



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

FOR THE
ATTENTION OF

AUG 2011

For office use only

Application No 320110632 P

Date received

Fee paid £

Receipt No:

Application for conservation area consent for demolition in a conservation area. Planning (Listed Buildings and Conservation Areas) 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: LEIGHLEY
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: N
Address 1: NORTH CROFT
Address 2: GARSTANG
Address 3:
Town: PRESTON
County: LANCASHIRE
Country:
Postcode: PR3 1HG

3. Description of the Proposal

Please describe the proposed works:

DEMOLITION OF DEFECTIVE RETAINING WALL
TO NORTH AND EAST BOUNDARIES OF
56 CHAPEL HILL LONGRIDGE AND
CONSTRUCTION OF NEW RETAINING WALL

3. Description of the Proposal (continued)

Has the work already started?

☐ Yes ☒ No

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

(date must be pre-application submission)

Has the work been completed?

☐ Yes ☒ No

If Yes, please state the date 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:

56

House suffix:

House name:

LINDEN LEA

Address 1:

CHAPEL HILL

Address 2:

LONGRIDGE

Address 3:

Town:

PRESTON

County:

LANCASHIRE

Postcode (optional):

PR3 2TB

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

Easting:

Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes ☐ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number
TWO STOREY SIDE EXTENSION, FRONT	
PORCH AND WIDENED VEHICULAR ACCESS	

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 as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received:

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am:

Do any of these statements apply to you?

(a) a member of staff

☐ Yes

(b) an elected member

☒ No

(c) related to a member of staff

(d) related to an elected member

If Yes, please provide details of the name, relationship and role

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

EXISTING RETAINING WALL IS BULGING AND IN POOR CONDITION. NEW WALL BUILT IN POSITION TO ALLOW CONSTRUCTION OF PROPOSED TWO STOREY EXTENSION.

10. Certificates

One Certificate A, B, C, or D, must be completed with this application form

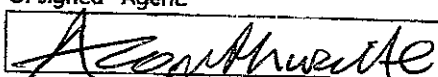
CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

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:



CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

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**Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

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:

10. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

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:

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

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

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Signed - Applicant:

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Or signed - Agent:

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Date DD/MM/YYYY:

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11. 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 other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North:



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

**12. Declaration**

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

Signed - Applicant:

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Or signed - Agent:

A Cornthwaite

Date (DD/MM/YYYY):

02/08/2011

(date cannot be pre-application)

13. Applicant Contact Details

Telephone numbers

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

14. 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-freeserve.co.uk		

15. Site Visit

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



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



If Other has been selected, please provide:

Contact name:

--

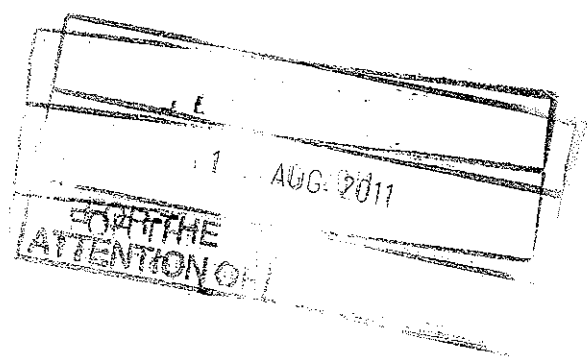
Telephone number:

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Email address:

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320110632 P



DESIGN AND ACCESS STATEMENT

Proposed Replacement Retaining Wall to 56, Chapel Hill, Longridge, PR3 2YB

Proposal

The proposed works comprise the replacement of a defective retaining wall in conjunction with the construction of a two storey side extension, a new front porch, 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.

Scale

The new wall will be the same height as the existing wall, which varies between 3.00 – 3.50 metres.

Appearance

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. The retaining wall will be faced with stone from a point in line with the front elevation of the proposed two storey extension to its junction with the existing retaining wall to the west. To the north and east of the proposed extension the retaining wall will be rendered to match the extension.

Access

To facilitate access to the rear of the dwelling the wall will be constructed in a position to allow a 1.00 meter wide path to the north side of the proposed extension.

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AUG 2011	
FOR THE ATTENTION OF	

HERITAGE STATEMENT

Proposed Retaining wall to 56, Chapel Hill, Longridge, PR3 2YB

Proposal

320110632 P

The proposed works comprise the demolition of part of an existing defective retaining wall and construction of a new wall on a revised line to allow the construction of a two storey extension.

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 and Wall

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.

Retaining Wall

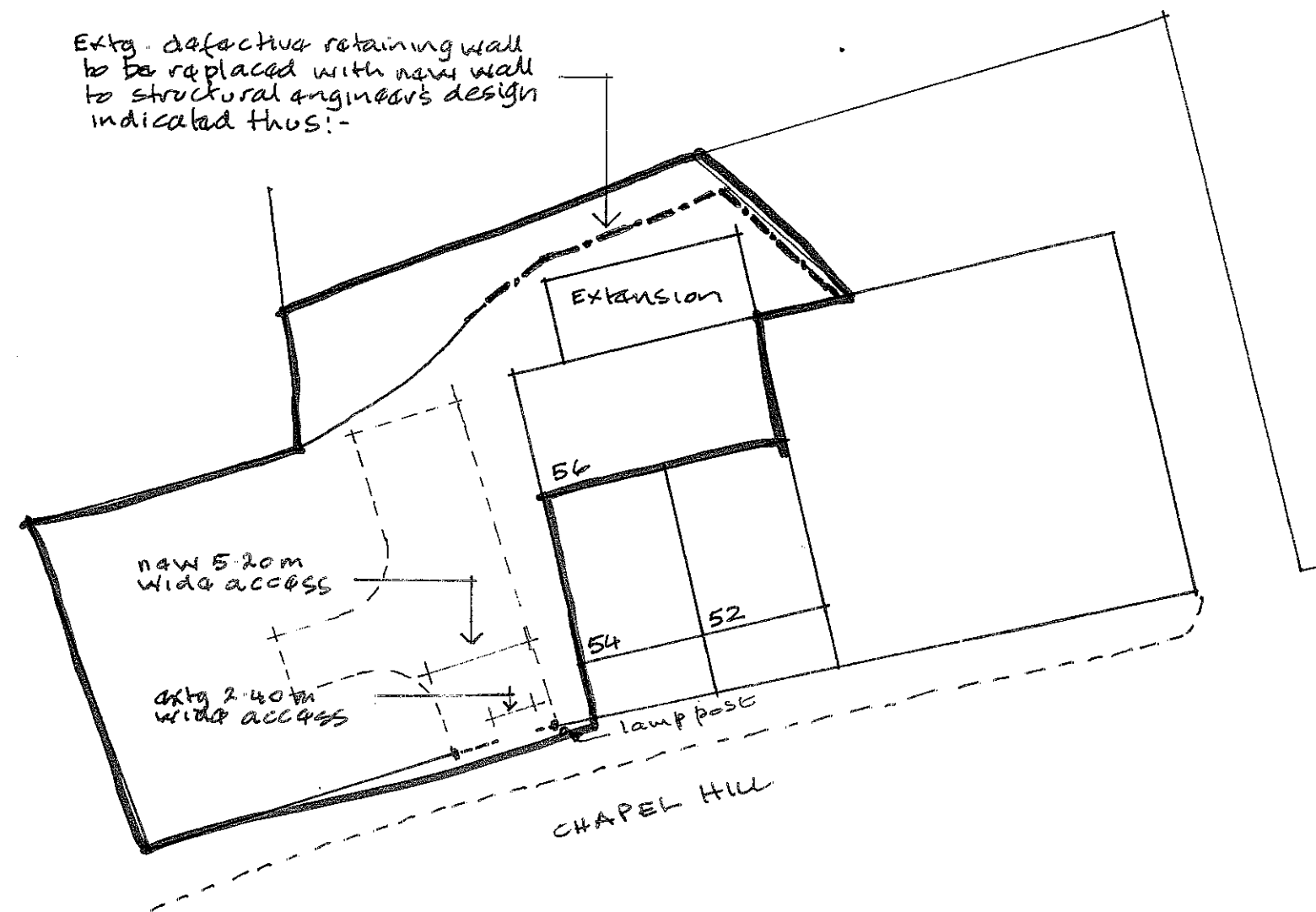
The existing stone retaining wall will be replaced. The replacement wall will be designed by a Structural Engineer and constructed of blockwork and/or reinforced concrete. The retaining wall will be faced with stone from a point in line with the front elevation of the proposed two storey extension to its junction with the existing retaining wall to the west. To the north and east of the proposed extension the retaining wall will be rendered to match the extension. The height of the new wall will be the same as the existing wall.

Proposed Extension and Porch

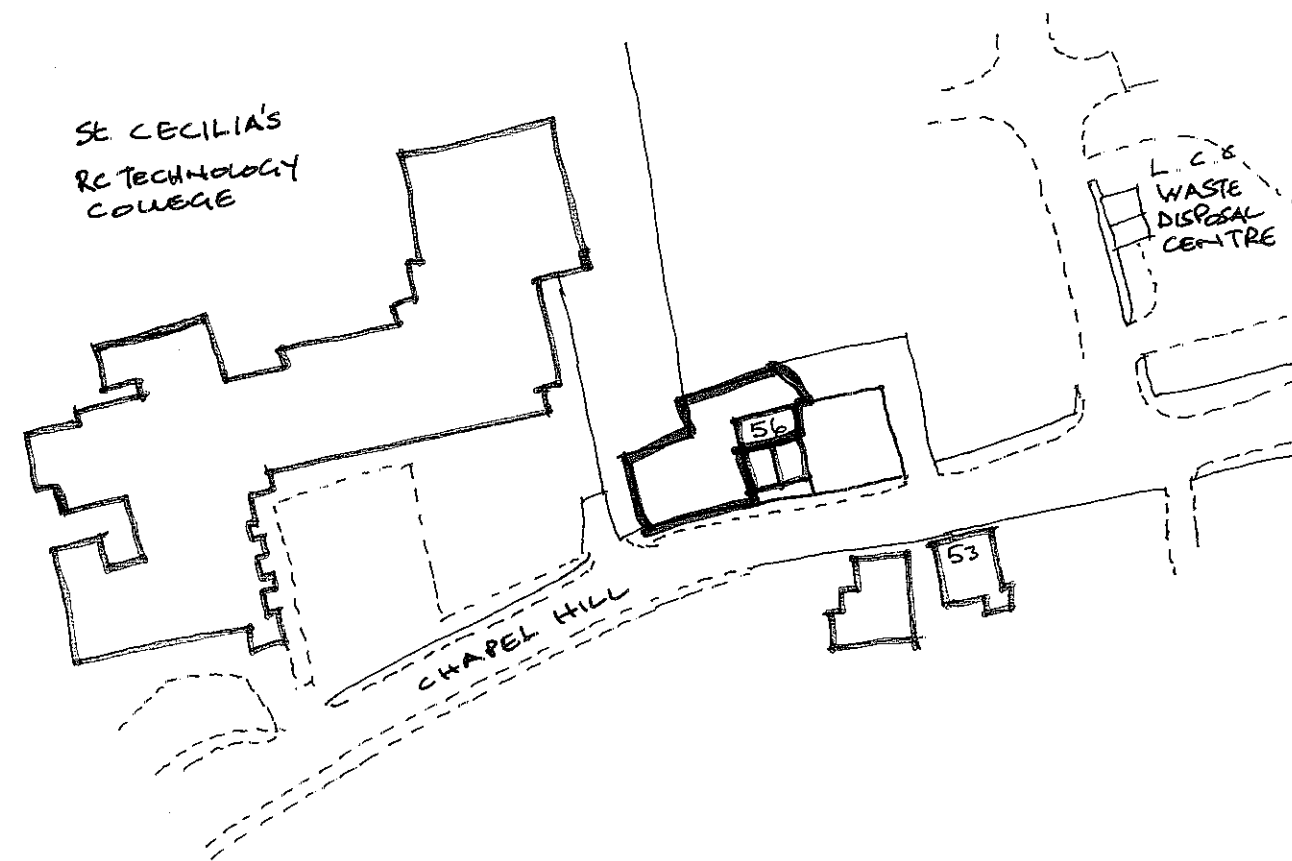
The scale of the gable extension and front porch are in keeping with the existing dwelling.

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.



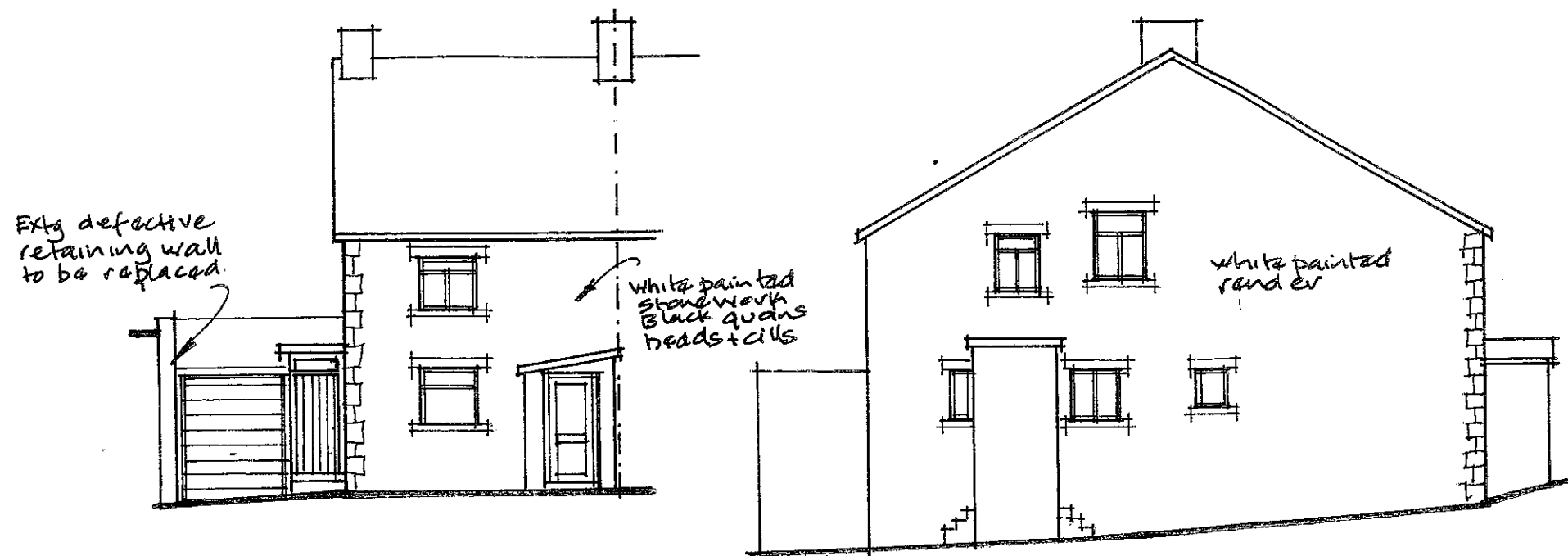
SITE PLAN 1:250



LOCATION PLAN 1:250

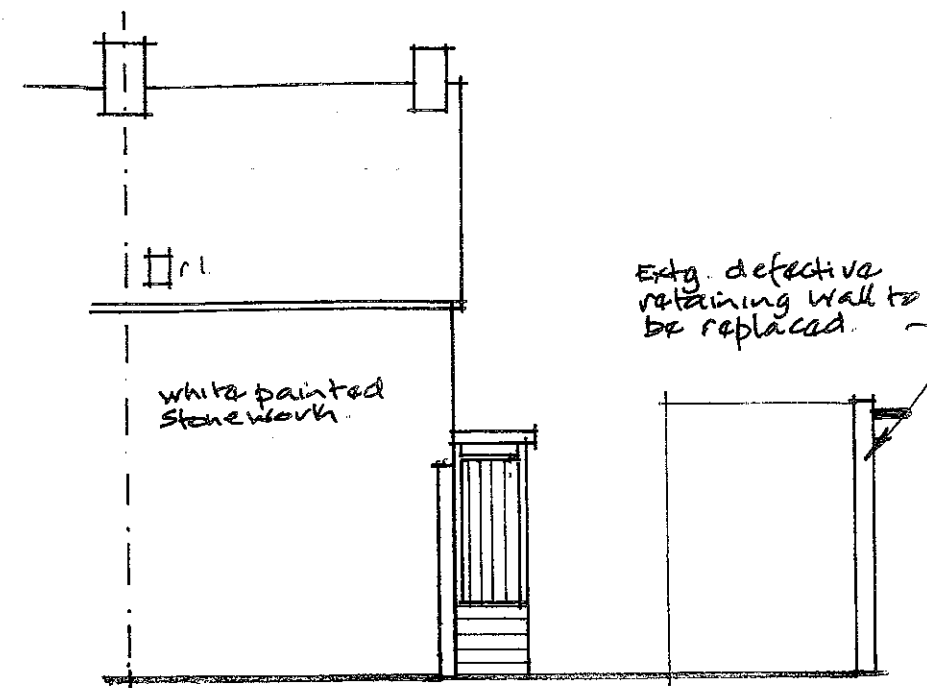
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DEMOLITION OF RETAINING WALL
+
CONSTRUCTION OF
TWO STOREY EXTENSION
56, CHAPEL HILL
LONGBRIDGE



EXTG. WEST ELEVATION

EXTG. NORTH ELEVATION 1:100

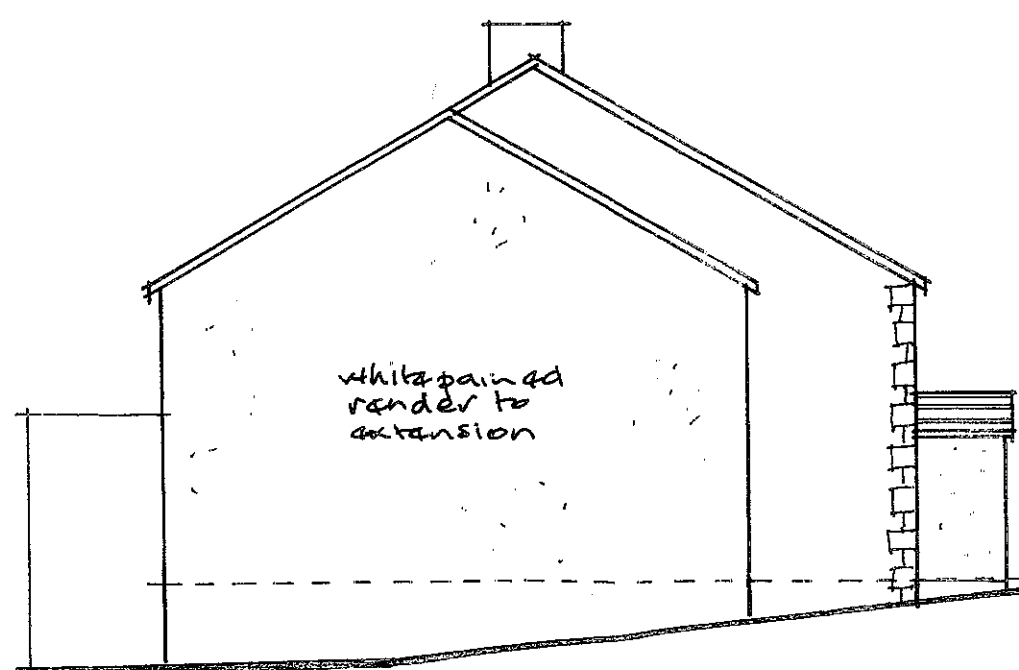


EXTG. EAST ELEVATION

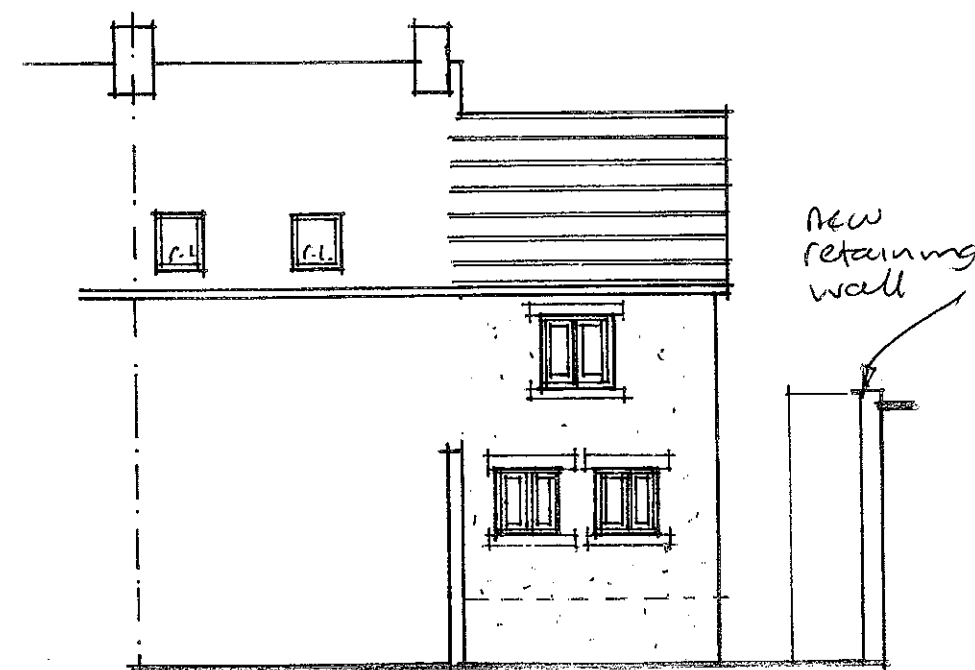
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PROPOSED WEST ELEVATION



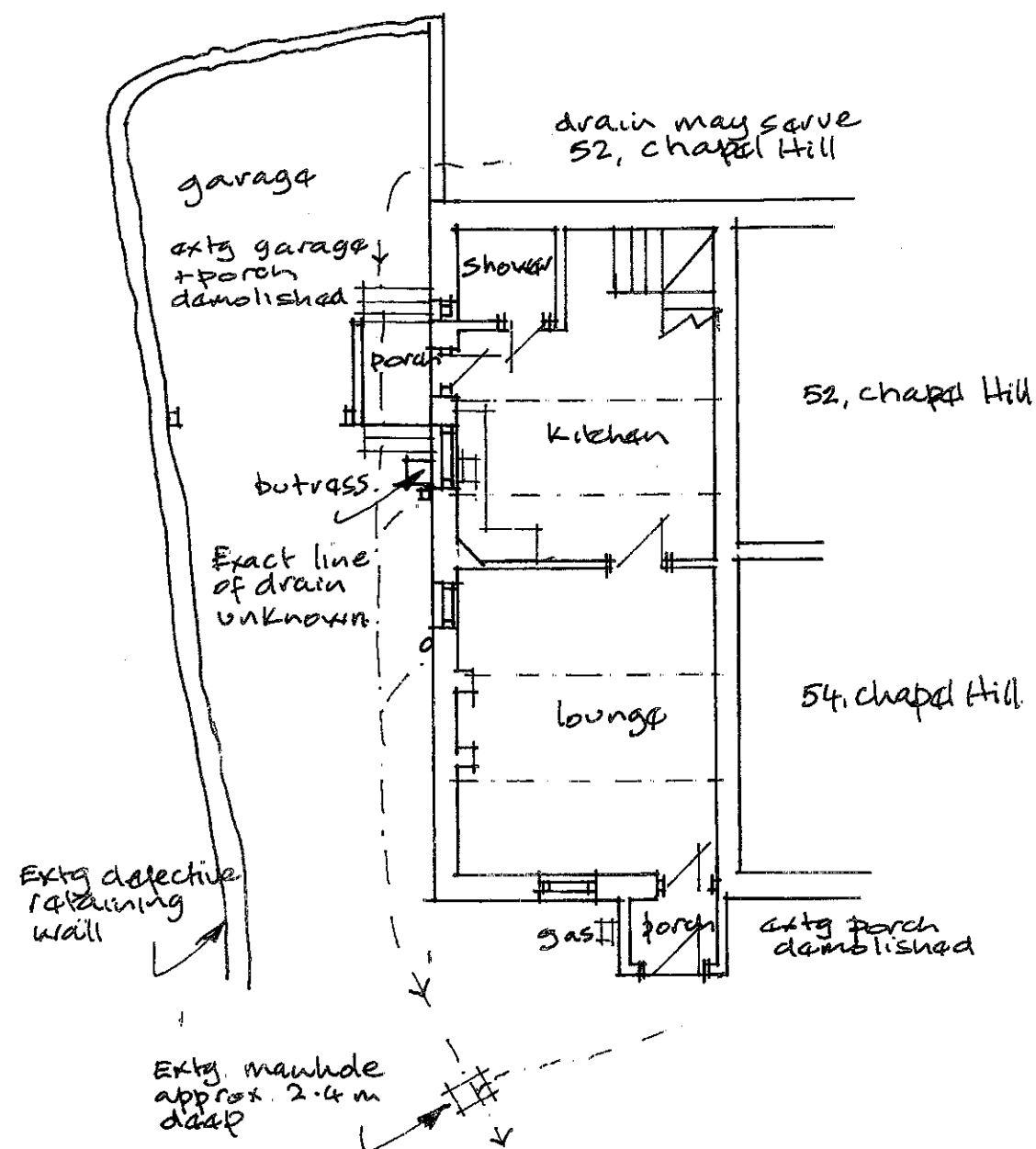
PROPOSED NORTH ELEVATION 1:100



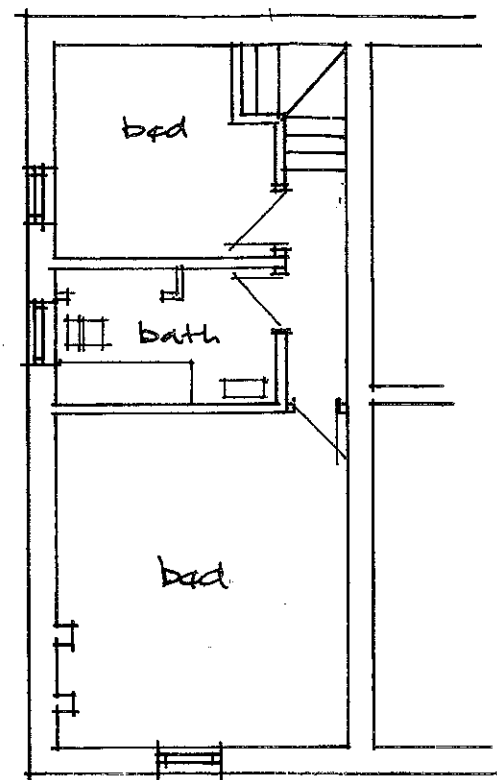
PROPOSED EAST ELEVATION
DEMOLITION OF RETAINING WALL +
CONSTRUCTION OF
TWO STOREY EXTENSION

36, CHAPEL HILL

LONGBRIDGE



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.

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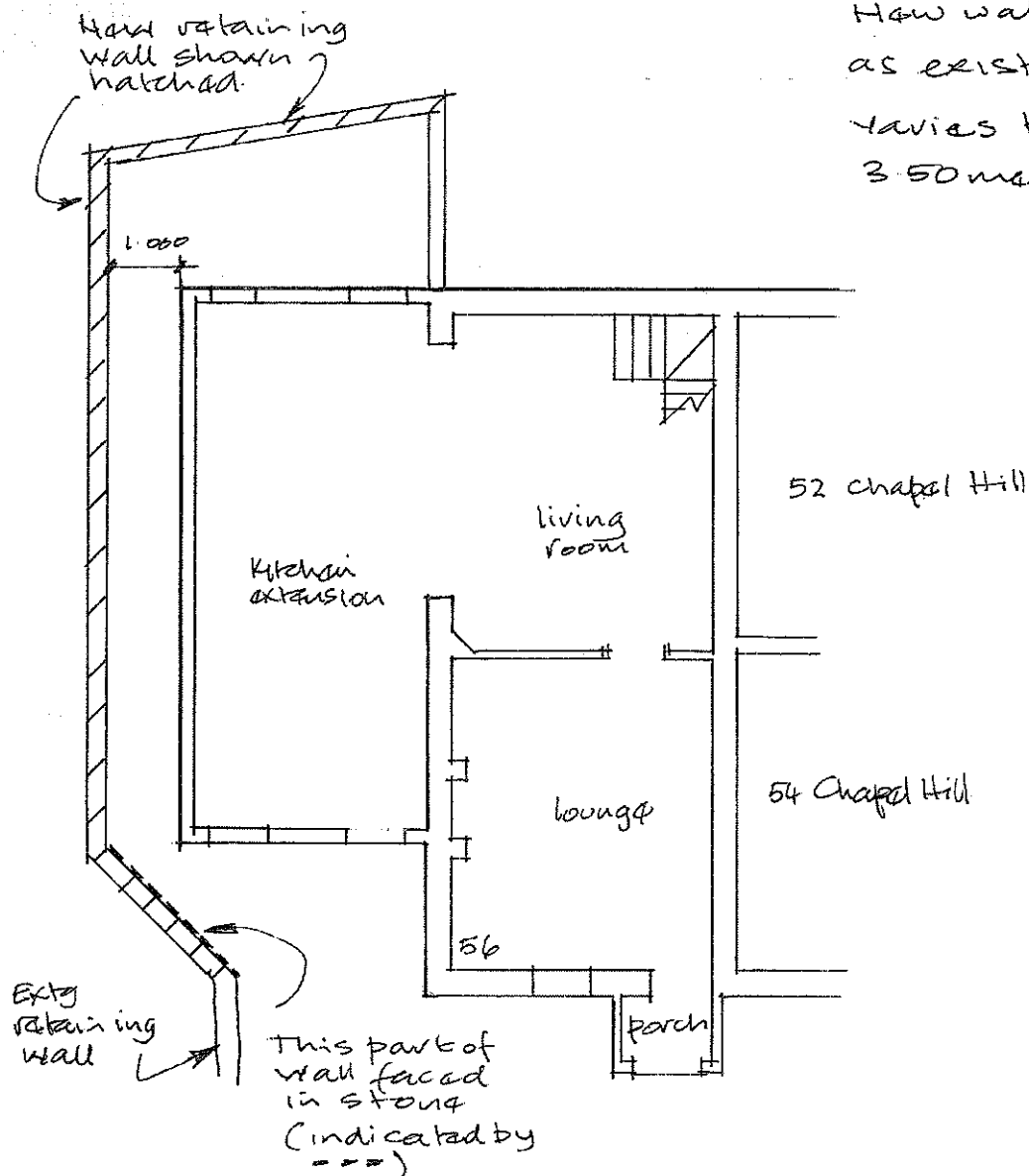
DEMOLITION OF RETAINING WALL
+
CONSTRUCTION OF
TWO STOREY EXTENSION

56, CHAPEL HILL

LONGBRIDGE

Note:-

New wall same height
as existing wall, which
varies between 3.00-
3.50 metres



RETAINING WALL 1:100

320110632P

NEW RETAINING WALL

56, CHAPEL HILL

LONGRIDGE

DWG No. HK6