



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

05 AUG 2011	
FOR THE	
ATTENTION OF	

For office use only	320110684P
Application No	
Date received	5.8.11
Fee paid £150.00	Receipt No: 13660

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	2. Agent Name and Address
Title: MS First name: LYNETTE	Title: MISS First name: JESSICA
Last name: TATTERSALL	Last name: TOWNSON
Company (optional):	Company (optional): AJH ASSOCIATES
Unit: House number: 36 House suffix:	Unit: 21 House number: House suffix:
House name: WOODLOFT COTTAGE	House name: DEANFIELD COURT
Address 1: PENOLETON RD	Address 1: CLITHEROE
Address 2: WISWELL	Address 2:
Address 3:	Address 3:
Town:	Town:
County: LANC	County: LANC
Country:	Country: ENGLAND
Postcode: BB7 9DD	Postcode: BB7 1QS

3. Description of Proposed Works

Please describe the proposed works:

EXTERNAL ALTERATIONS TO 2ND ELEVATIONS
TO ACCOMMODATE INTERNAL ALTERATIONS TO
INCLUDE EXTENSION OF PORCH TO FRONT, NEW ROOF
LIGHTS TO FRONT AND REAR ELEVATIONS, ADDITIONAL
WINDOWS TO REAR AND REPLACEMENT OF GOTHIC
WINDOWS.

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)

320110634P

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: 36 House suffix:

House name: PEVOLETON ROAD

Address 1: WISWELL

Address 2:

Address 3:

Town: BLACKBURN

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:

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	RANDOM STONE AND WHITE PAINTED RENDER.	AS EXISTING.	☐	☐
Roof	GREY SLATE	AS EXISTING.	☐	☐
Windows	WOOD AND WHITE SASH.	AS EXISTING.	☐	☐
Doors	WOOD	AS EXISTING.	☐	☐
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:

EXISTING AND PROPOSED PLANS AND ELEVATIONS.
DESIGN AND ACCESS STATEMENT.

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11. Ownership 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 (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):

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CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

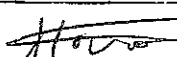
I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
MR + MRS HOPE	C/O ANDERTON BOSNETT,	5 08 11

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

		5 08 11
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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):

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11. Ownership Certificates (continued)

320110634P

CERTIFICATE OF OWNERSHIP - CERTIFICATE D**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):

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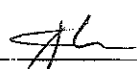
12. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**
Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:


--

Date (DD/MM/YYYY):

5-08-11

(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:

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Date (DD/MM/YYYY):

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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): ☒

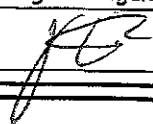
14. Declaration

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):



5-08-11

(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:
01200	429967	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

jessica@ajh-associates.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)

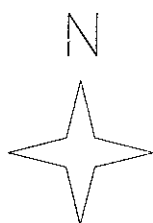
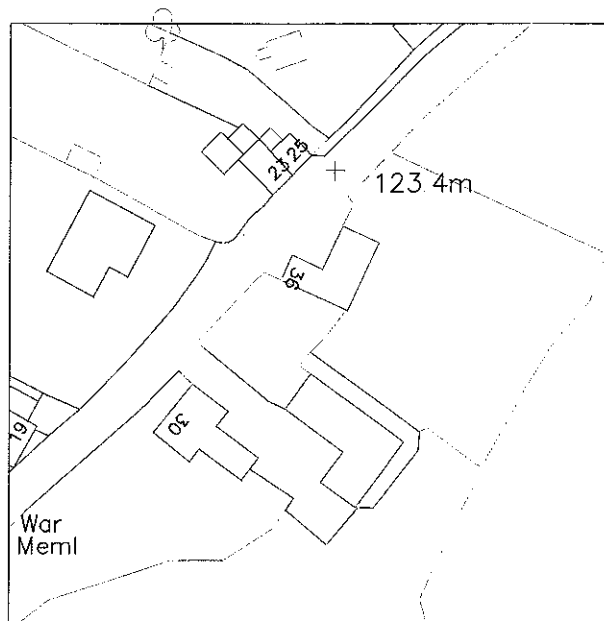
☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



20 0 20 40 60 80 100

Metres

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Client Mrs Tattersall

Project Woodcroft Cottage
Pendleton Rd, Wiswell

Description Location Plan

Scale 1:1250

Date 05.08.2011

By JT

No. 2816/301

AJH ASSOCIATES
Chartered Building Surveyors
Tel: 01200 429967
Fax: 01200 429968

320110634P

Design and Access Statement

For

Woodcroft Cottage

at

Pendleton Road, Wiswell, Clitheroe, Lancashire

Report Completed By

Jessica Townson
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

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 development in relation to the planning policy guidance, the design of the proposal, and the underlying influences on the submission.
- 1.3 This document should be read in conjunction with the drawings and documentation submitted with the application.

2 Proposal

- 2.1 To make alterations to the external elevations of the property in order to accommodate a revised internal layout and to improve the external appearance of the property.
- 2.2 The porch shall be extended outwards to create a larger internal area an improved appearance to the front of the dwelling.
- 2.3 In addition to the ground floor, the proposal allows for the window to the rear of the property to be altered to a doorway.
- 2.4 The first floor above the garage shall be extended to match the footprint at ground floor.
- 2.5 At first floor the proposal includes the installation of a window to the external wall of the en-suite.
- 2.6 The triangular "gothic" style windows to the front of the property shall be altered to rectangular windows to be more in keeping to the rest of the property and to the surrounds.

3 Use

- 3.1 An extension to the porch creates more space internally through the hallway and so allows for the staircase to be moved out of the cramped dining room and for the hall and dining room to be opened out.
- 3.2 The proposed doorway to the rear of the property shall allow for ease of access between the lounge and the garden. There shall be no alterations to the height of the head and both doors to the rear elevations shall be made to the same width.

- 3.3 The extension to the first floor shall create a flush finish to the front of the property and allow for the main bedroom to be larger.
- 3.4 As stated the window to the rear of the first floor is to be installed to allow for an en-suite.
- 3.5 The alterations of the windows shall allow for the front bedroom to capture more light and for the front elevation of the dwelling to be uniform in appearance and more in keeping with the surrounding properties.

4 Design

- 4.1 The alterations to the property are designed to be in keeping with the surrounding area, and to blend in with the property and with the rest of the properties in the village of Wiswell location.
- 4.2 All alterations to the external of the property shall be made in the same materials; random stonewalls with jamb sets and quoins as existing. The doors, the roof to be grey slate and windows shall all be of the same painted timber to match the exiting. The alterations are designed to improve the dwelling and remain in keeping within its village location.

5 Landscaping

- 5.1 There shall be no alterations to the landscaping.

6 Access

- 6.1 Access to the new dwelling shall not alter.

7 Appraising the Context

- 7.1 All of the proposed alterations are designed to improve the appearance of the dwelling and to improve the internal layout and ambiance of the dwelling. None of the alterations proposed shall cast a shadow upon existing features or properties in the area.
- 7.2 The proposal does not increase the number of bedrooms to the property therefore there is no requirement to assess increased parking.
- 7.3 On completion the property shall have a more simplistic appearance whilst allowing for an increase in the internal area and an improved layout. Resulting in a more desirable and open living area.

Historical Merit Statement

For

Woodcroft Cottage

at

Pendleton Road, Wiswell, Clitheroe, Lancashire

Report Completed By

Jessica Townson
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

1 Introduction

- 1.1 This Heritage Statement has been written with the aim in to evaluate the development in relation to its location within the heritage and conservation area of Wiswell, the design of the proposal, and the underlying influences on the submission.
- 1.2 This document should be viewed in conjunction with the drawings submitted with the application.

2 Proposal

- 2.1 The proposal is to make alterations to the property to include extension of the front porch, 2 No roof lights, an additional window to the rear and the replacement of the gothic window. As referred to in the Design and Access Statement accompanying this application, the proposed alterations are to be completely in-keeping with the village appearance and be constructed with random stone walls, slate roof, jamb sets around wood windows, and quoins to finish the look.
- 2.2 The size of the porch extension is not to be intrusive to the area and shall make the appearance more uniform once completed. The dwelling shall remain in keeping with the local area.

3 Description of the Site

- 3.1 The property is situated just off the main road through Wiswell, Pendleton Road and the steep drive area and high stone walls to the property adds to the ambiance of Wiswell as it is characterised by sunken lanes.
- 3.2 The property stands opposite Pear Tree Cottage, this property has replaced the traditional sash windows and the door with PVC windows and doors that are not replicas nor entirely similar to those previous.
- 3.3 The current angular porch to Woodcroft Cottage does not follow any design traits of the rest of the property; which is rectangular in shape.

- 3.4 The neighbouring property to the south west of the site is sheltered from the property by high standing trees to the bottom of the garden at Woodcroft Cottage. The neighbouring property also has no windows at First floor on its North elevation; therefore its views shall not be affected by alterations to Woodcroft Cottage.
- 3.5 All alterations to the rear of the property shall have little bearing upon the street scene of Wiswell due to the previously mentioned high standing trees and garden walls of Woodcroft Cottage.

4 What historical data tells us about the site

- 4.1 Historical maps and aerial photographs of the site have been consulted and are contained within the appendix of this document. Unfortunately it has not been possible to find any historical photographs of the site, and therefore some assumptions have been made with the information I have to hand.
- 4.2 As can be seen from the maps there is little consistency of the map type.
- 4.3 It has been possible to find quite detailed maps of the Newton area dating back to the 1850's. Below is a summary of what they show
- 4.4 1848 – The plot of land has what appears to be 2 number buildings on the site with what appears to be independent gardens / field area. The map is however somewhat blurred. The dwelling appears to be similar in size to what currently exists with another small building in the rear garden.
- 4.5 1893 – The boundary's associated with the two buildings identified in the 1850's are no longer present to the south of the site. There are clear identifiable boundaries between the road way and the property boundary, which are still present in the same (similar) location today. The dwelling also appears to be of similar size to previous and existing, however the additional building in the rear garden is no longer present.

- 4.6 1895 – This map demonstrates an entirely unclear map with what appears to be altered dimensions of the dwelling and unclear boundaries.
- 4.7 1912 – Again there are no boundaries showed to the south of the site but the dwelling has returned to its original size and location.
- 4.8 1913 – 1915 – Once again the dwelling has altered and appears to be much smaller than previously drawn. There are again no boundaries shown to the south of the site separating the two adjacent dwellings.
- 4.9 1932 and 1955 - The map appears to be more accurate as the dwelling is set away from the boundaries with a boundary present at the south of the site.
- 4.10 1969 – This map demonstrates a clearer drawing of the site, with boundaries, as they are to date. This map also shows an additional building to the north of the house. Its use uncertain.
- 4.11 1970 and 1973 – Both these maps show very little detail with a simple square on the site where the dwelling lies. The boundaries are similar to those today.
- 4.12 1978 – Is almost, if not identical to the map presented as from 1969.
- 4.13 Today, - The photograph shows the extension of the dwelling to incorporate the dwelling and what is now the garage as one. The photograph also shows an additional dwelling to the south of the property and the extension to 30 Pendleton Road. Both these alterations and developments have added greatly to the building mass of the area.

5 Historical Appraisal of the Scheme

- 5.1 The heart of Wiswell Village is very much set back in the day, with the exception of a few modern extensions and barn conversions not much of the streetscape has not altered since the turn of the 20th century.

However, on the fringes of the village there have been a number of more recent developments including Leys Close.

- 5.2 In terms of the proposal and its impact on the village setting, we have been very careful as to not to touch the existing boundary wall when planning the site, as it is of importance to the sunken streetscape (as discussed above).
- 5.3 We feel that the alterations shall eliminate any inconsistencies that are currently displayed by the dwelling and allow for Woodcroft Cottage to fit with the desired homogeneity of Wiswell.
- 5.4 We have been careful with the design of the alterations to ensure that its appearance within the village setting is non-intrusive and that the property looks like it has been there, as it stands, for many years, hence the random stone walling, jamb sets around the windows, wood windows, and slate roof.

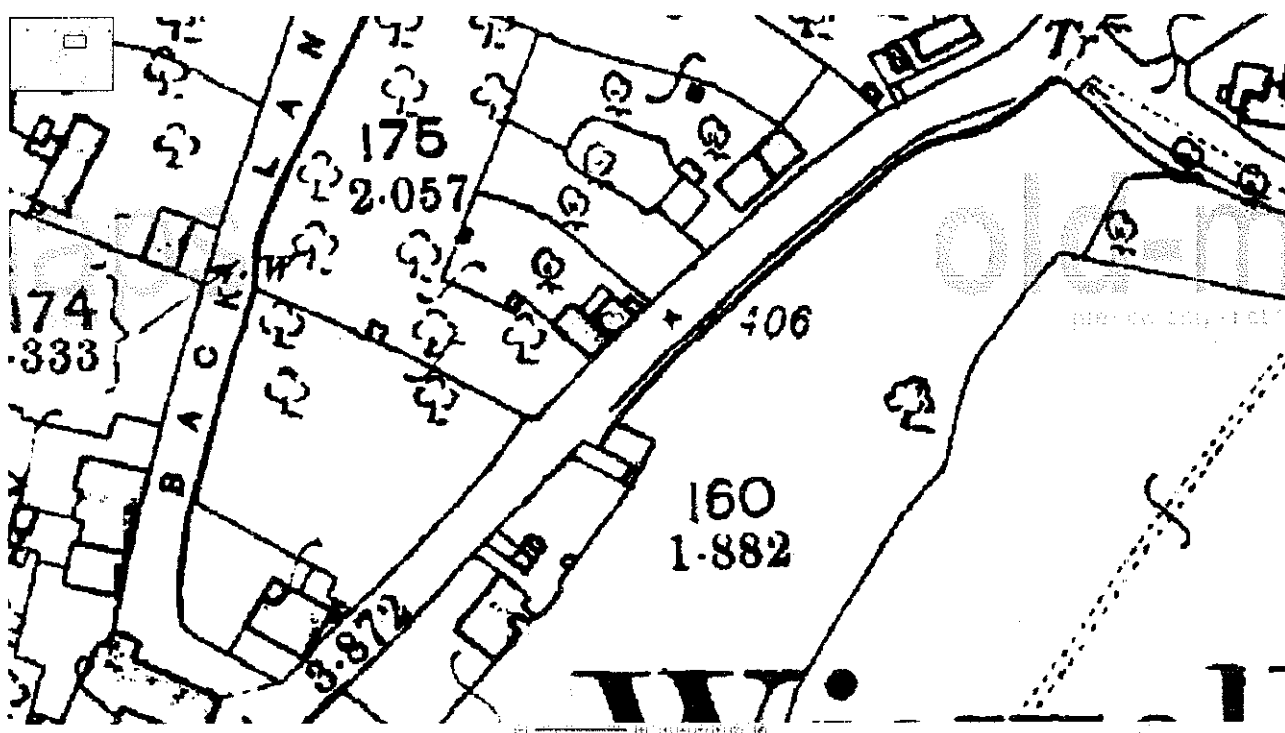
6 Appendix List

- 1)Map circa 1848
- 2)Map circa 1893
- 3)Map circa 1895
- 4)Map circa 1912
- 5)Map circa 1913-1915
- 6)Map circa 1932
- 7)Map circa 1955
- 8)Map circa 1969
- 9)Map circa 1970
- 10) Map circa 1973
- 11) Map circa 1978
- 12) Ariel Photograph 2011

Map circa 1848



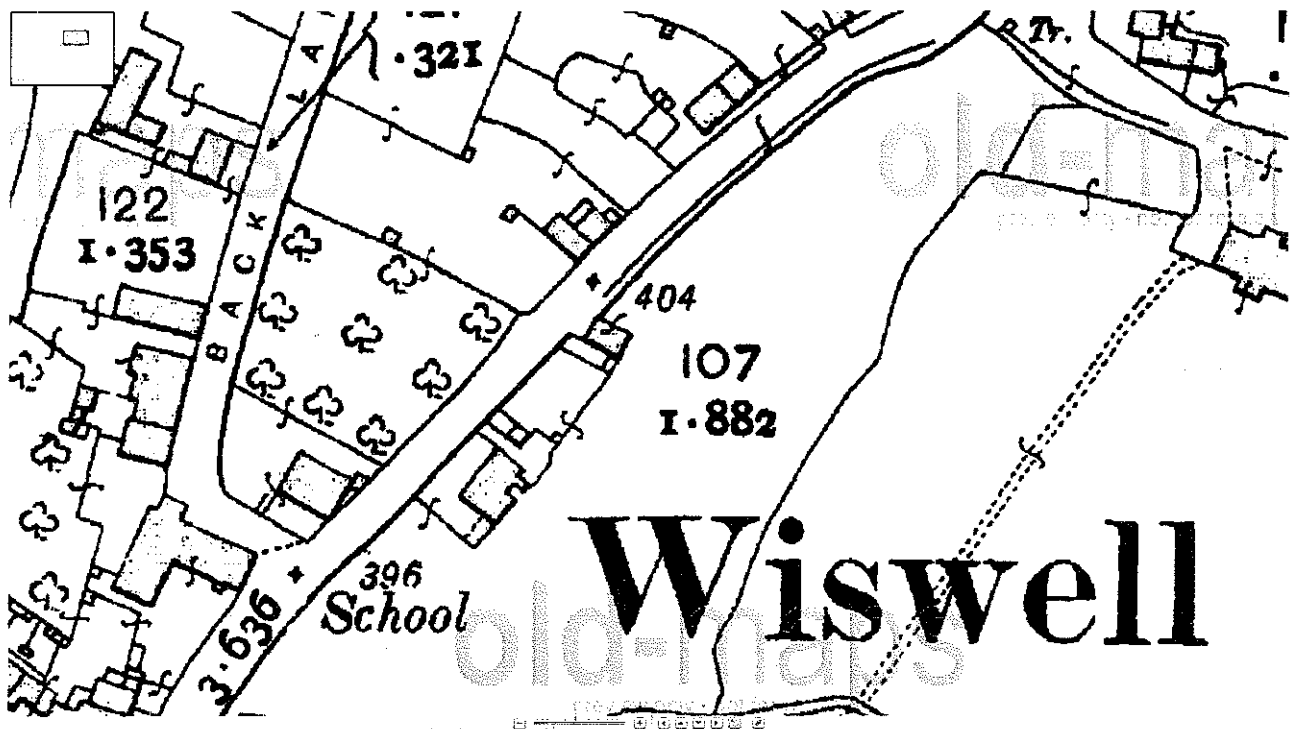
Map circa 1893



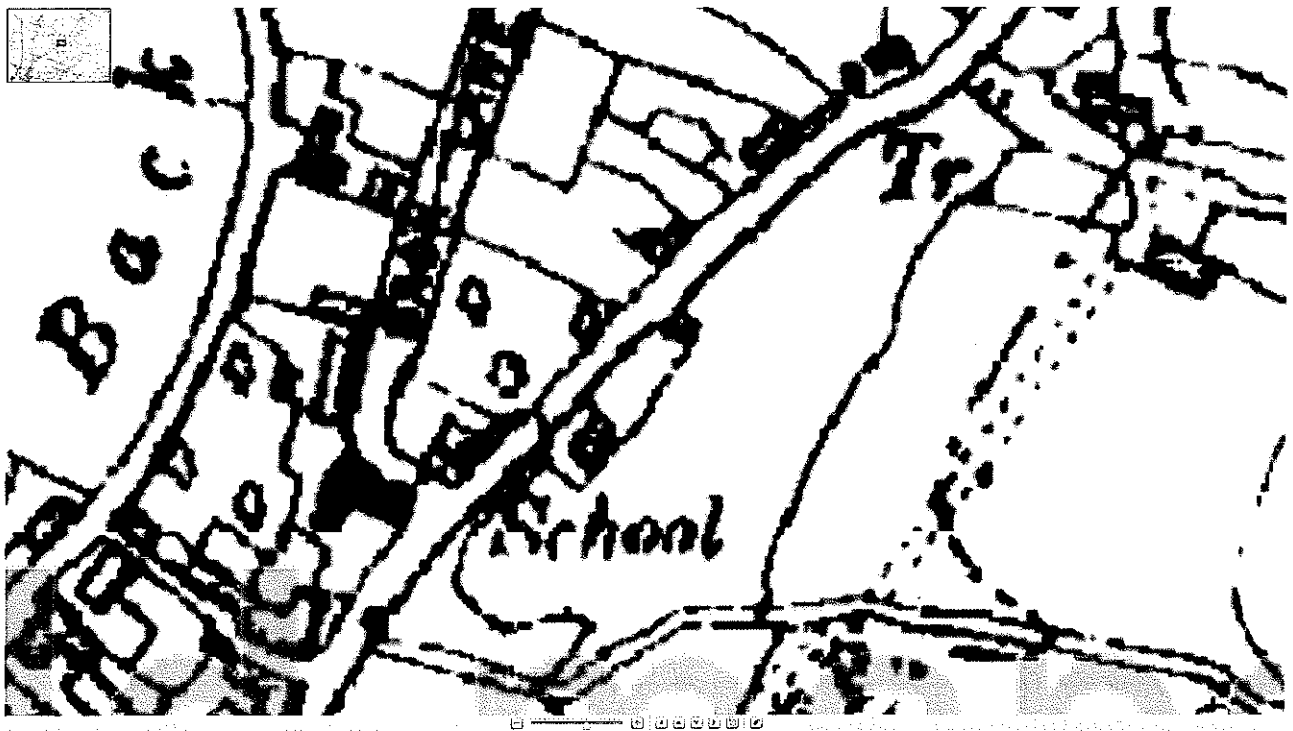
Map circa 1895



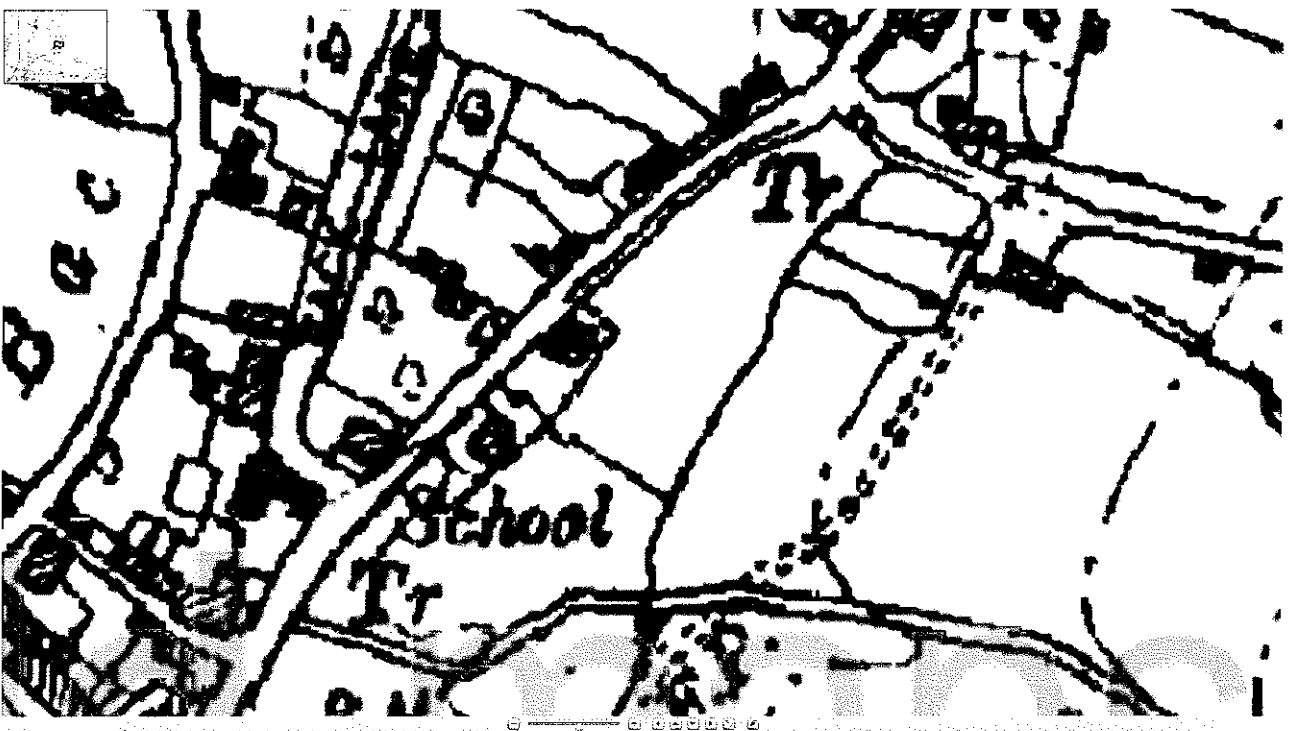
Map circa 1912



Map circa 1913-1915



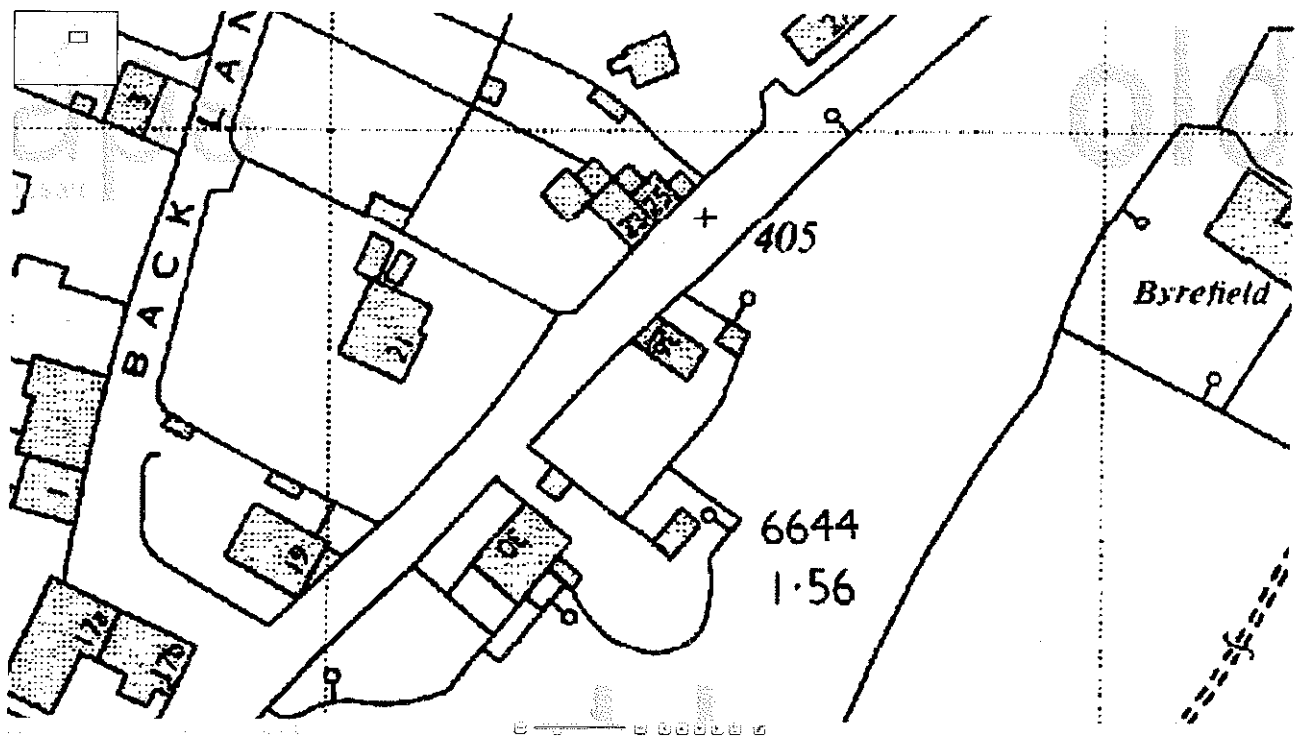
Map circa 1932



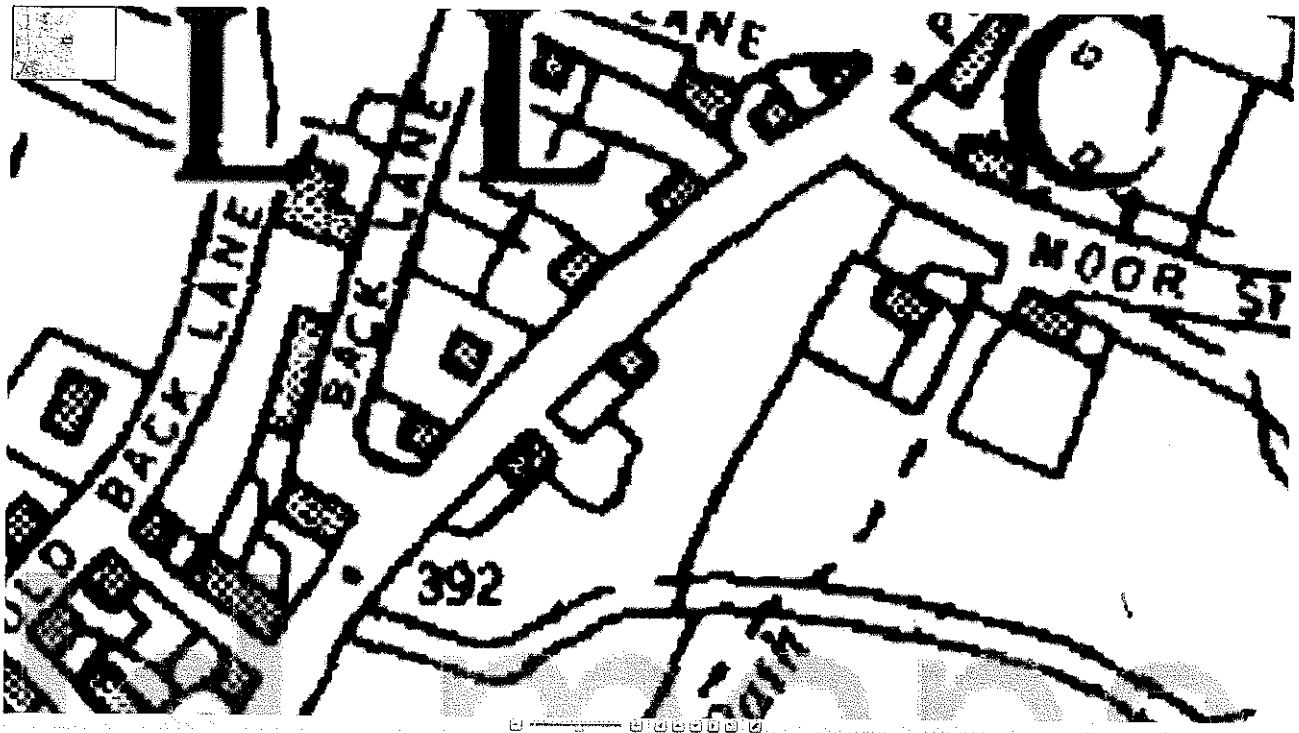
Map circa 1955



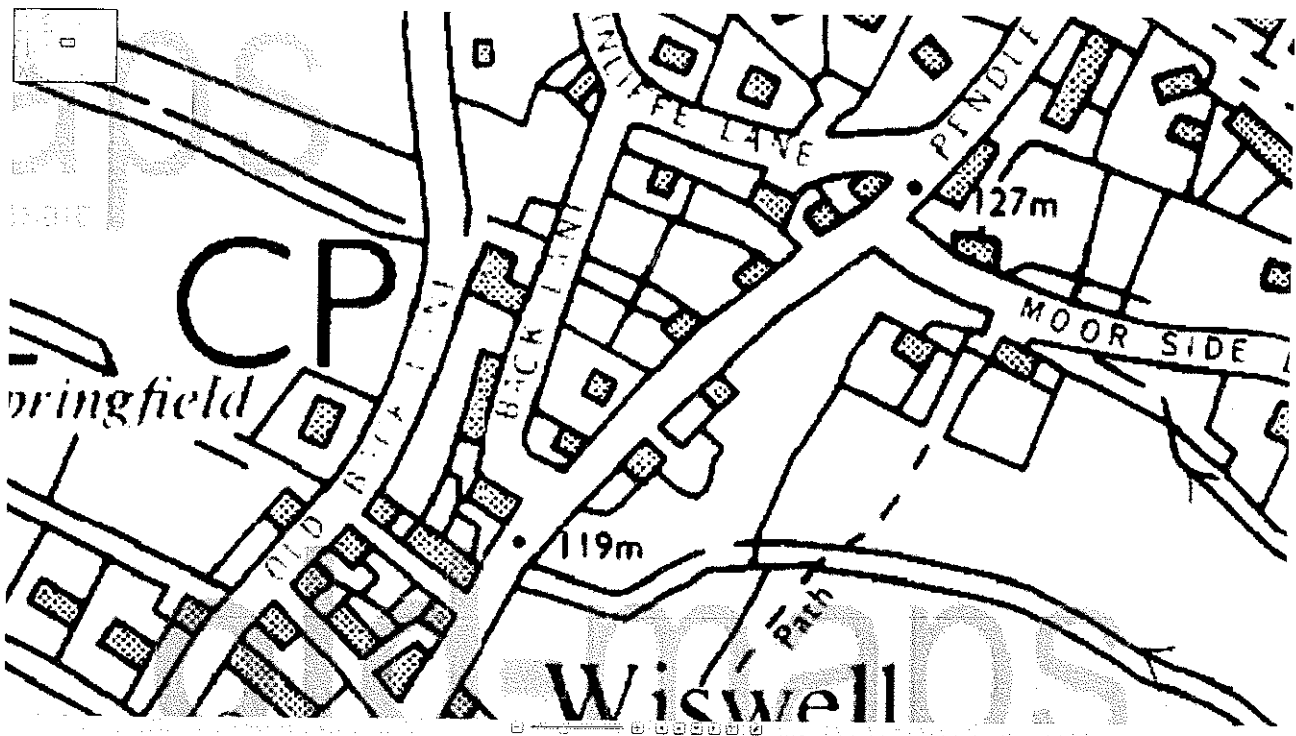
Map circa 1969



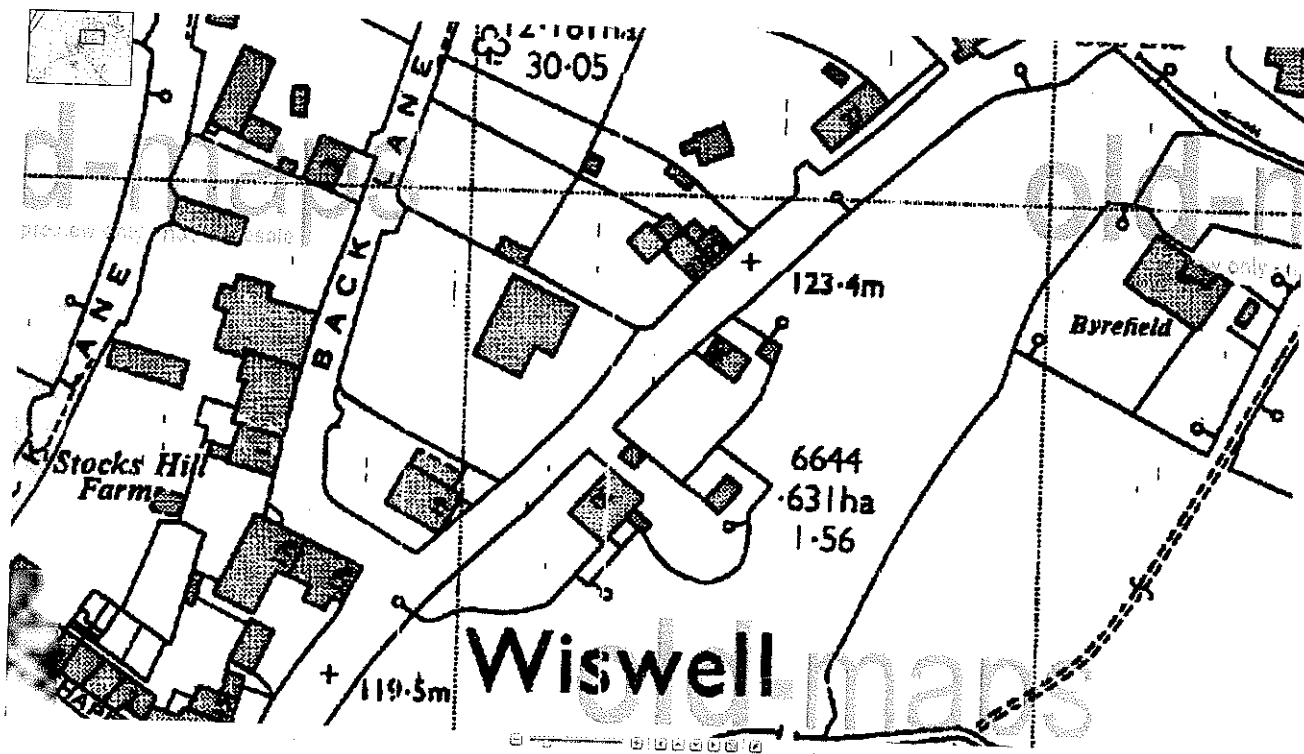
Map circa 1970



Map circa 1973



Map circa 1978



Arial Photograph 2011

