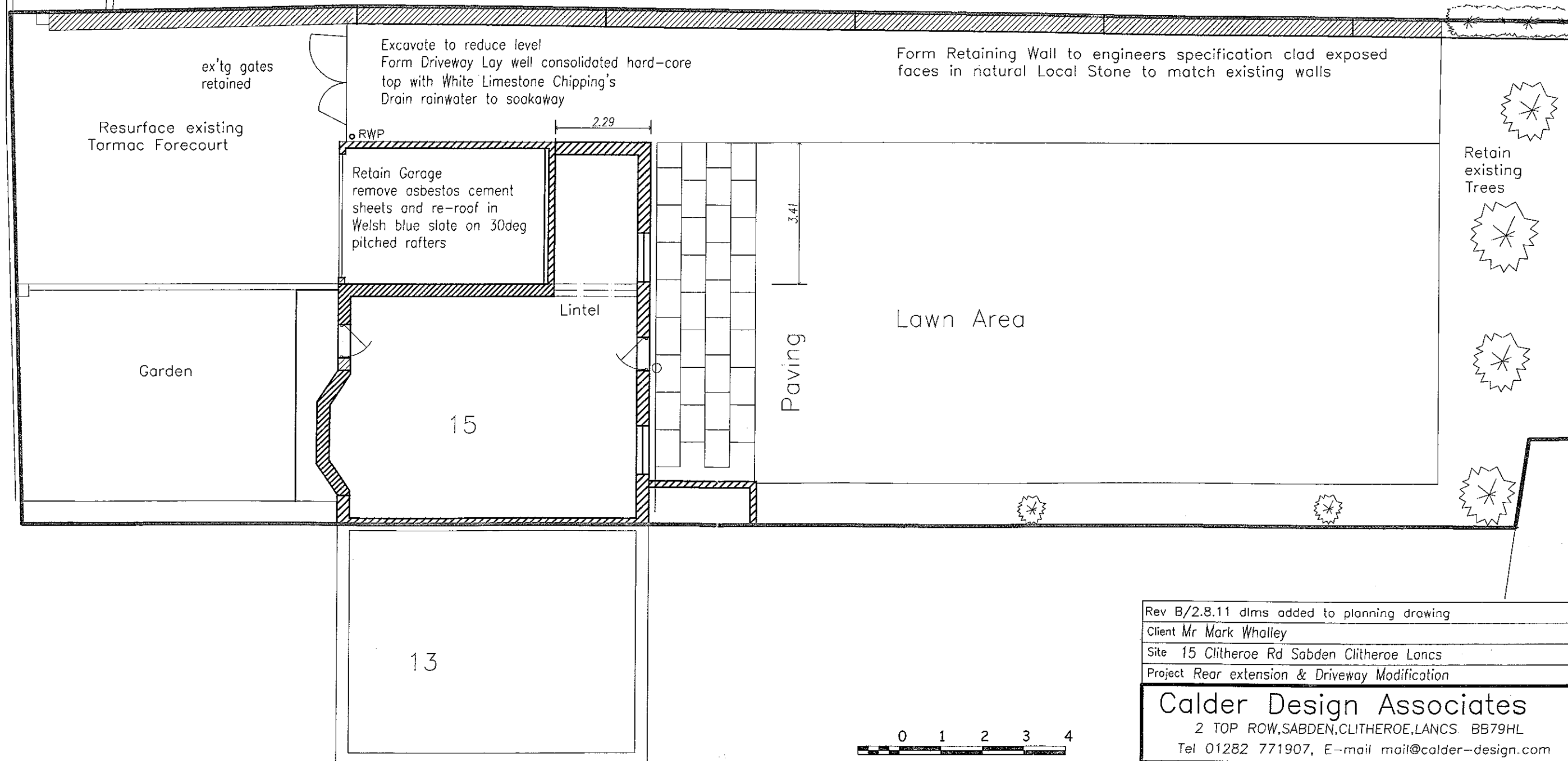
TITLE Existing	Drawn P.Lord	Drawing No	Rev
Site Plan	Date 01.07.11	79/1/02	B
	Scale 1: 250@A3		

All dimensions are nominal to indicate design intent
& should be checked on site before any work commences

320110609P

Clitheroe Rd

Retain existing Tarmac Drive



0 1 2 3 4

Scale of Metres

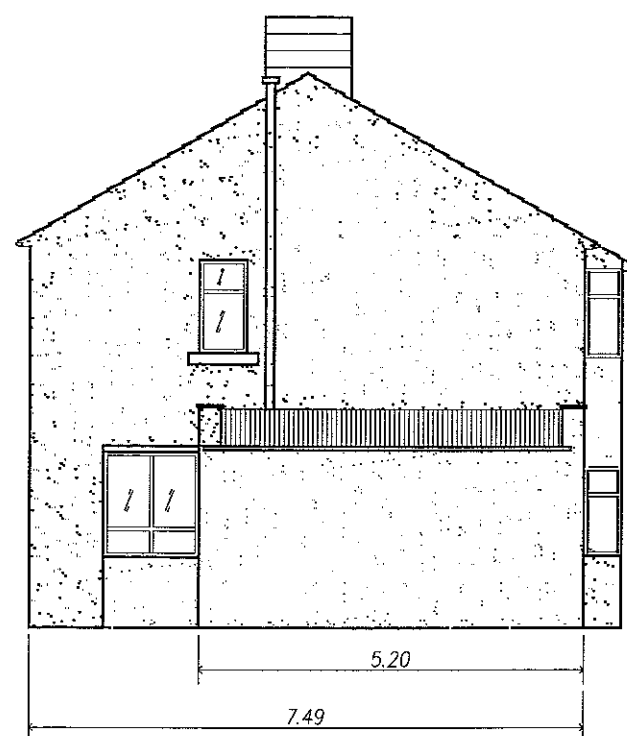
Rev B/2.8.11 dlms added to planning drawing
Client Mr Mark Whalley
Site 15 Clitheroe Rd Sabden Clitheroe Lancs
Project Rear extension & Driveway Modification

Calder Design Associates

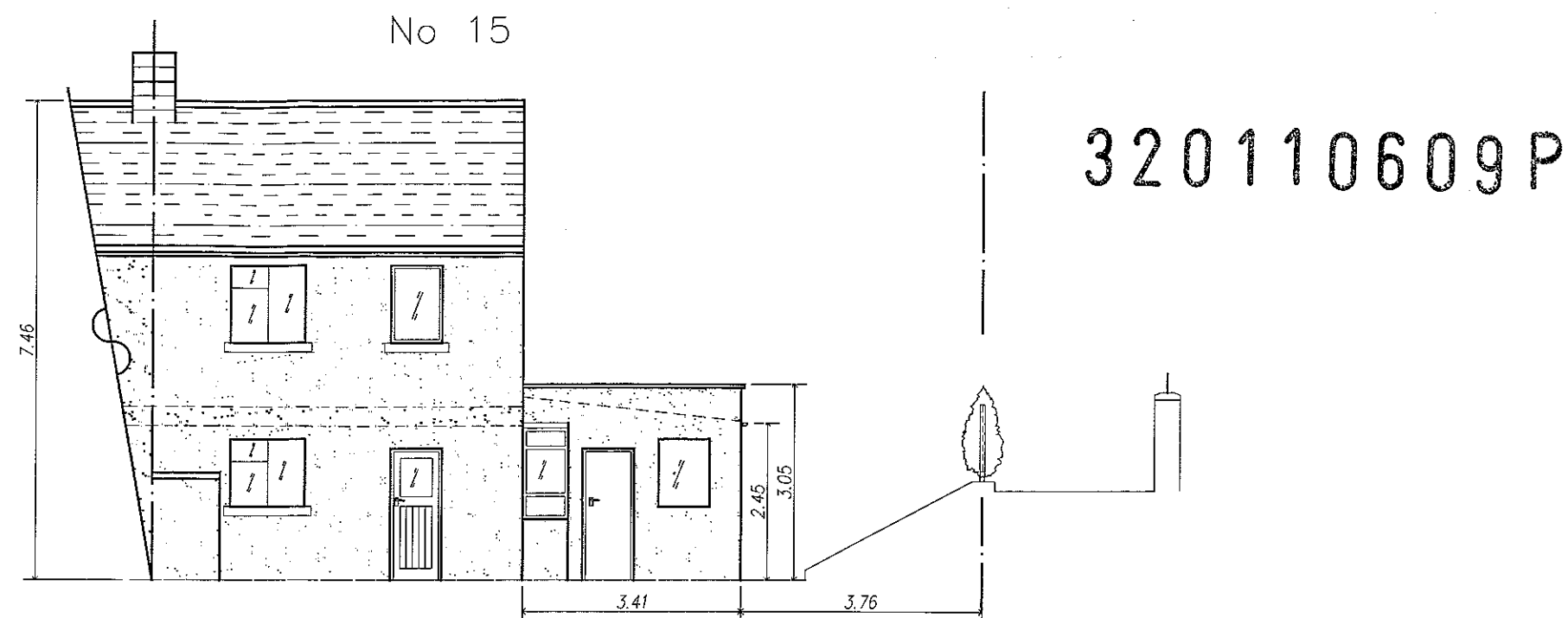
2 TOP ROW, SABDEN, CLITHEROE, LANCS BB79HL
Tel 01282 771907, E-mail mail@calder-design.com

TITLE Proposed Site Plan	Drawn P.Lord Date 01.07.11 Scale 1:100@A3	Drawing No 79/2/02 B	Rev
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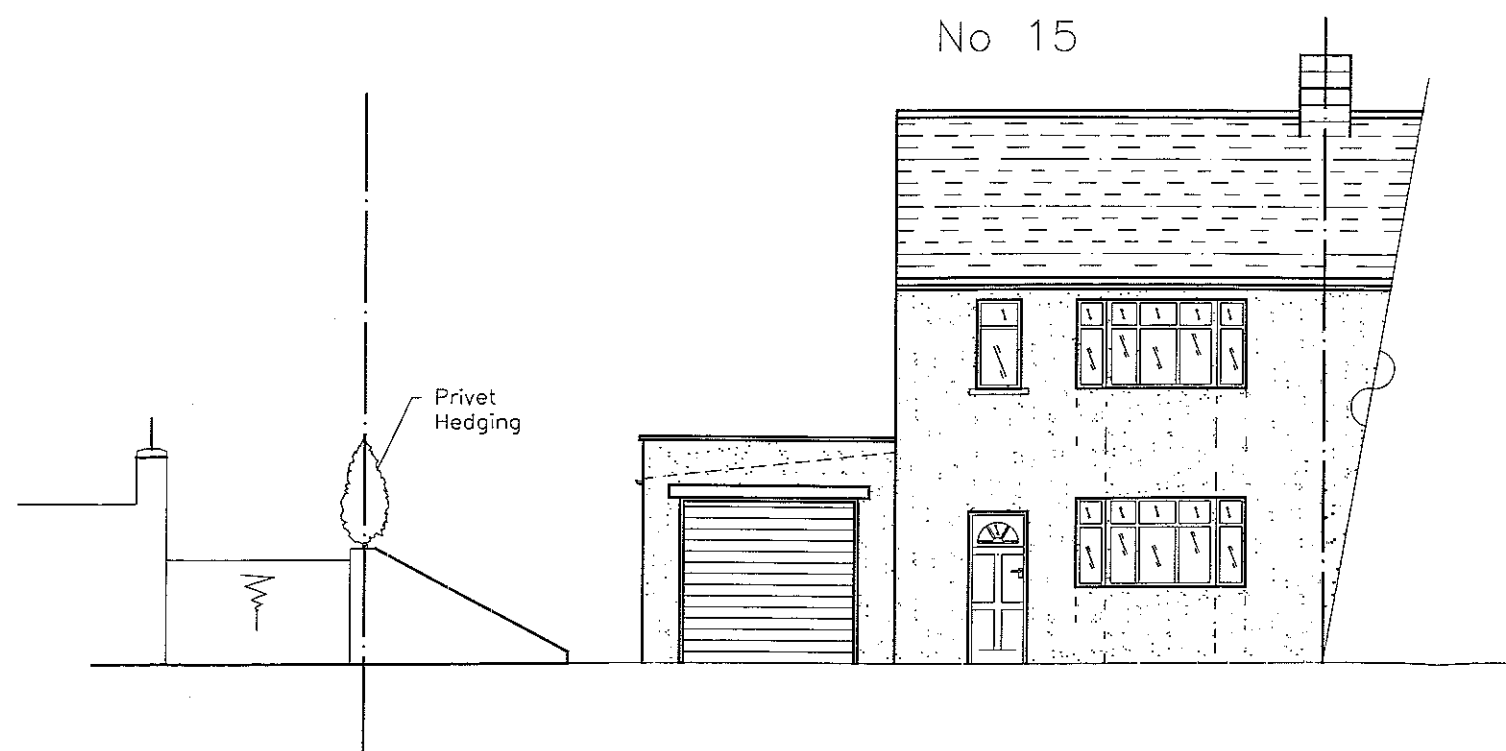
All dimensions are nominal to indicate design intent
& should be checked on site before any work commences



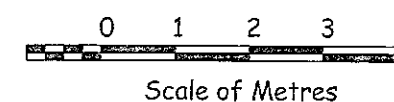
Existing Gable Elevation



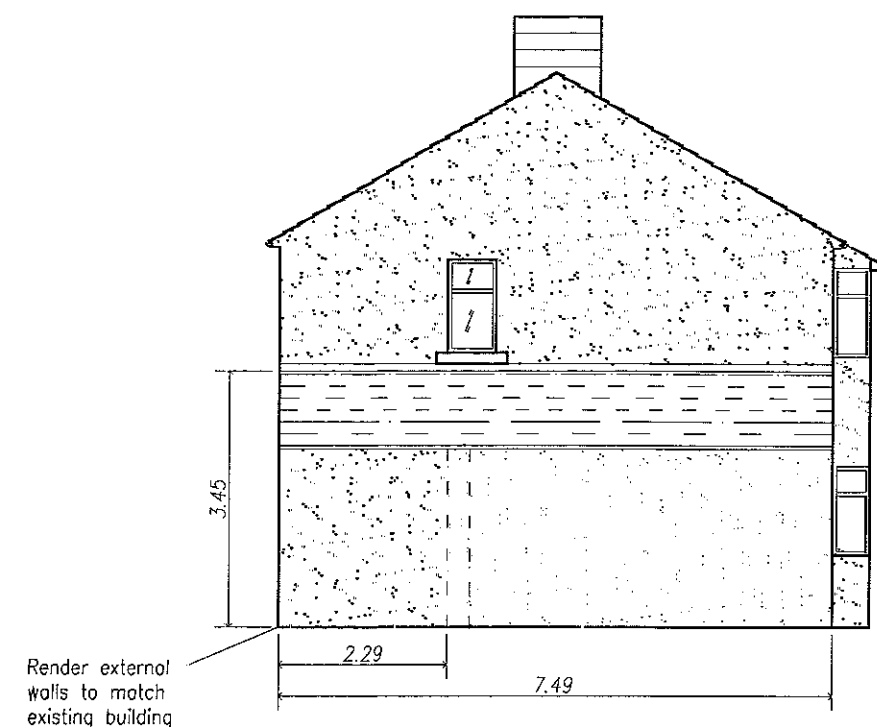
Existing Rear Elevation



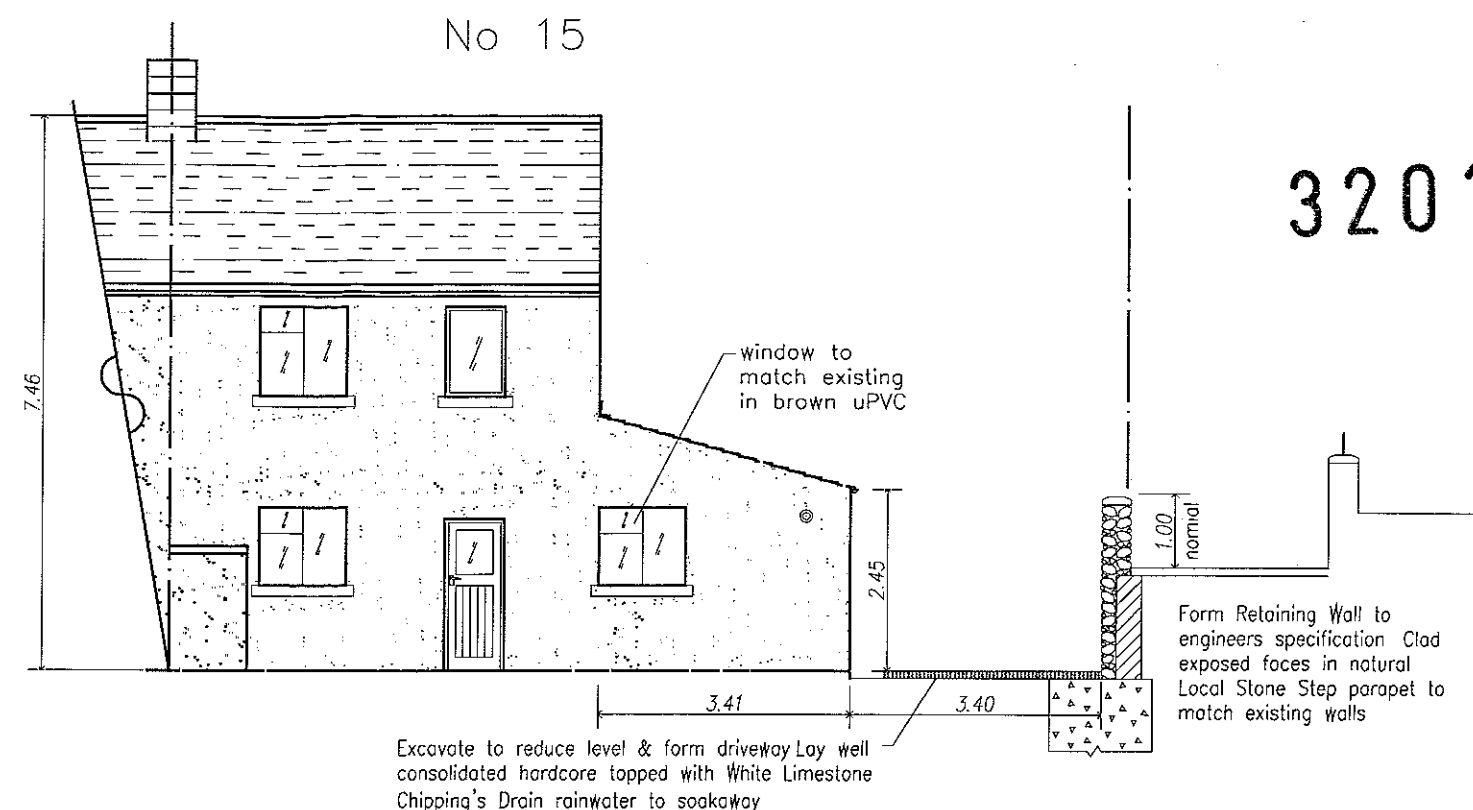
Existing Front Elevation



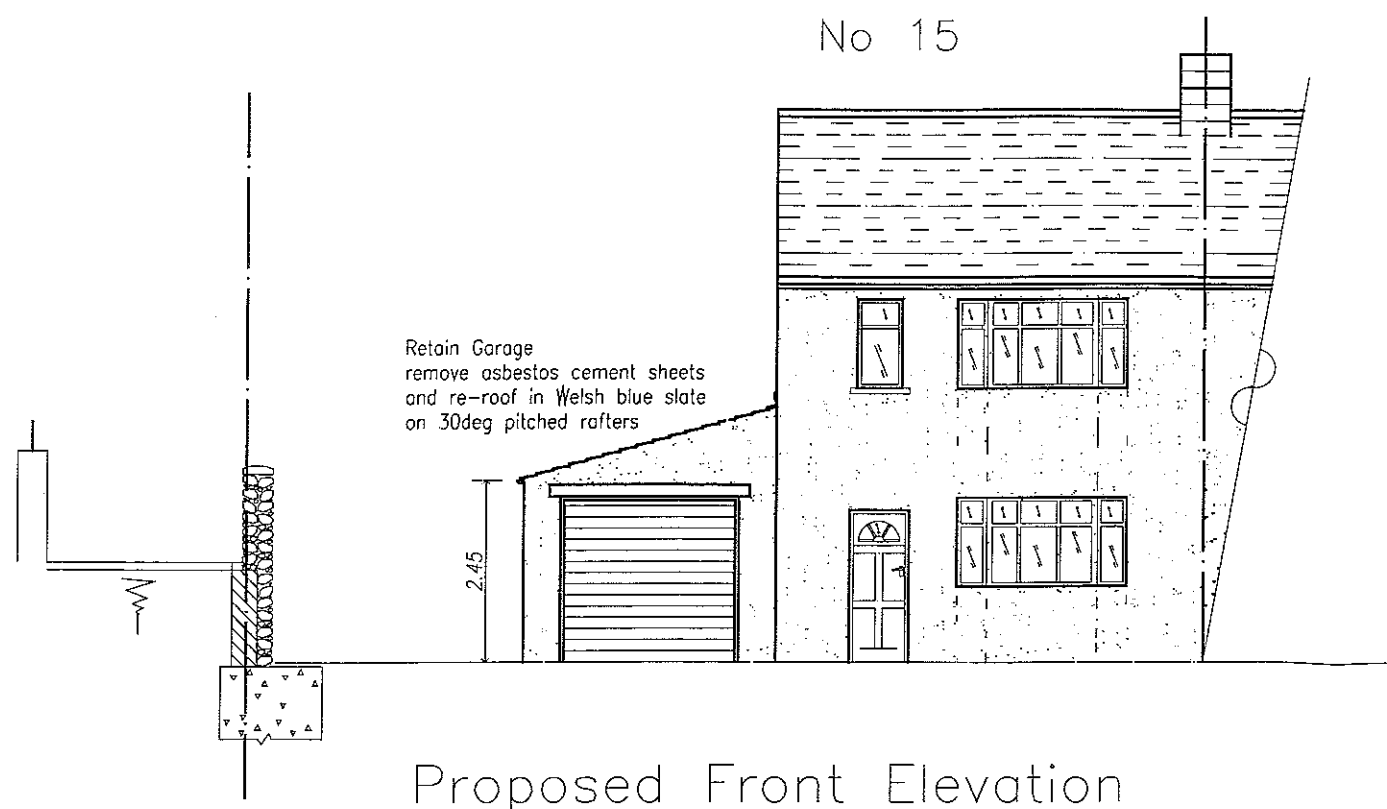
Rev B 2.8.11: dlms added top planning drawing				
Client Mr Mark Whalley				
Site 15 Clitheroe Rd Sabden Clitheroe Lancs				
Project Rear extension & Driveway Modification				
Calder Design Associates				
2 TOP ROW, SABDEN, CLITHEROE, LANCs BB79HL				
Tel 01282 771907, E-mail mail@calder-design.com				
TITLE	Existing Elevations	Drawn	P.Lord	Drawing No
		Date	01.07.11	79/1/03
		Scale	1:100 @A3	Rev B



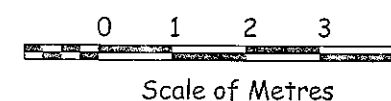
Proposed Gable Elevation



Proposed Rear Elevation



Proposed Front Elevation



Rev B 2.8.11 dlm's added to planning drawing			
Client Mr Mark Whalley			
Site 15 Clitheroe Rd Sabden Clitheroe Lancs			
Project Rear extension & Driveway Modification			
Calder Design Associates			
2 TOP ROW, SABDEN, CLITHEROE, LANCS. BB79HL			
Tel 01282 771907, E-mail mail@calder-design.com			
TITLE Proposed Elevations	Drawn	P.Lord	Drawing No 79/2/03B Rev
	Date	01.07.11	
	Scale	1:100 @A3	