

11 0 AUG 2011



**RIBBLE VALLEY
BOROUGH COUNCIL**

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

For office use only

Application No. **32011065** P

Date received

Fee paid £

Receipt No:

**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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

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

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

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:

Meadowside

Street address:

York Lane

York

Town/City:

Langho

County:

Lancashire

Postcode:

BB6 8DT

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

Easting:

371048

Northing:

433732

Description:

5. 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):

Officer name:

Title:

Mr

First name:

Graeme

Surname:

Thorpe

Reference:

Date (DD/MM/YYYY):

07/06/2011

(Must be pre-application submission)

Details of the pre-application advice received:

Principle accepted

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

If Yes, please provide details:

existing

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

☒ Yes ☐ No

If Yes, please provide details:

existing

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):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Brick

Description of *proposed* materials and finishes:

Natural random stone

Roof - description:

Description of *existing* materials and finishes:

Roof tiles

Description of *proposed* materials and finishes:

Reclaimed slate

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:

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	2	2	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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

as existing

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:

Residential

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					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

Overall Residential Unit Totals

Total proposed residential units	
Total existing residential units	

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

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

19. Employment

If known, please complete the following information regarding employees:

	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		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

00.08

hectares

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 B)****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.

Notice recipient

Date notice served

Name: Dunkenhall Estate

Number: Suffix:

Street: c/o Ingham & York, Huntroyde Estate Office

Locality: Padlham

Town: Burnley

Postcode: BB12 7QX

09/08/2011

Title: Mr First name: Stuart Surname: Booth

Person role: Agent Declaration date: 09/08/2011 ☒ 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

25. Certificates (Agricultural Land Declaration - continued)

Title: First Name: Surname:
Person role: Declaration date: ☒ 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



SUNDERLAND PEACOCK ARCHITECTS

**DESIGN AND ACCESS STATEMENT
REPLACEMENT DWELLING
AT
MEADOWSIDE, RIBBLEVIEW
YORK LANE
LANGHO**



SOUTH ELEVATION SYNOPSIS

JOB: 4159

DATE: 18 July 2011

INTRODUCTION

Meadowside is situated approximately ⅓ of a mile to the south of the village of Langho on the south side of the Ribble Valley. The house fronts onto Whalley Old Road and occupies a plot of approximately 0.077 ha and it was probably constructed in the 1940's from a standardised pre-fabricated design. The present house is no longer habitable and it is in need of replacement. This planning application seeks to gain permission for a replacement dwelling.

DESIGN

The site slopes from front to back and we have positioned the proposed house on a similar footprint to the existing. Some 80% of the front elevation (south east) sits below the level of Whalley Old Road and we have relocated the siting of the garage to the front of the site minimising the impact to the North West elevation, over looking the Ribble Valley. The garage also acts as a retaining wall in turn, providing an improved graded vehicular access to the site. The rear elevation has well proportioned dormer windows providing light to a part first floor and a single storey Garden Room and stone bay window to this elevation adds interest and quality to the dwelling.

We have worked with the roof height of the recently constructed adjacent dwelling, materials will be natural random stone and reclaimed slate for the roof.

Areas	Existing house 403.4m³
	Existing garage 52.36m³
	Proposed house 472m³
	Proposed garage 59m³

Above are the existing and proposed areas and importantly the proposed dwelling sits well within the site with access to both sides and no windows over looking neighbouring dwellings.

ENERGY

The existing property simply does not comply with any modern design standards and would be highly inefficient even if repair was possible. The proposed new dwelling will be highly efficient and well insulated to current Building Regulation standards.

ACCESS

Improved vehicular access will be provided as shown on the drawings and level access to the ground floor entrance.

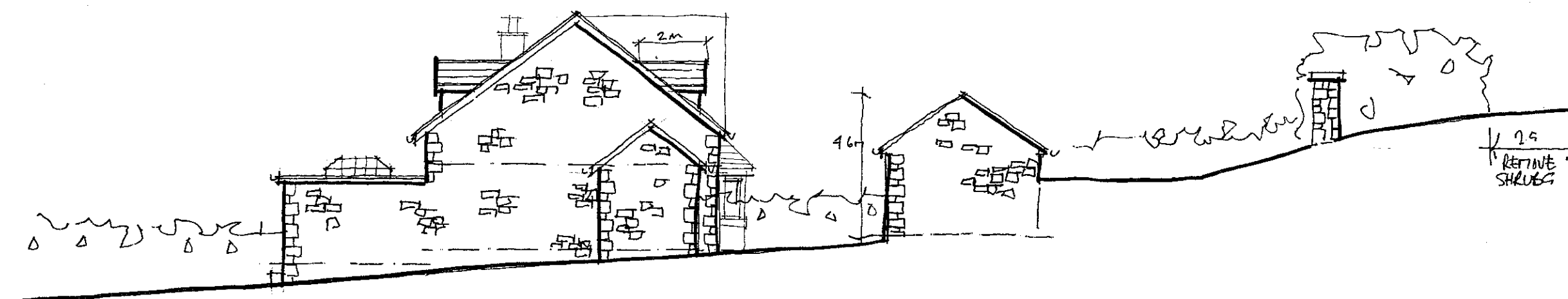


SOUTH EAST ELEVATION

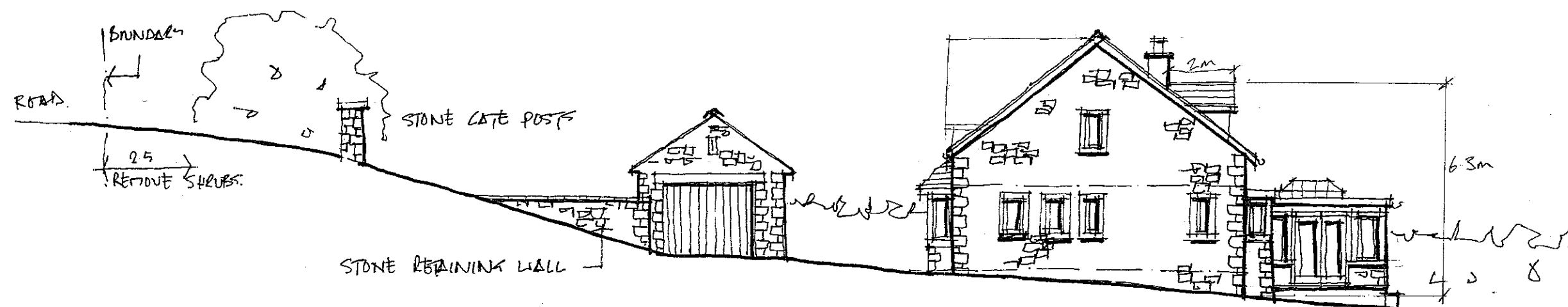


NORTH WEST ELEVATION

320110651P



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

REV A Dimensions Added 16.08.2011

Client
MR AND MRS P. HUGHES
Job Title
PROPOSED REPLACEMENT
DUELLING AT HEADRIDGE
RIBBLE VIEW, YORK.

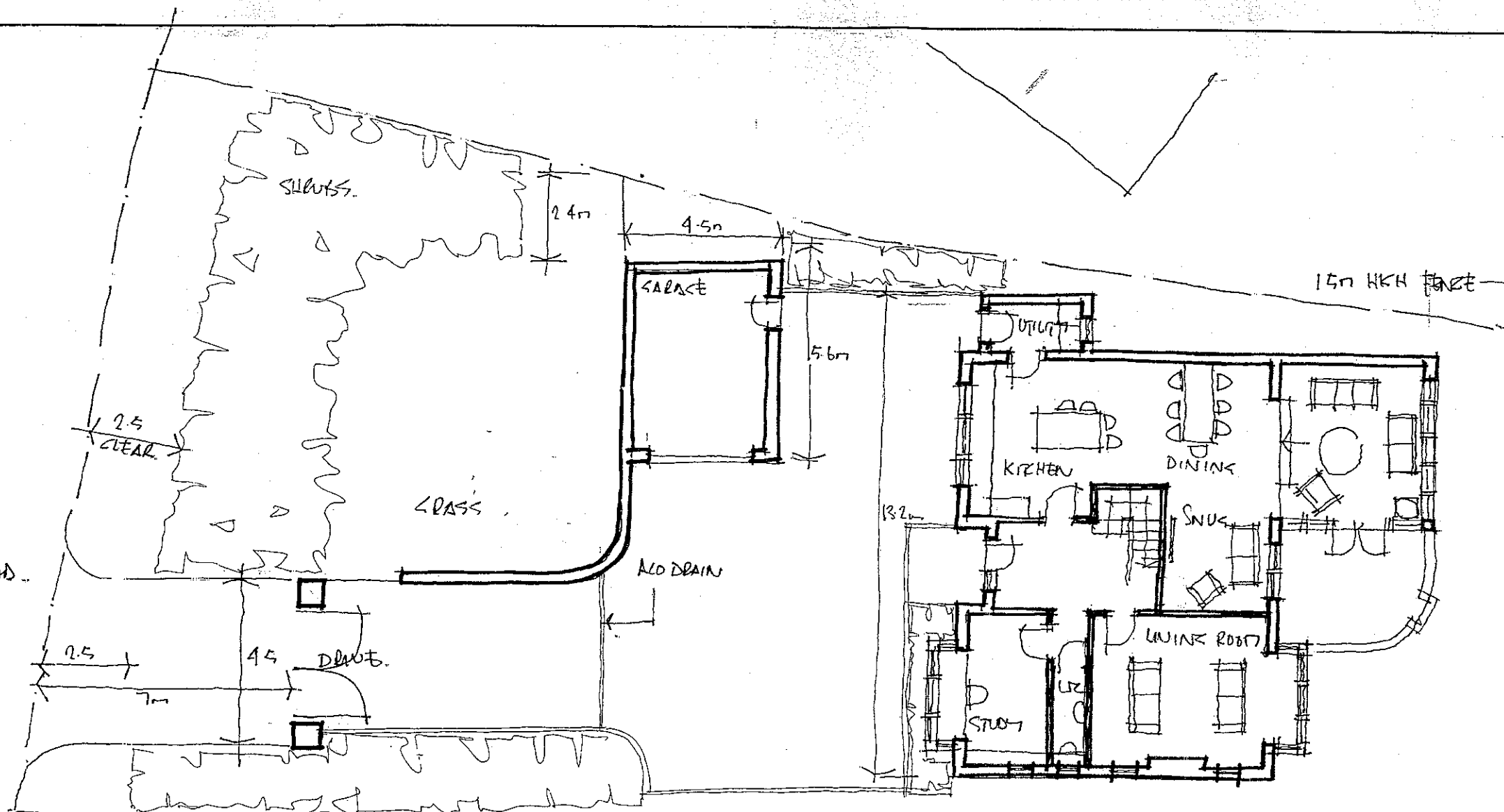
Drawing Title
PROPOSED ELEVATIONS
AND SECTIONS THRO SITE.

Scale 1:100 Date 2011 Drawn AK

spa ARCHITECTS
SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELMERE, PIMLICO ROAD, CLITHEROE,
LANCASHIRE, BB7 2AG
T 01200 423178 F 01200 427528
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

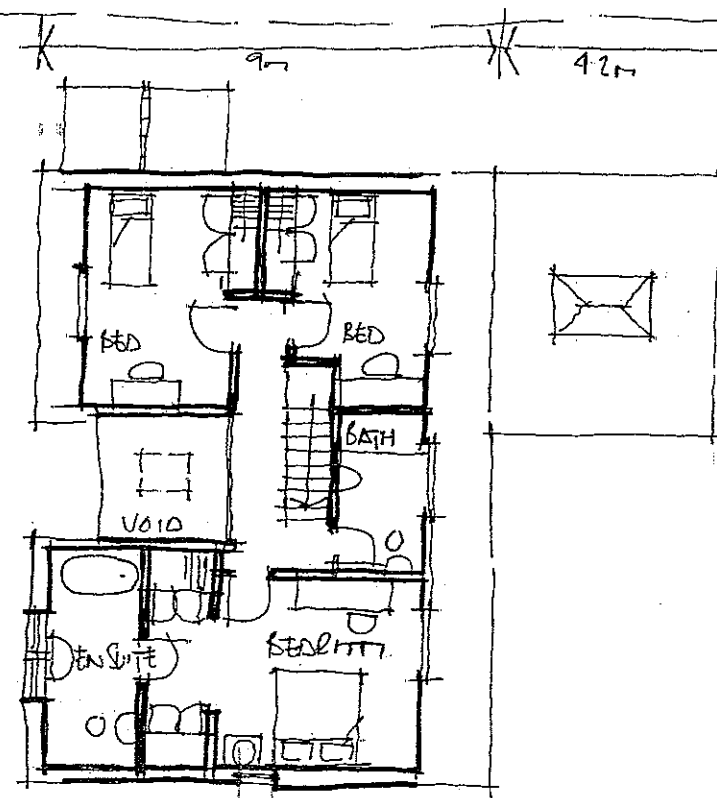
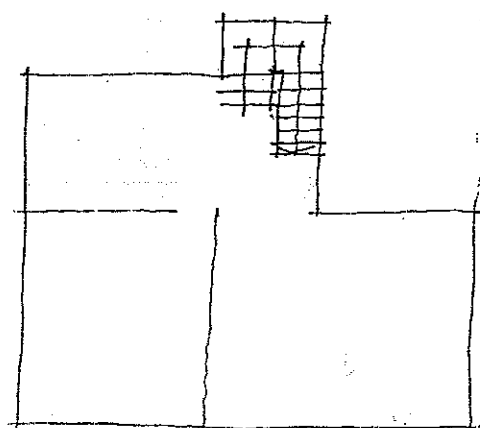
4159 : 03A

YORK ROAD



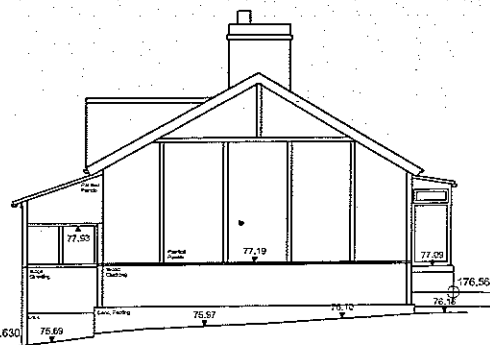
320110651P

PROPOSED GROUND FLOOR PLAN AND SITE LAYOUT -



FIRST FLOOR PLAN

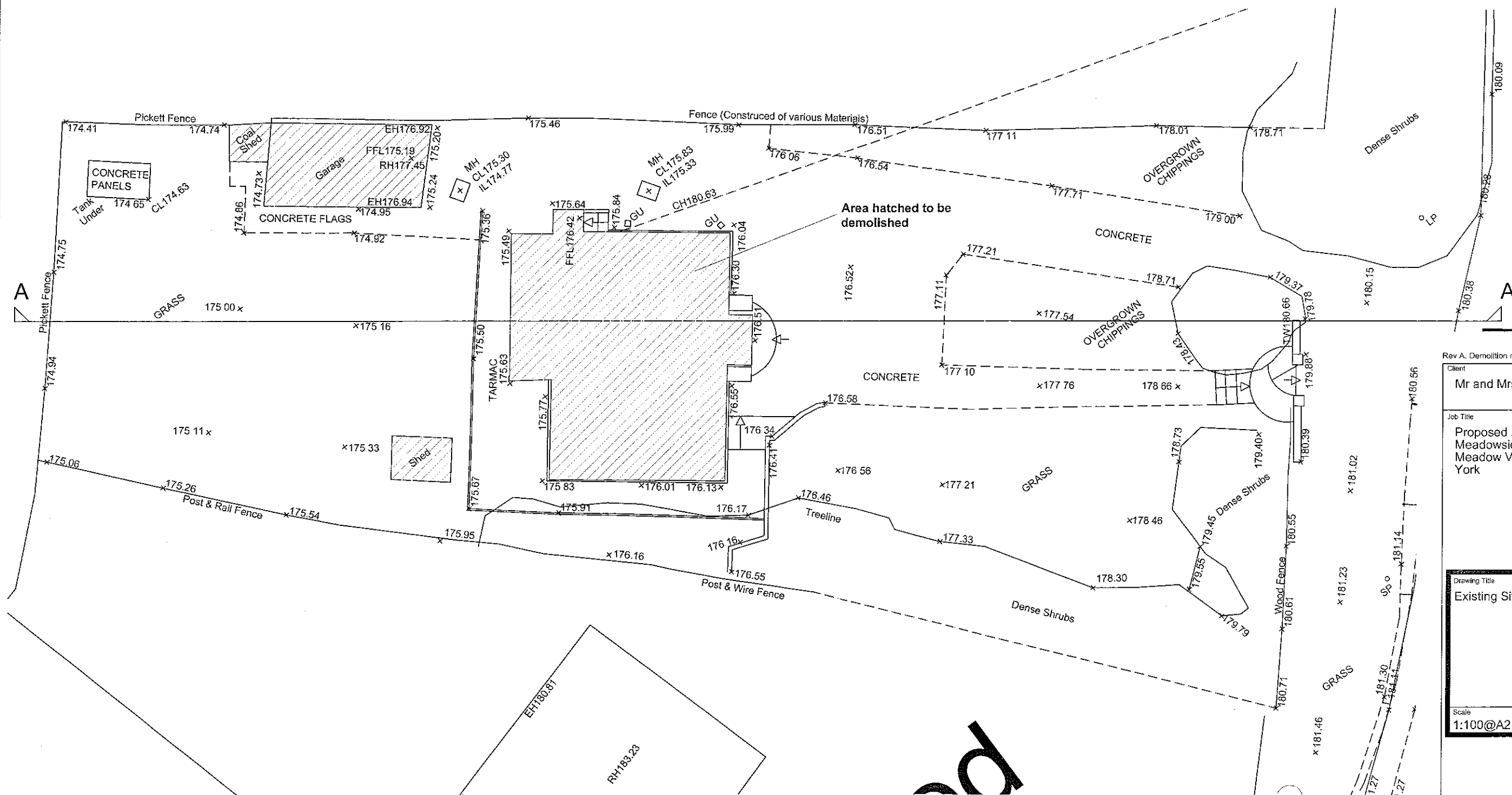
Client		
MR AND MRS HIGGINS		
Job Title		
PROPOSED REPLACEMENT DWELLING AT MEADOWSIDE RIBBIT UTH, YORK		
Drawing Title		
PROPOSED GROUND AND FIRST FLOOR PLANS INC. SITE LAYOUT.		
Scale	Date	Drawn
1:100	JULY 11	AK
 SUNDERLAND PEACOCK ARCHITECTS SUNDERLAND PEACOCK & ASSOCIATES LTD. HAZELMERE, PIMLICO ROAD, CLITHEROE LANCASHIRE, BB7 2AG T: 01200 423178 F: 01200 427328 E: info@sunderlandpeacock.com www.sunderlandpeacock.com		



Road

320110651P

A
Existing Section



Rev A. Demolition note added as requested by planning 16.08.2011 JB

Client
Mr and Mrs M Higham

Job Title
Proposed Replacement Dwelling at
Meadowside
Meadow View
York

Drawing Title
Existing Site plan and Section A - A

Scale 1:100@A2	Date July 2011	Drawn J Bowden
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spa
SUNDERLAND PEACOCK ARCHITECTS

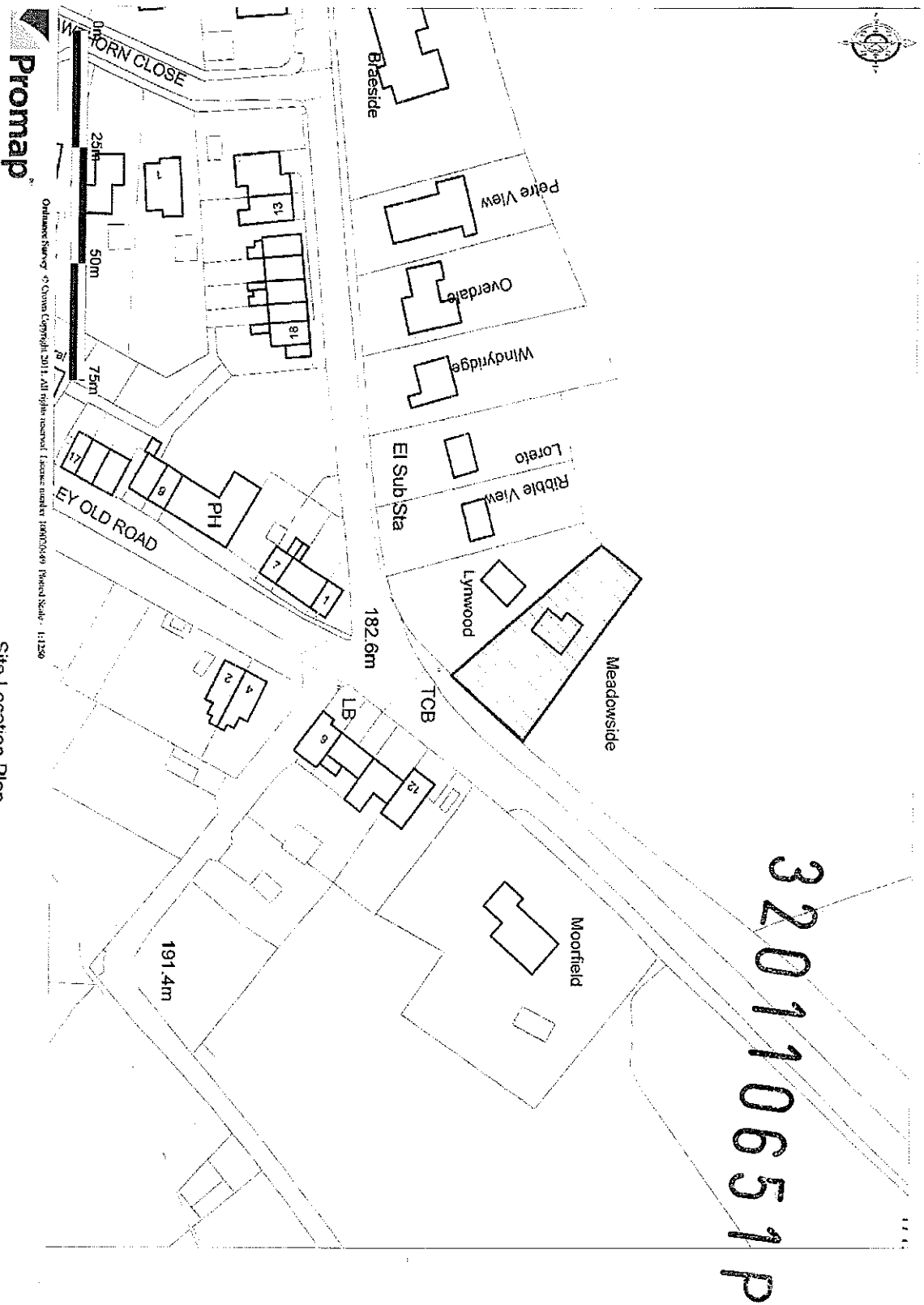
SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELHIRE, PEARSON ROAD, CLIFTON
LEICESTERSHIRE, LE15 7AG
T 01530 425119 F 01530 425332
E info@sunderlandpeacock.com
www.sunderlandpeacock.com



4159-01A

Existing Site Plan

Replacement Dwelling at Meadowside, York Lane, Langho



BAT SURVEY

AT
MEADOWSIDE
WHALLEY OLD RD
YORK
LANGHO

DATE AND TIME OF VISIT
20TH JULY 2011 11.00AM
26th JULY 2011 8.45 PM - 10.00PM

WEATHER CONDITIONS

20TH OVERCAST NO BREEZE 15 °c
26TH OVERCAST NO BREEZE 17° C

REFERENCE NO. 4159



Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

PROPOSED DEVELOPMENT

Demolition of existing property and construction of new house.

TYPE OF BUILDING

☒	HOUSE
☐	BARN
☒	GARAGE
☐	OTHER

COMMENTS: The house is a detached single storey property with a detached garage in the garden

LOCATION

☐	URBAN
☐	SMALL TOWN/URBAN VILLAGE
☒	RURAL/VILLAGE

COMMENTS: It is the first house on the right entering the village of York off Whalley old road. It is surrounded by garden the south west boundary abuts a neighbouring property.

BUILDING ADJACENT TO OR WITHIN 10M OF

☒	TREES
☒	HEDGEROW
☐	OPEN WATER

COMMENTS: There is a line of dense shrubbery to the boundary with the adjacent property and along the line of the road to the front of the house.

WALL CONSTRUCTION

☐	STONE
☒	BRICK
☐	STEEL
☐	BRICK/BLOCK AND RENDER
☒	OTHER

COMMENTS: The building has a brick plinth and rendered pre fabricated walls with some sections of timber boarding. The garage is a pre-fabricated construction.

ROOF CONSTRUCTION

☐	SLATE
☐	TILE
☐	GREY SLATE
☐	STEEL
☐	FLAT ROOF FELT

COMMENTS: The house roof is felt tile and the garage is corrugated fibre cement.

BAT ACCESS POINTS IN WALLS

Yes	No
☐	☒

COMMENTS: Although the building is in a dilapidated state the walls do not have access points, cracks or crevices suitable for bats. The garage has access via open windows and part of door missing.

- Work to roof structure should not be undertaken between late May, June, July and August
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228
PHOTOGRAPHS

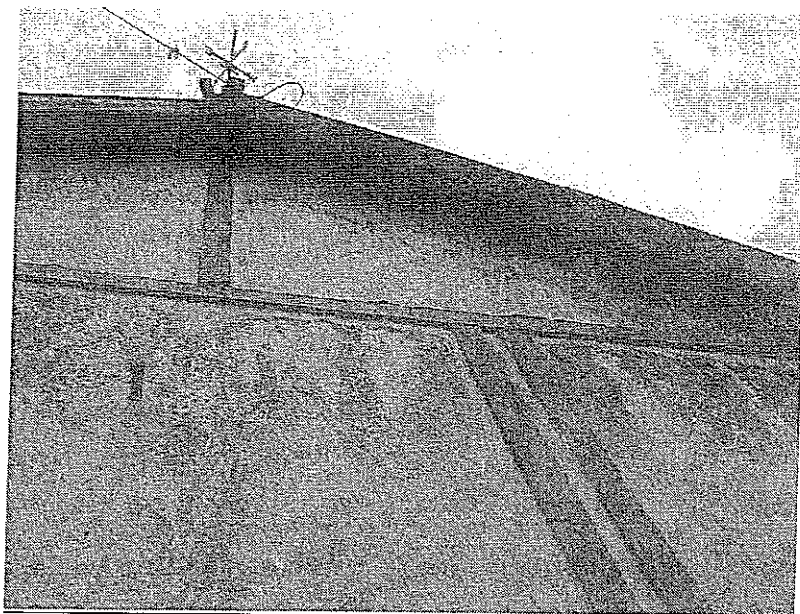
Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL



Front elevation



Rear elevation



Gable soffit



Shrubbery on boundary