



FOR THE
ATTENTION OF

11 AUG 2011

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110653 P

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: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of Proposed Works

Please describe the proposed works:

ERECT TIMBER STRUCTURES - 2 STOREY TO
CREATE STUDIO (GROUND FLOOR) - STORAGE
FIRST FLOOR

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:

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	N/A	TIMBER-PANNTED DARK GREEN	☐	☐
Roof	"	SANDTOFT ROOF TILES - CALDERDALE SLATE	☐	☐
Windows	"	TIMBER FRAME- DOUBLE GLAZED	☐	☐
Doors	"	TIMBER - PLAIN	☐	☐
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:

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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):

M Wallis

2/8/11

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****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):

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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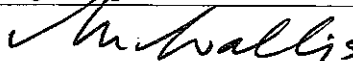
12. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12****Agricultural Land Declaration - You Must Complete Either A or B**

(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):

		2/8/11
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(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):

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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 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 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 the completed, dated Ownership Certificate (A, B, C or D - as applicable):



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 the completed, dated Article 12 Certificate (Agricultural Holdings):



SUPPLIED BY
CLIENT



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:

M. Wallis

Date (DD/MM/YYYY):

2/8/11

(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:

 01282 842830

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

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:

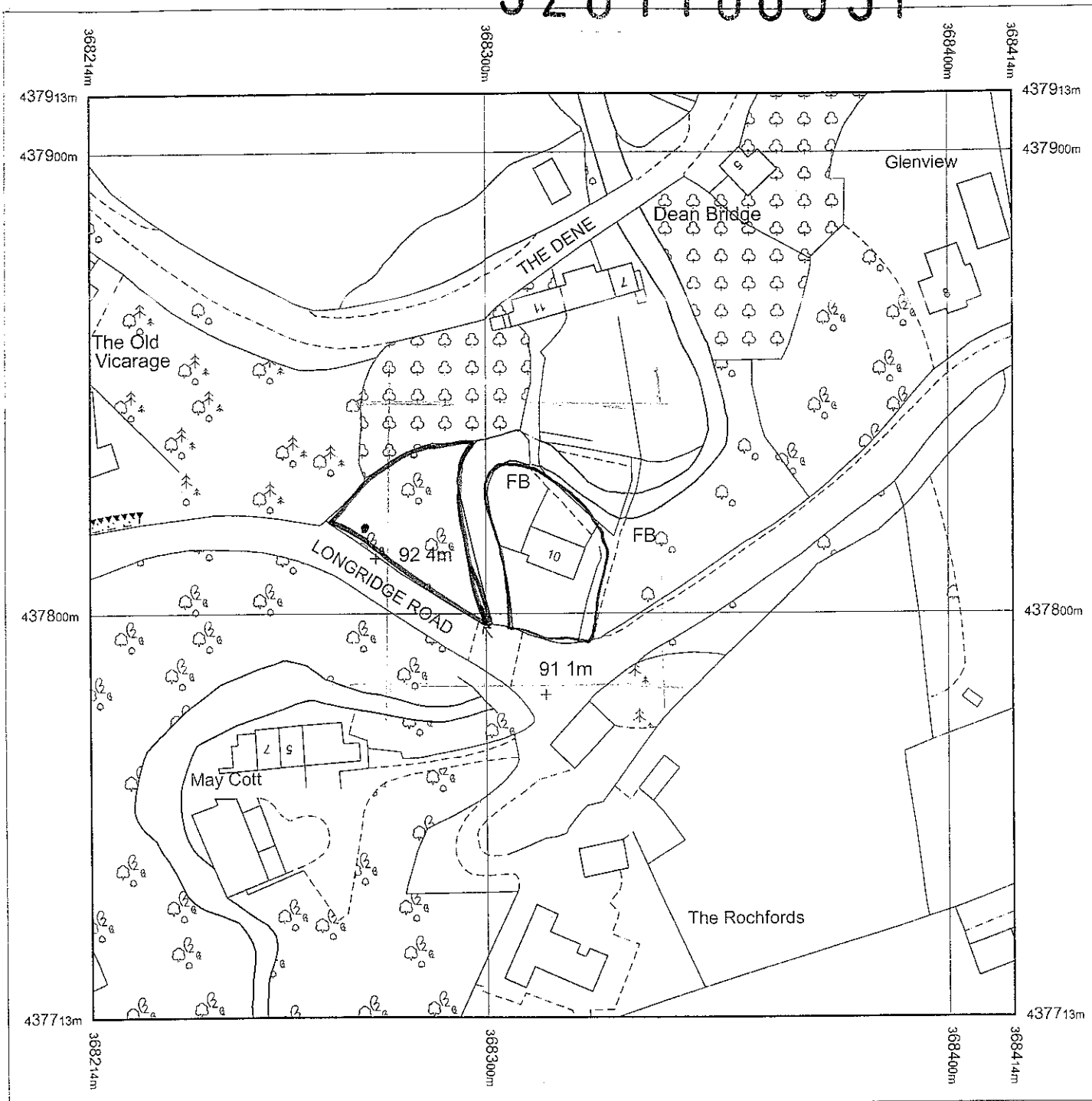
Contact name:

Telephone number:

Email address:



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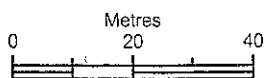
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The representation of features as lines is no evidence of a property boundary

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Scale 1:1250

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Serial number: 00452300
Centre coordinates: 368314 38 437812 88

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Incy Bobbin Mill

10 Longridge Road

Hurst Green

BB7 9QP

Design and access statement relating to proposal to build studio in the rear garden of Incy Bobbin Mill, 10, Longridge Road, Hurst Green , Clitheroe (the house)

1 *Process*

In line with advice posted on its website, Ribble Valley Borough Council was contacted by the applicant at the earliest pre-application opportunity to seek advice. Having discussed the matter with an officer of the planning department, who kindly provided very useful reading and reference material, it was decided that a planning application was required. Details contained within this design and access statement relate to information contained in this reference material and to advice received from planning officers during previous planning submissions.

During the process it was brought to the applicants' attention that as the property falls within the boundary of the Hurst Green conservation village there is a requirement to pay special attention to preserving or enhancing the character or appearance of the area.

As to the precise interpretation of 'preserve or enhance' it was discovered the courts have held (South Lakeland DC v Secretary of State for the Environment, [1992] 2 WLR 204) that there is no requirement in the legislation that conservation areas should be protected from all development which does not enhance or positively preserve and that whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution to an areas character and appearance, or by development which leaves character and appearance unharmed.

The applicant believes that the positioning of the proposed studio is such that it has little or no visibility to the public and therefore leaves the character of the area unharmed

The primary use of the studio will be as an art and design studio for our daughter who is about to enter the sixth form and intends to pursue a career in fashion and the arts. The upper area will be used as storage.

2 *Amount*

The size of the proposed structure is consistent with the requirement to provide adequate space associated with the proposed use. It is also noted that some years ago, a large garden shed occupied this space.

3 *Layout*

The layout is a simple rectangular room to compliment the size and shape of the house.

4 *Scale*

The proposed structure will still be dwarfed by the wall retaining the bridge and as such it is believed that the scale of the proposal is in keeping with the context of the site

5 *Landscaping*

Although there is virtually no public visibility, one side elevation of the proposed structure will be screened by existing mature shrubs and the current area of lawn to the front will remain. The other

elevations will be bounded by the existing wall referenced above and by the stream which runs round the gardens of the house

6 *Appearance*

The studio will incorporate as many traditional features and materials used in the conservation area as possible:

- All windows and the door will be timber
- All windows and doors will be painted
- The roof will be pitched and covered in natural slate the sizes of which will be consistent with the house

7 *Access*

The studio will benefit from previous investment in pedestrian walkway access. There is no requirement for vehicular access.

Statement of Heritage Impact

It is believed that the design proposal for the proposed studio will improve the overall site occupied by the house and that by being detached will leave unharmed the character and appearance of the house, which was once a working bobbin mill and has now been designated a building of townscape merit.

Further, it is believed that the positioning and design of the proposed studio will ensure minimal negative impact on the significance of the wider Hurst Green Conservation areas which is a designated heritage asset.

Reasons for this include:

- The proposal is to site the studio remote from the house on an existing flat area to the rear of the house, situated below a wall which is part of the structure of a road bridge as well as forming a boundary to the rear garden of the house. The height of this wall is such that it will reduce significantly, almost to the point of eliminating, public visibility of the proposed structure.
- In addition to restricting visibility, the existing wall referenced above prevents any sunlight from falling on the flat area of garden in question. This has resulted in previous attempts to cultivate this area being ineffective and for some time it has been left as an unused area covered in small stones. It is believed the erection of the proposed studio will represent an improvement over the current uncultivated use and bring this area of the garden to life.
- In line with it previously being a bobbin mill, the site occupied by the house is sloping with the size and height of the proposed structure being well below the road level and subservient to the house and the wall referenced above.
- The proposed structure has been designed so that the necessary natural light will come from a number of glazed panels which will be consistent with the design of the rear conservatory which was granted planning permission in 2005.
- It is proposed that the studio is of timber construction in line with the majority of other detached outbuildings within the conservation area and is painted in a shade of green to blend in with the surrounding established vegetation.
- So far as is possible, the roofing shape, pitch and materials used will be consistent with those enjoyed by the original parts of the house.

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IN

FB

FB

10

41.0m

92.4m

LONGRIDGE ROAD

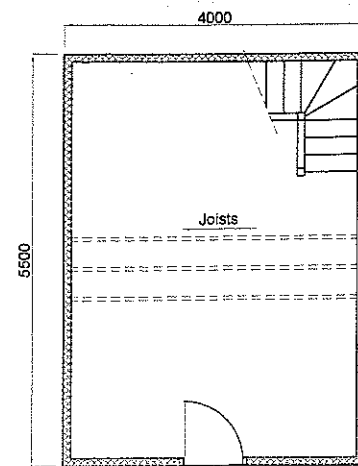
11.0m

PROPOSED STUDIO
91.1m

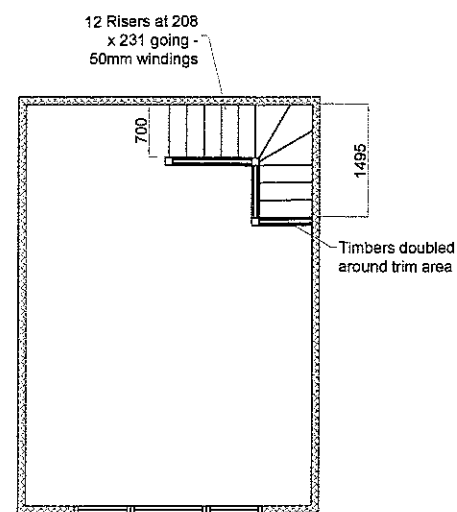
Cott

SCALE
1/500

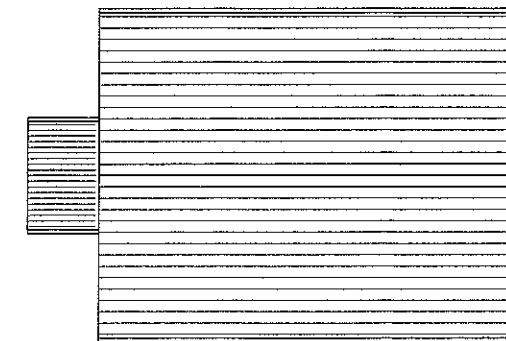
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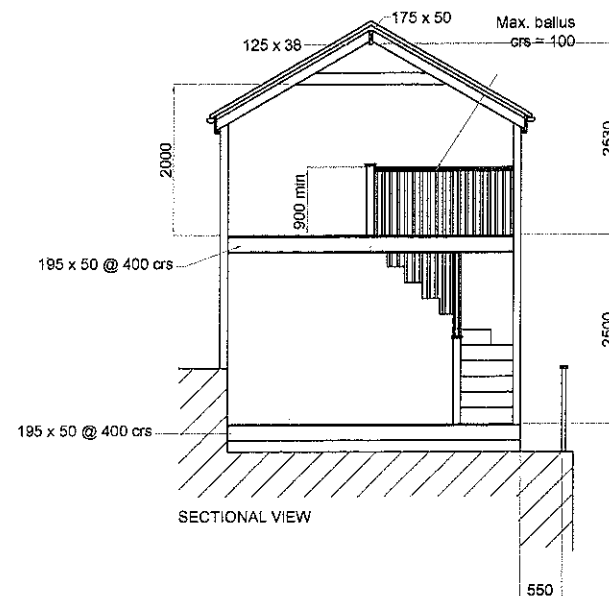
GROUND FLOOR



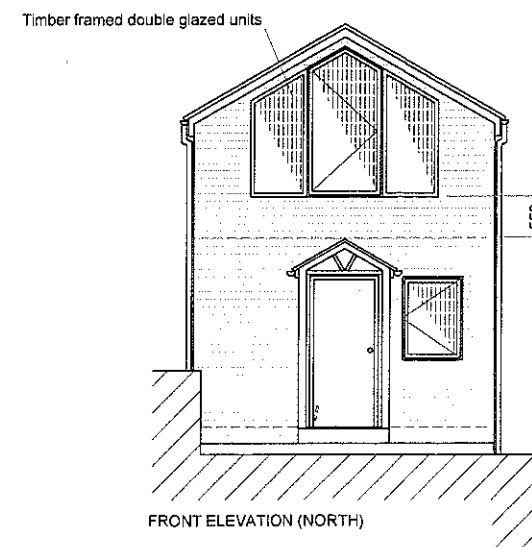
FIRST FLOOR STORAGE



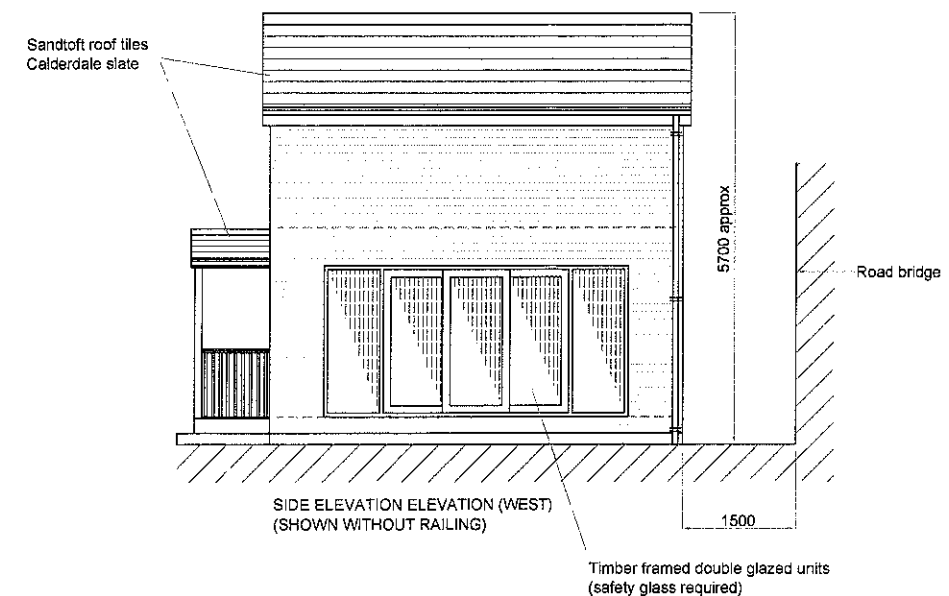
ROOF PLAN



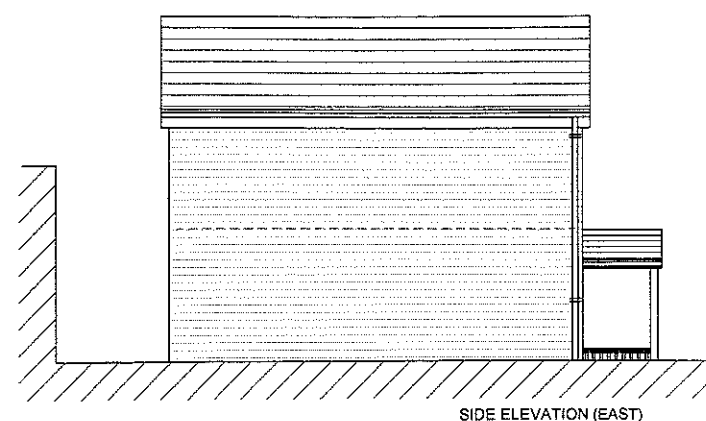
SECTIONAL VIEW



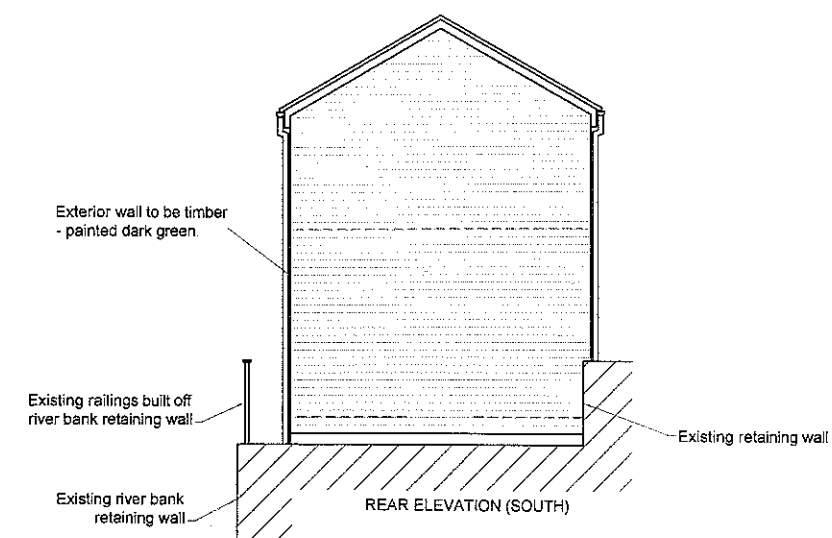
FRONT ELEVATION (NORTH)



SIDE ELEVATION (WEST)
(SHOWN WITHOUT RAILING)



SIDE ELEVATION (EAST)



REAR ELEVATION (SOUTH)

PROPOSED STUDIO AND STORE

CLIENT
MR. E. SMITH

ADDRESS
10 Longridge Road
Hurst Green - Clitheroe
BB7 9QP

Date July 2011

Mike Wallis Design Services
Tel. 44(0)1282 842830

Scale 1:100
Issue no. 2

Dwg No.
PL - 344