



RIBBLE VALLEY
BOROUGH COUNCIL

19 AUG 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110672 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

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:	Mrs	First name:	Jane	Surname:	Viljoen		
Company name:							
Street address:	51 Moorland Road				Country Code	National Number	Extension Number
					Telephone number:		
					Mobile number:		
Town/City:	Langho				Fax number:		
County:	Blackburn, Lancashire				Email address:		
Country:	UK						
Postcode:	BB6 8HA						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ketan	Surname:	Lad		
Company name:	lad						
Street address:	51 Clifton Avenue				Country Code	National Number	Extension Number
	Ashton on Ribble				Telephone number:		
					Mobile number:		
Town/City:	Preston				Fax number:		
County:	Lancashire				Email address:		
Country:	United Kingdom						
Postcode:	PR2 1SQ				lad.architecture@gmail.com		

3. Description of Proposed Works

Please describe the proposed works:

Single Storey Extension to Rear of existing dwelling

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: 51 Suffix:
House name:
Street address: MOORLAND ROAD
LANGHO
Town/City: BLACKBURN
County:
Postcode: BB6 8HA

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

Easting: 370389
Northing: 434248

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

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

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:

Brick, Render

Description of *proposed* materials and finishes:

Brick, Render; To match existing

Roof - description:

Description of *existing* materials and finishes:

Concrete Tiles

Description of *proposed* materials and finishes:

Green Roof

11. (Materials continued)

320110672 P

Windows - description:Description of *existing* materials and finishes:

White uPVC

Description of *proposed* materials and finishes:

Low Profile Muted Dark Grey Aluminium (RAL 7024)

Doors - description:Description of *existing* materials and finishes:

White uPVC

Description of *proposed* materials and finishes:

Low Profile Muted Dark Grey Aluminium (RAL 7024) - Double Glazed

Boundary treatments - description:Description of *existing* materials and finishes:

Timber Fence

Description of *proposed* materials and finishes:

Timber Fence

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

Not affected by proposals

Description of *proposed* materials and finishes:

Not applicable

Lighting - add descriptionDescription of *existing* materials and finishes:

Not affected by proposals

Description of *proposed* materials and finishes:

Not applicable

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:

L0001 SURVEY PLAN OS
 L0050 SURVEY PLAN CONTEXT
 L0100 SURVEY PLAN GROUND
 L0101 SURVEY PLAN 1ST
 L0102 SURVEY PLAN 2ND
 L0103 SURVEY PLAN ROOF
 L0200 SURVEY ELEV FRONT
 L0201 SURVEY ELEV REAR
 L0202 SURVEY ELEV GABLE
 L0203 SURVEY ELEV SIDE
 L0210 SURVEY ELEV REAR CONTEXT
 L0500 SURVEY SECTION AA
 L1100 PRO PLAN GROUND
 L1101 PRO PLAN 1ST
 L1103 PRO PLAN ROOF
 L1150 PRO PLAN CONTEXT
 L1500 PRO SECTION AA
 L2001 PRO ELEV REAR
 L2002 PRO ELEV GABLE
 L2003 PRO ELEV SIDE
 L2010 PRO ELEV REAR CONTEXT
 L3000 PRO 3D VIEW
 L3010 PRO DIAGRAM
 Design Statement

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

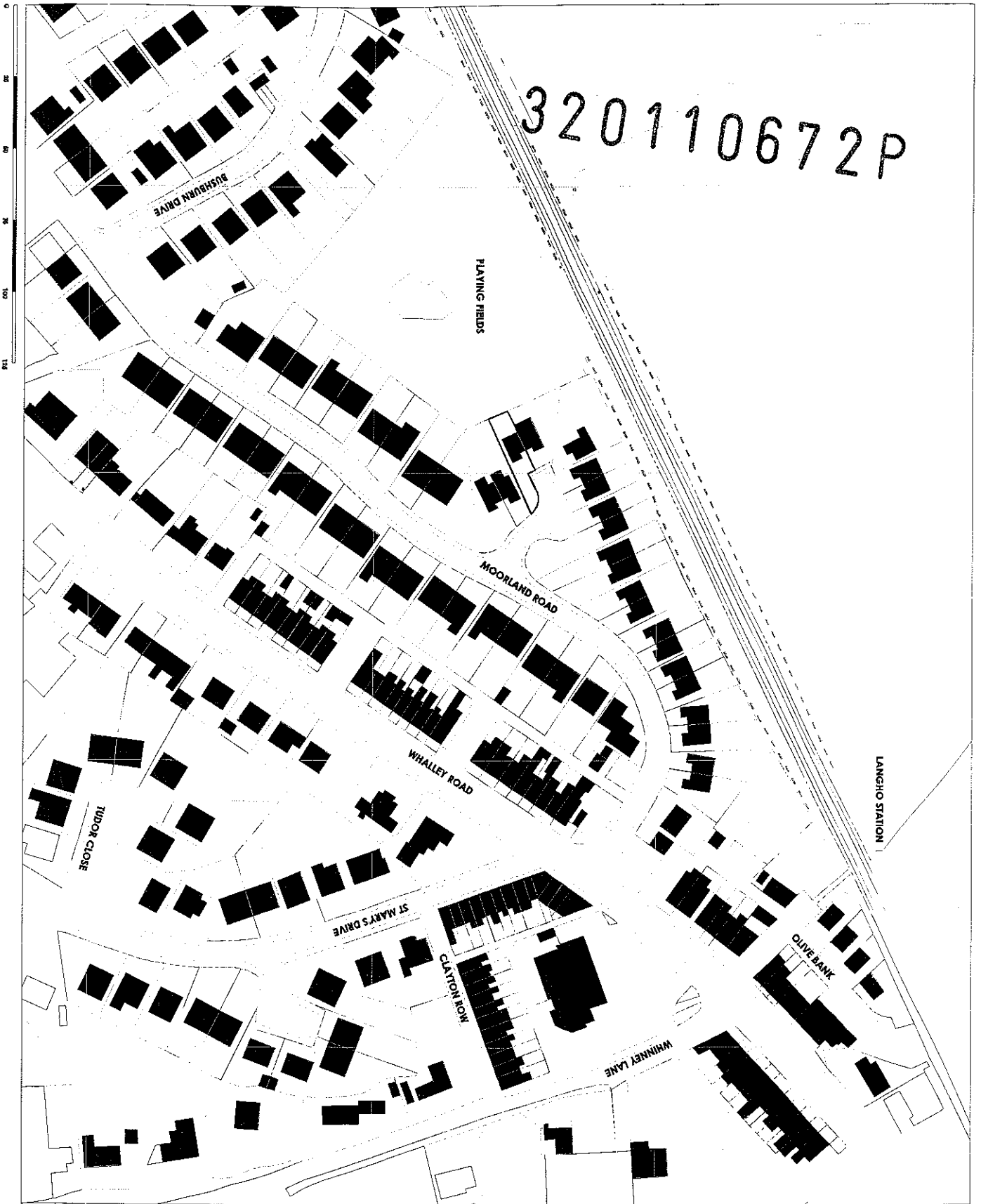
13. Declaration

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



Date

320110672P



ST MOORLAND ROAD

CONTRACT SURVEY: LOCATION PLAN

PROJECT NO: 100X1

DATE: 11/2008A3

DATE: 12/

DATE: JUN 11

PLANNING

320110672P

Design Statement: 51 Moorland Road, Langho, BB6 8HA

L A D

Ketan Lad

MA MA(RCA) ADPP (Dist) ARB

51 Clifton Avenue Preston PR2 1SQ t. 07714758804

320110672 P

contents

Intorduction	3
Character	4
Site Analysis	5
Proposal	6
Permitted Developement	7
Impact	8

introduction

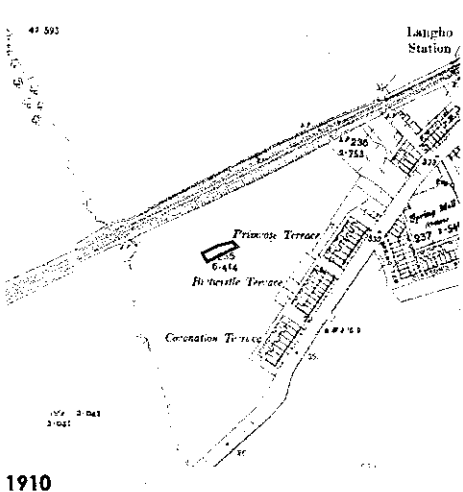
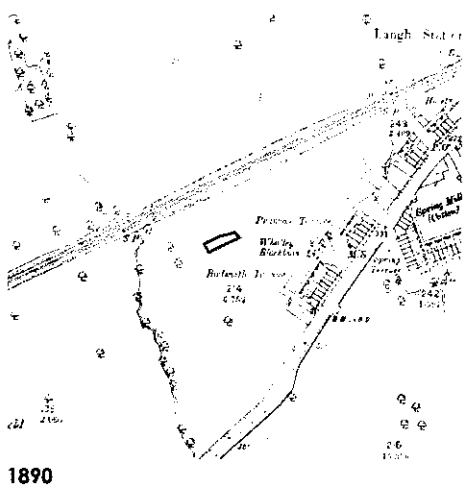
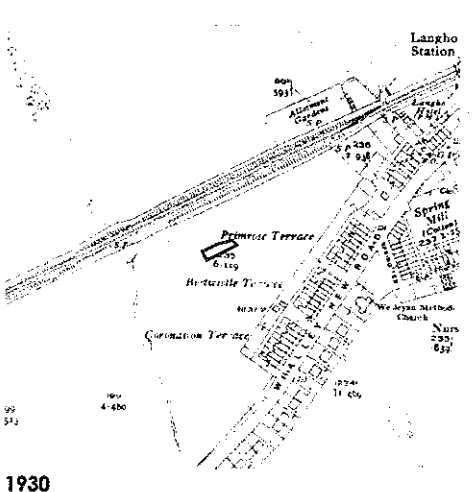
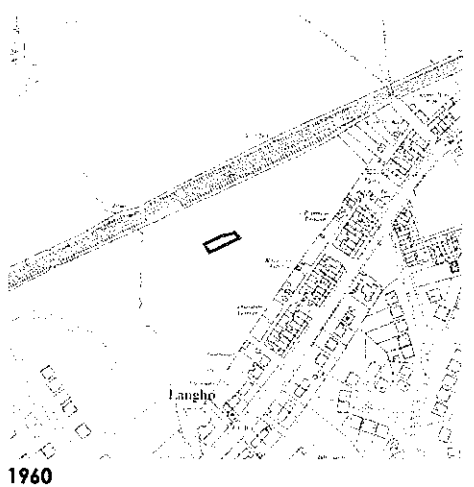
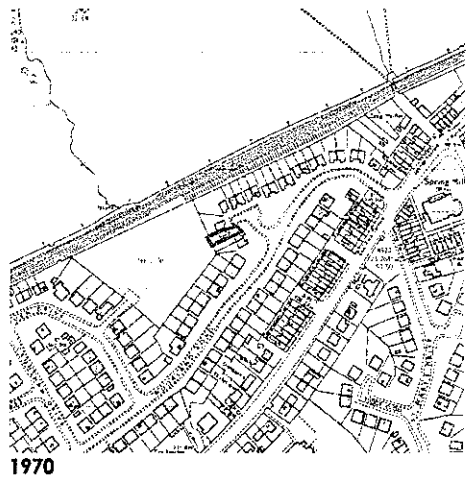
320110672 P

The applicant seeks householder planning approval for a single storey extension to the rear of their existing semi-detached dwelling, 51 Moorland Road, Langho, BB6 8HA, including the demolition of an existing uPVC conservatory. The dwelling is occupied by Theo + Jane Viljoen and their young, growing family. The proposed extension will provide much needed additional space to accommodate the following:

1. A family room comprising a kitchen and dining area;
2. A home office/study for all the family to enjoy;

character

The dwelling is located in what can be regarded as the 'new' Langho, a relatively new village that blossomed at the height of the railroad boom of the Victorian period. After carefully reviewing the historical maps of the area dating back to the 1890s (see figures 1-6), it is apparent that Moorland Road was constructed as a new street between 1960 and 1970. Like many of the infill low cost dwellings that were constructed in that period in the UK, the character of the dwellings consists of readily available, easily maintained materials, such as uPVC, concrete roof tiles and low cost bricks, combined with timber frame and masonry construction.

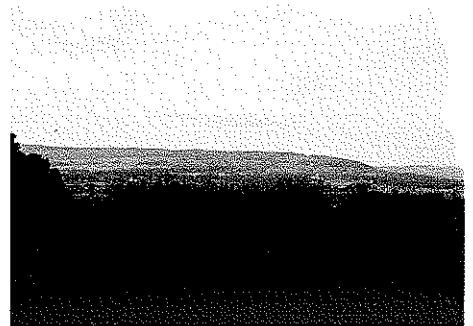


site analysis

The dwelling is located at the bottom of a cul-de-sac, adjacent to the railway track and only a short distance away from the railway station. At the rear of the dwelling, there is a playing field that is well used by local children, including the applicant's own family. The playing field offers fantastic views of the Forest of Bowland and on a clear day, the Yorkshire Dales beyond with rolling fields in the foreground, contributing to a picturesque context.



Front



Picturesque Context



Rear

proposal

The proposal seeks to meet the aforementioned pragmatic requirements, whilst also improving the character of the existing house, to maximise its relationship to the beautiful context at the rear that the entire family can enjoy.

The existing conservatory constructed by the previous owners is considered as a problematic addition to the dwelling. Externally, the uPVC is regarded as a poor quality material that offers little to improving the character of the house. Internally, the conservatory is problematic in terms of its capacity to control the climatic conditions. The large areas of transparent plastic roofing and windows mean that the house suffers from over heating during the summer and freezing temperatures during the winter. Not only does this cause needlessly inflated heating bills during the winter, it also has a consequence of increasing energy consumption

The proposal is an opportunity to remove the environmentally and visually problematic conservatory and replace it with an addition that is carefully crafted and controlled to visually enhance the character of the area and environmentally, maximise the control of the interior to minimise energy consumption.

The new single storey extension has been carefully designed to provide an addition to the house that improves the character of the area. A carefully chosen palette of materials allows the extension to be read as a distinctively new intervention, yet also echoes the better qualities of the existing house. This includes:

Self coloured render – a long lasting finish that allows the extension to be expressed as an elegant, white 'box' – there is some render on the existing front elevation;

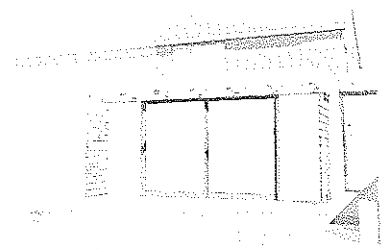
High quality frameless glass in fixed openings – this allows for a high quality relationship between the rendered walls and the glass through carefully crafted detailing;

High quality, low profile aluminium framed sliding glass doors – the low profile allows for a visually 'light' expression;

Green roof – this increases the biodiversity, reduces surface water run off, reduces the urban heat island effect, as well as visually enhancing the addition;

High Quality, structural glass canopy – this provides shading from the sunshine in the summer months to avoid overheating in the extension;

Natural timber slats – provide shading from the summer sunshine to avoid overheating whilst also visually enhancing the addition;



Proposal

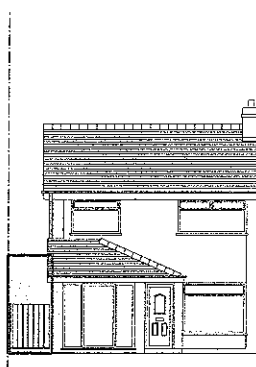
permitted development

The permitted development rights afforded to the property do allow a sizeable single storey extension to be built at the rear and the side of the property. This was considered as an option. However, when considering the height limitations of the extension in relation to the proximity to the boundaries, this would potentially create a visually disruptive addition, due to the stepping roof profile (see drawing L3010). It was therefore decided that a planning application be submitted to create a proposal that more successfully enhances the character the area, whilst also meeting the pragmatic needs of the family.

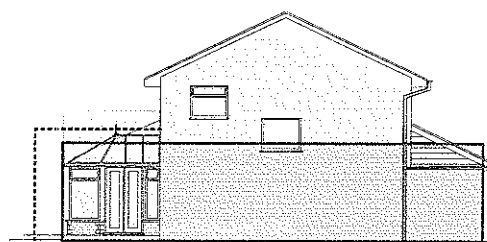
We believe this proposal, a clearly distinctive, well-crafted, new addition to the dwelling is preferable to the seemingly 'ad hoc' appearance of the extensions that would result from utilising the permitted development rights. This means that the extension is in some areas, exceeding certain criteria of the permitted developments rights, such as the length of the extension and the height in relationship to the boundary positions. In other instances, the proposal does not fully utilise the permitted development rights, such as the main height of the proposal and the full extent of the extensions that could be built.

GROUND FLOOR EXTENSIONS ALLOWED UNDER PERMITTED DEVELOPMENT RIGHTS INDICATED IN RED

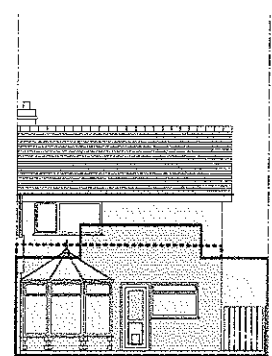
PROPOSED EXTENSION INDICATED IN BLUE



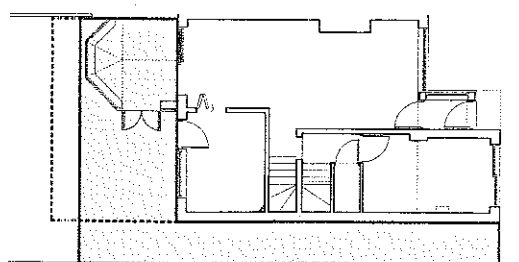
FRONT



GABLE



REAR



PLAN

320110672 P

impact

The proposed extension is not visible from the front of the property.

As the immediate, attached neighbouring property already has an extension and the other neighbouring property is sited much further away, the proposed extension does not result in any loss of amenity to the neighbours.

At the rear of the property, the extension is screened by existing heavy planting, consisting of bushes. The impact of the modestly sized extension is therefore minimal.

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51 MOORLAND ROAD

Drawing: SURVEY: LOCATION PLAN

Drawing No: L0001

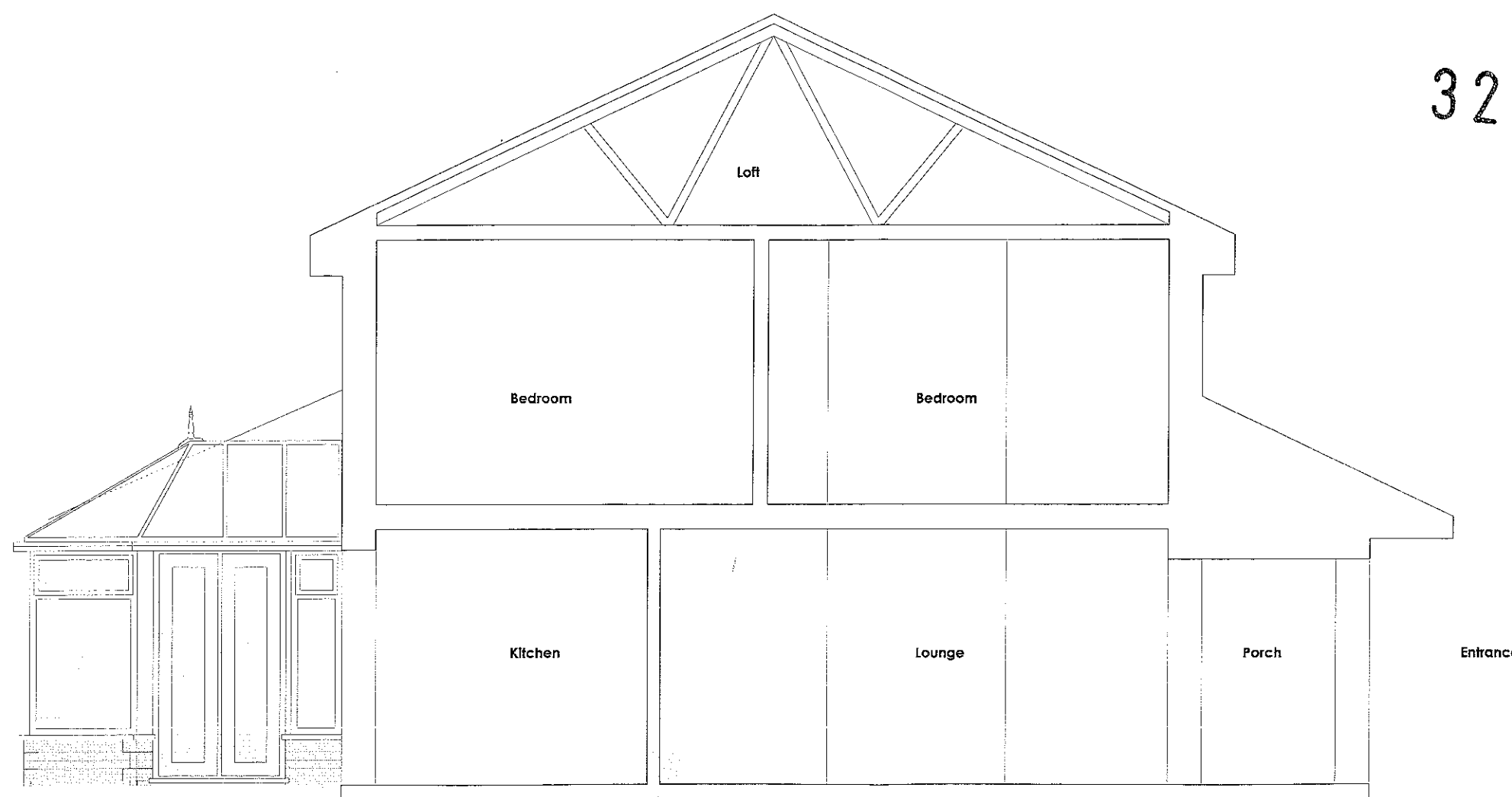
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Job No: 121

Date: JUN 11

PLANNING

320110672P



51 MOORLAND ROAD

Drawing SURVEY: SECTION AA

Drawing No. L0500

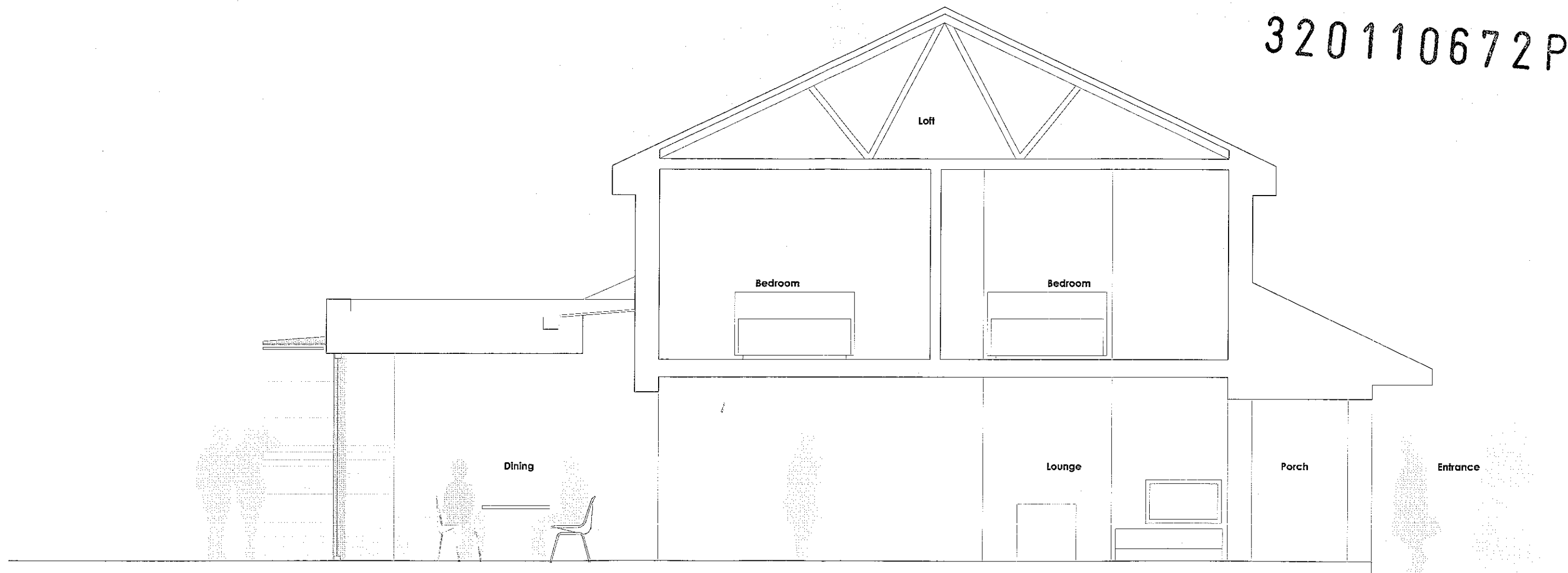
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Job No. 121

Date JUN 11

PLANNING

320110672P



51 MOORLAND ROAD

Drawing: PRO: SECTION AA

Drawing No: L1500

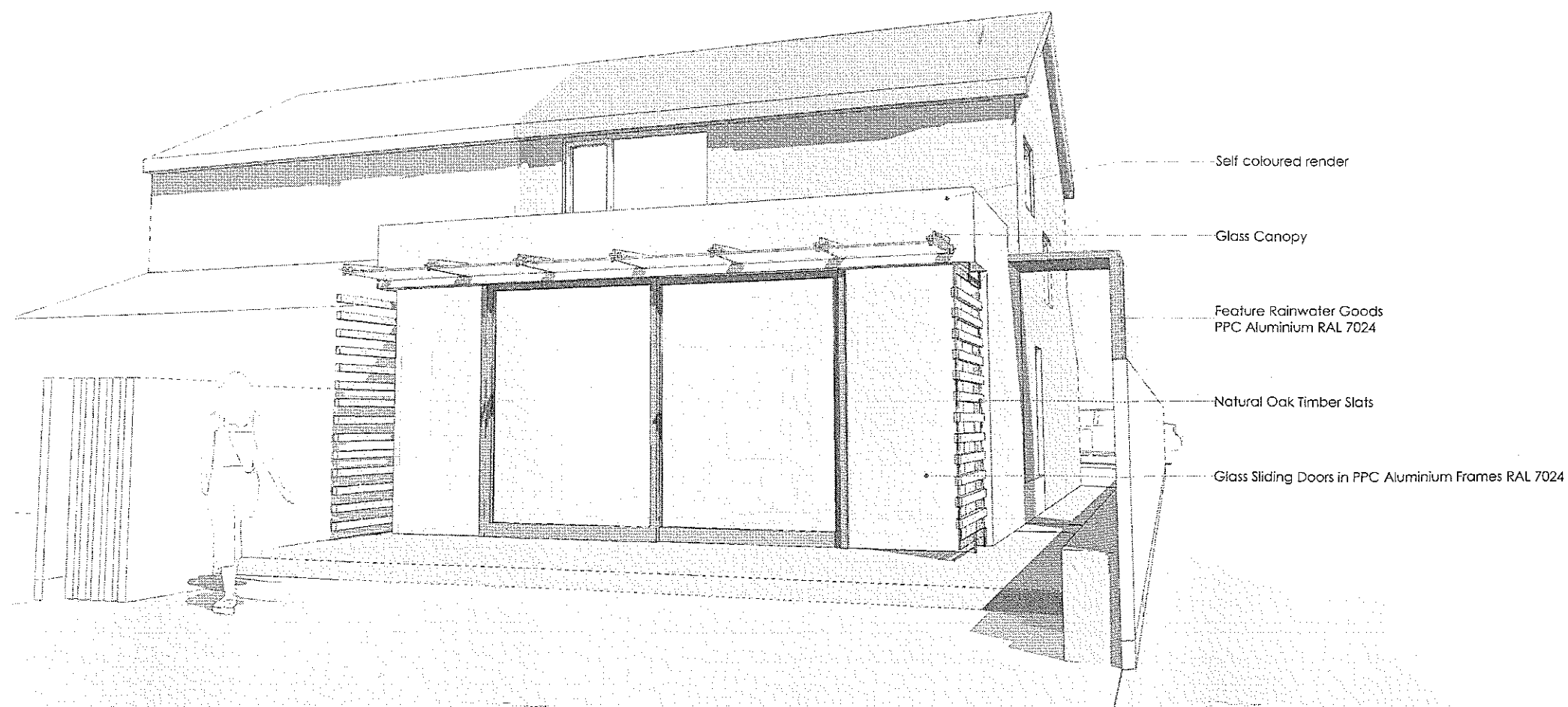
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Job No: 121

Date: JUN 11

PLANNING

320110672P



51 MOORLAND ROAD

Drawing PROPOSED: 3D VIEW 1

Drawing No. L3000 A

Scale: NTS

Job No. 121

Date JUN 11

PLANNING

320110672P

HATCHED AREA
INDICATES
CONSERVATORY TO BE
DEMOLISHED

Conservatory

Lounge

(2185)

C: 452
H: 1517+C

Porch

(2012)

Entrance

Rear Garden

Front Garden

Kitchen

(2298)

C: 1018
H: 1050+C

SVP

Utility

WC

(2403)

Bedroom

(2192)

(2428)



51 MOORLAND ROAD

Drawing: SURVEY: GROUND FLOOR PLAN

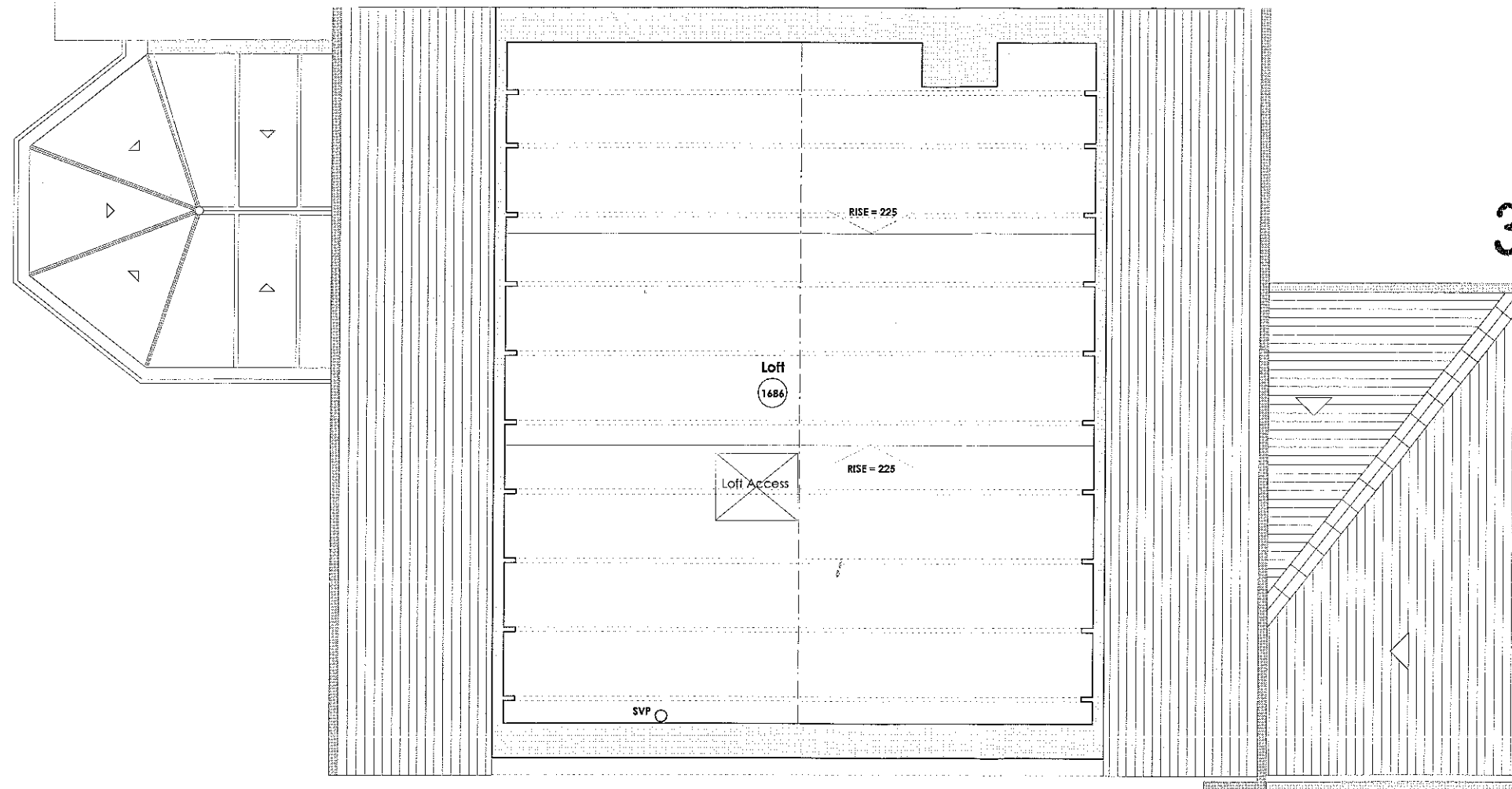
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Job No: 121

Date: JUN 11

PLANNING



320110672P



51 MOORLAND ROAD

Drawing SURVEY: SECOND FLOOR PLAN

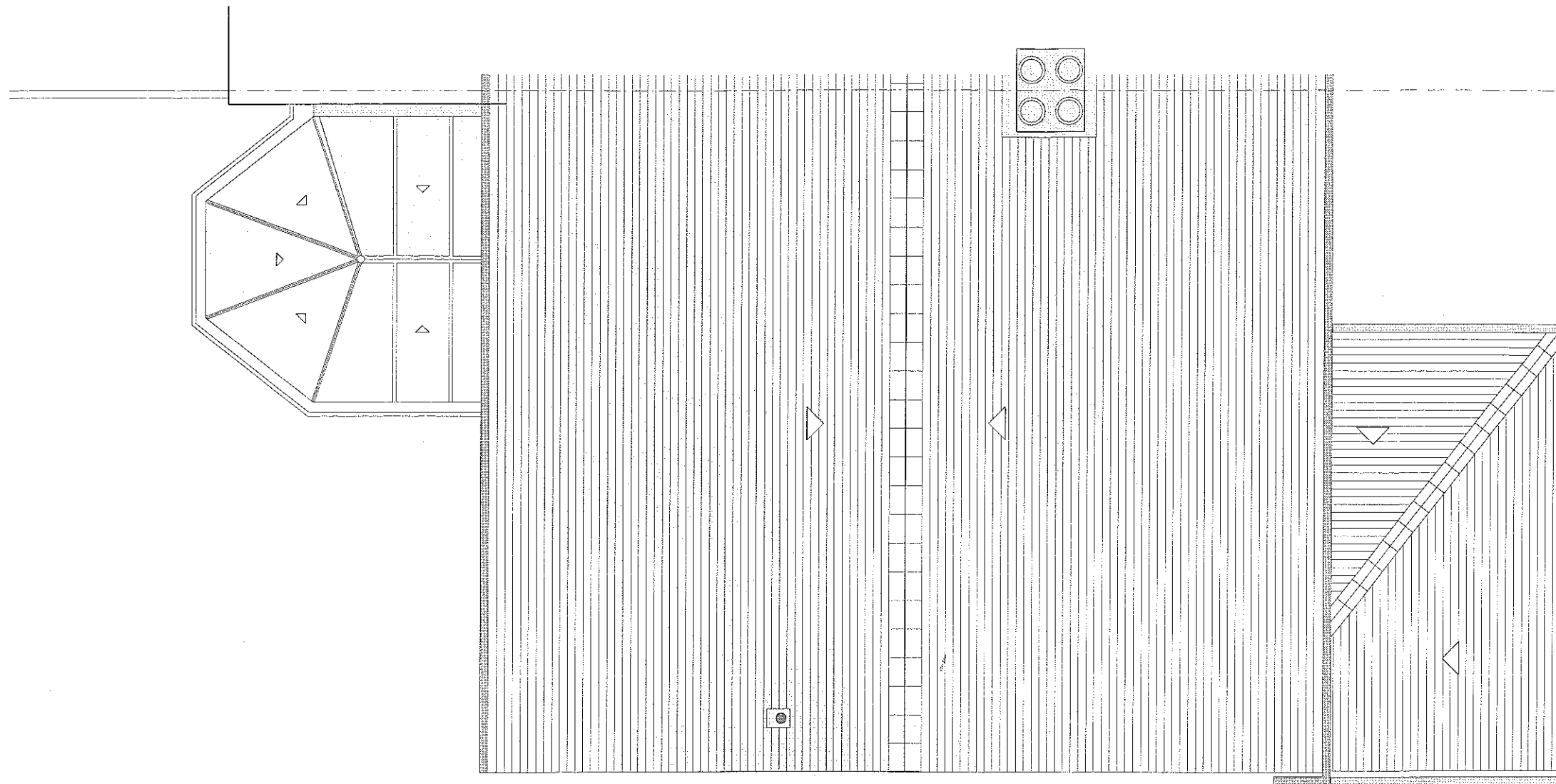
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Scale: 1:50@A3

Job No. 121

Date JUN 11

PLANNING



320110672P



51 MOORLAND ROAD

Drawing: SURVEY: ROOF PLAN

Drawing No. L0103

Scale: 1:50@A3

Job No. 121

Date: JUN 11

PLANNING



320110672P



51 MOORLAND ROAD

Drawing: SURVEY: ELEVATION FRONT

Drawing No: L0200

Scale: 1:50@A3

Job No: 121

Date: JUN 11

PLANNING



320110672P



51 MOORLAND ROAD

Drawing SURVEY: ELEVATION REAR

Drawing No. L0201 A

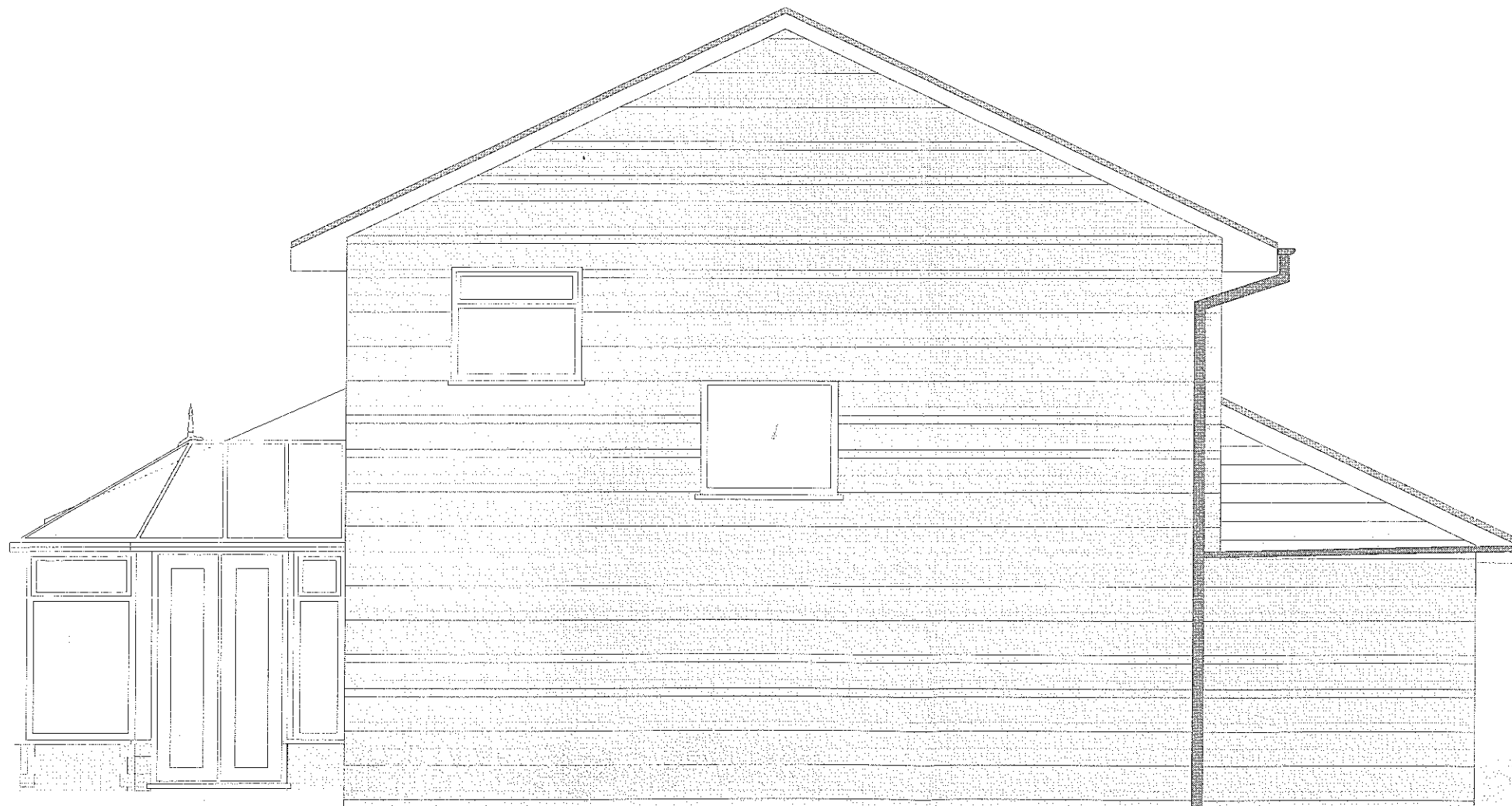
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Job No. 121

Date JUN 11

PLANNING

320110672P



51 MOORLAND ROAD

Drawing SURVEY: ELEVATION GABLE

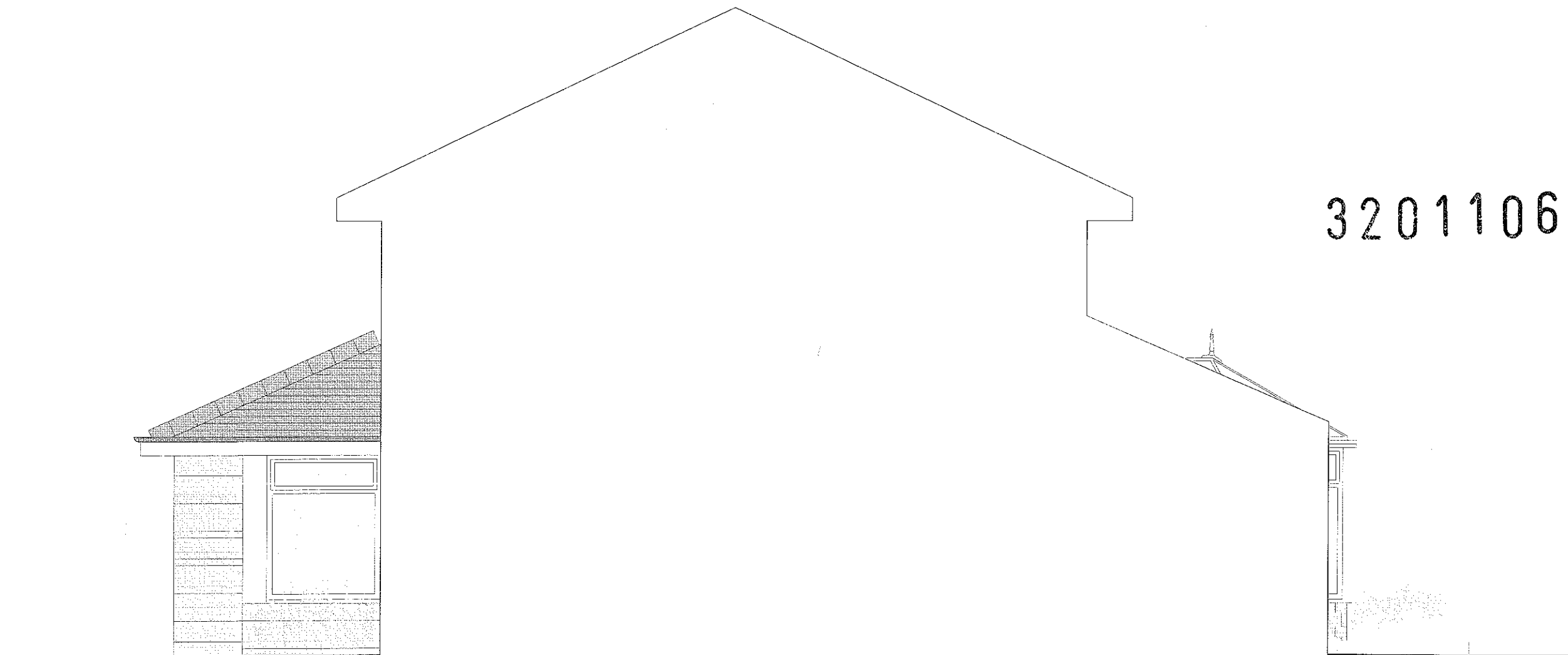
Drawing No. L0202

Scale 1:50@A3

Job No. 121

Date JUN 11

PLANNING



320110672P



51 MOORLAND ROAD

Drawing: SURVEY: ELEVATION SIDE

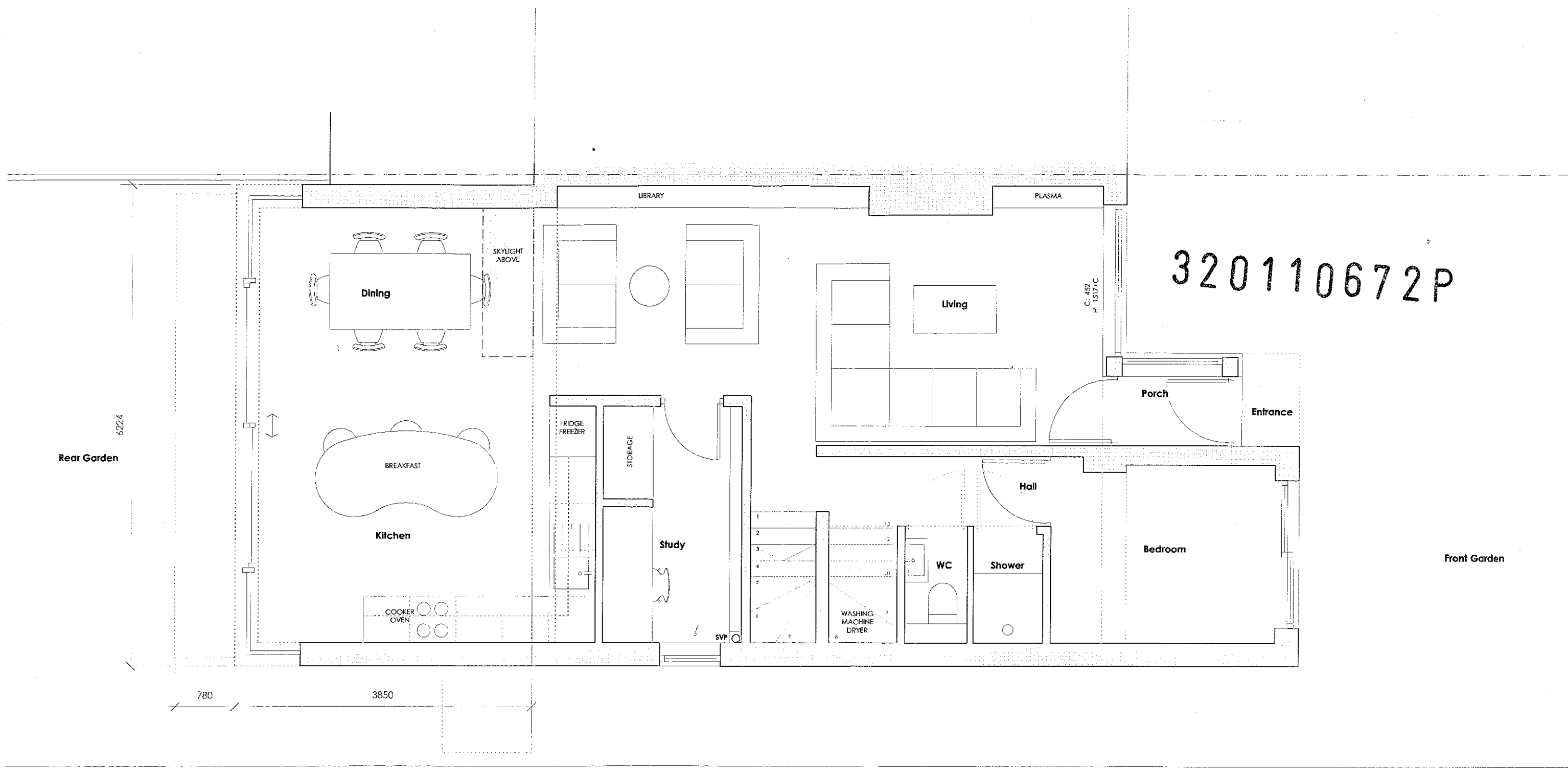
Drawing No: L0203

Scale: 1:50@A3

Job No: 121

Date: JUN 11

PLANNING



51 MOORLAND ROAD

Drawing: PROPOSED: GROUND FLOOR PLAN

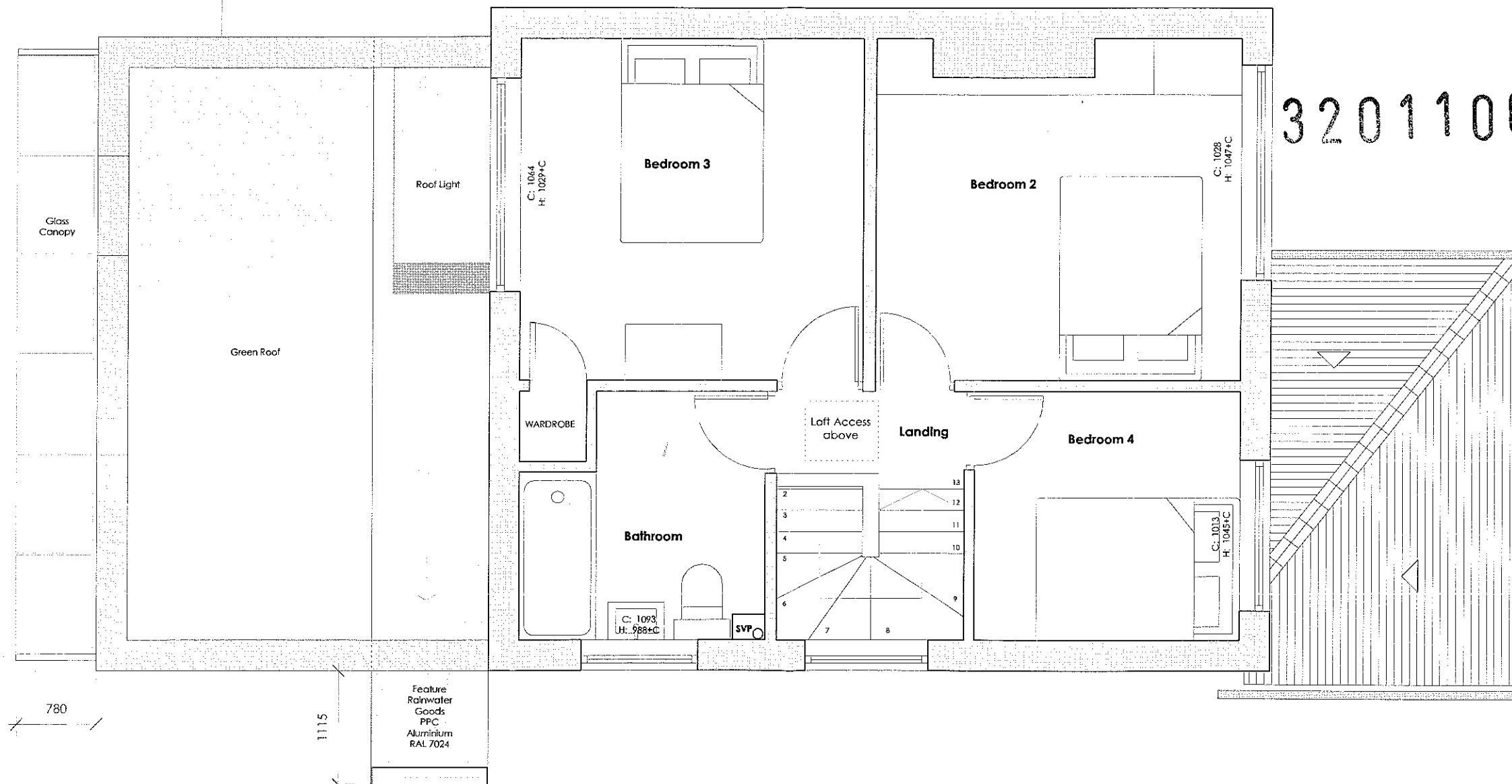
Drawing No. L1100 B

Scale: 1:50@A3

Job No. 121

Date JUN 11

PLANNING



51 MOORLAND ROAD

Drawing: PROPOSED: FIRST FLOOR PLAN

Drawing No: L1101 B

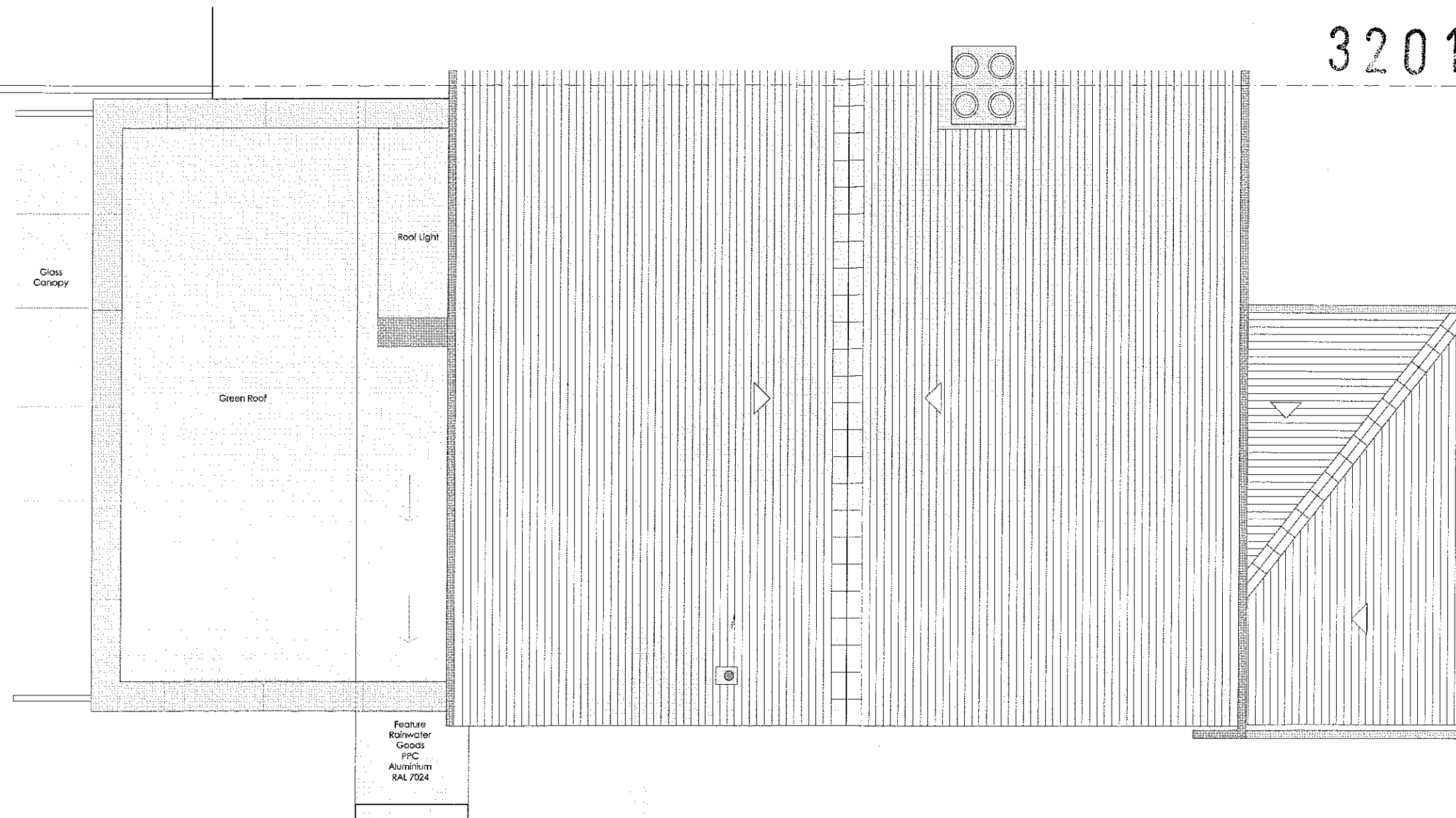
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Job No: 121

Date: JUN 11

PLANNING

320110672P



51 MOORLAND ROAD

Drawing: PRO: ROOF PLAN

Drawing No: L1103

Scale: 1:50@A3

Job No: 121

Date: JUN 11

PLANNING



320110672P



51 MOORLAND ROAD

Drawing: PROPOSED: ELEVATION FRONT (EAST)

Drawing No: L2000 A

Scale: 1:50@A3

Job No: 121

Date: JUN 11

PLANNING

320110672P



51 MOORLAND ROAD

Drawing: PRO: ELEVATION GABLE (SOUTH)

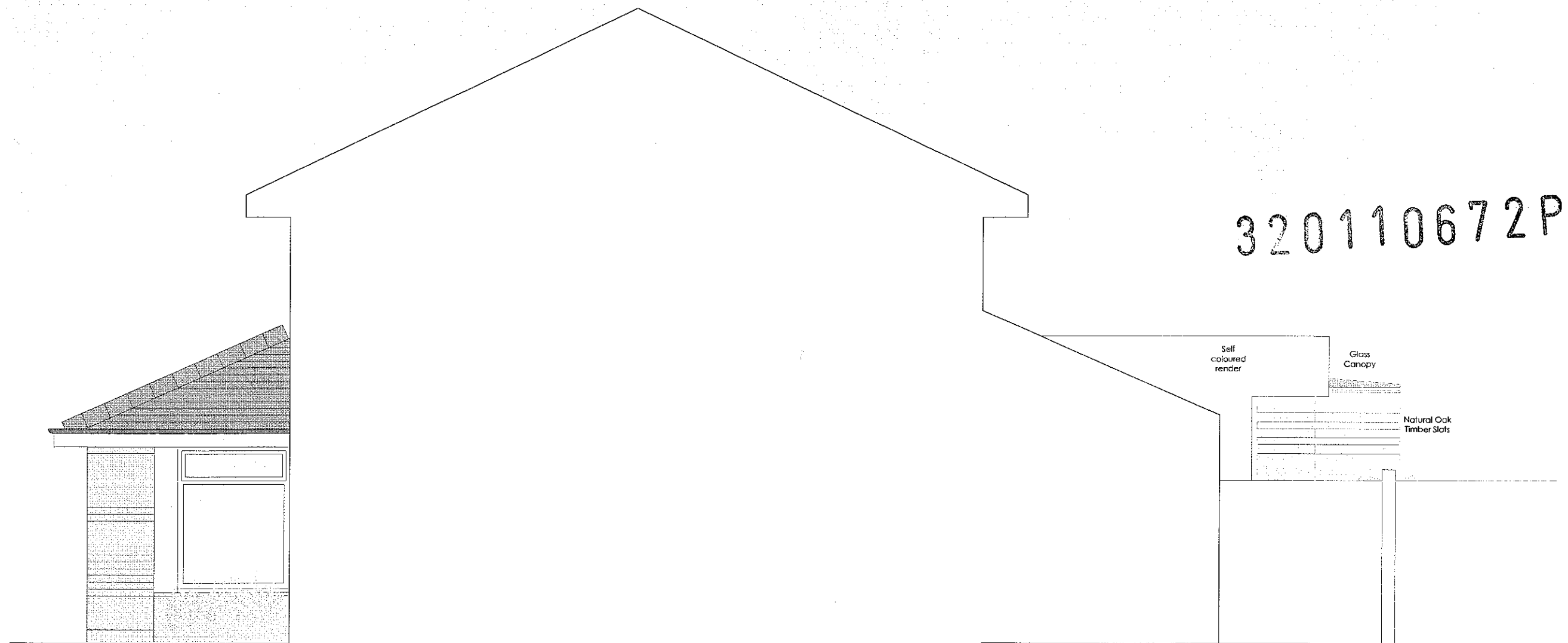
Drawing No: L2002 A

Scale: 1:50@A3

Job No: 121

Date: JUN 11

PLANNING



51 MOORLAND ROAD

Drawing: PROPOSED: ELEVATION SIDE (NORTH)

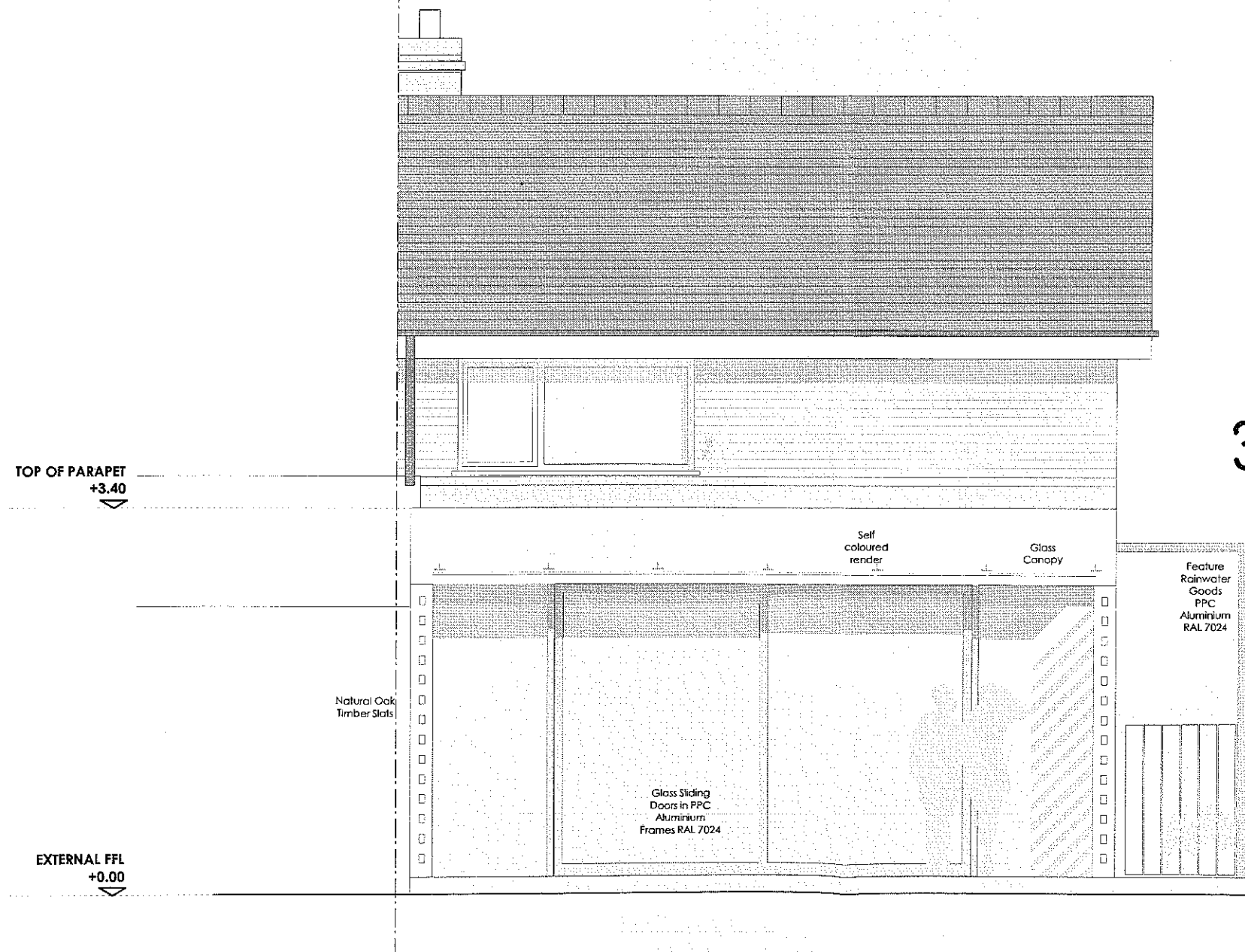
Drawing No: L2003 A

Scale: 1:50@A3

Job No: 121

Date: JUN 11

PLANNING



320110672P



51 MOORLAND ROAD

Draw'n g. PRO: ELEVATION REAR (WEST)

Drawing No. L2001 A

Scale: 1:50@A3

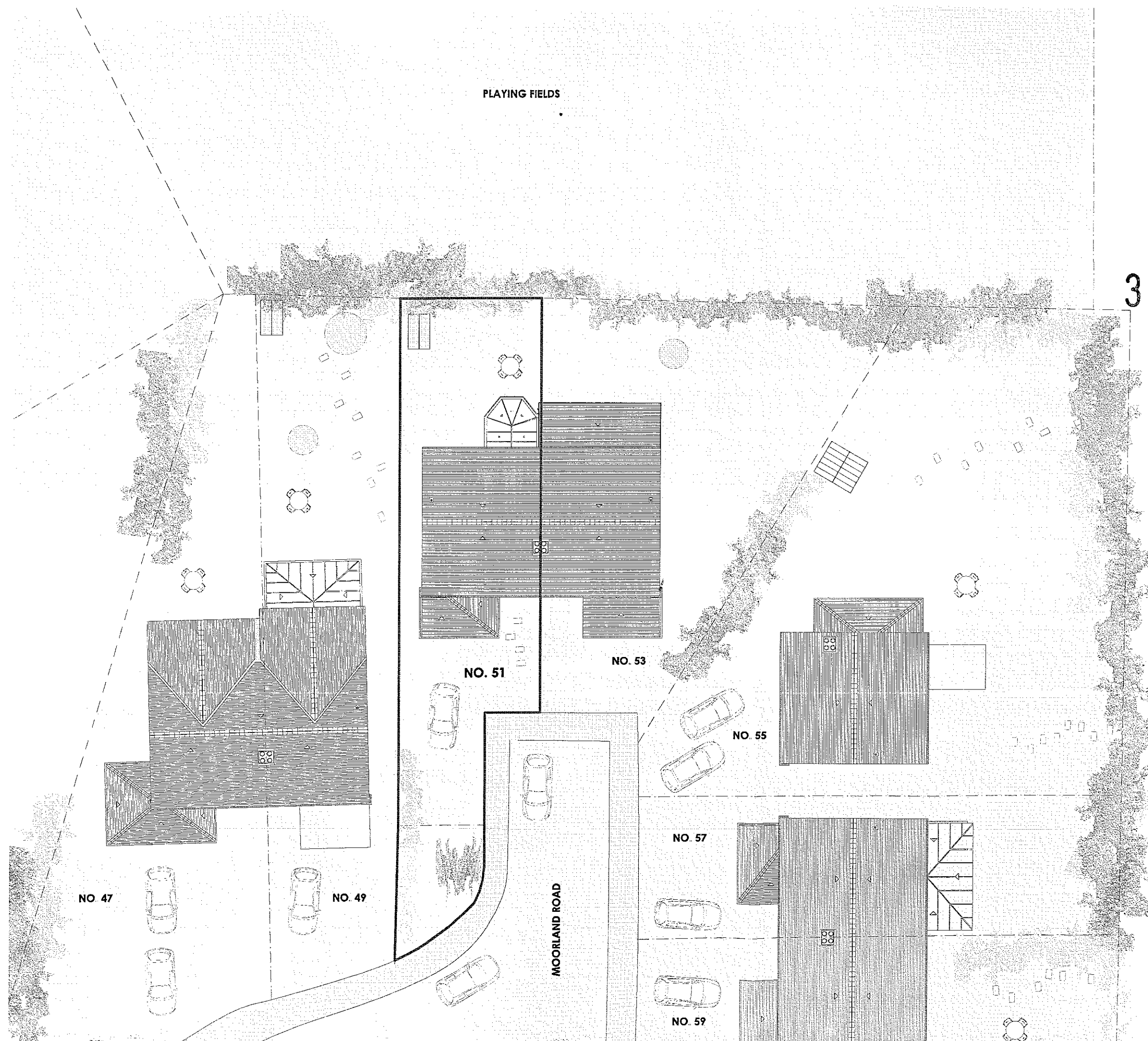
Job No. 121

Date: JUN 11

PLANNING

PLAYING FIELDS

320110672P



51 MOORLAND ROAD

Drawing: SURVEY: CONTEXT PLAN

Drawing No.: L0050

Scale: 1:200@A3

Job No.: 121

Date: JUN 11

PLANNING

PLAYING FIELDS

320110672P

NO. 47

NO. 49

NO. 51

NO. 53

NO. 55

NO. 57

NO. 59

MOORLAND ROAD



51 MOORLAND ROAD

Drawing: PRO: CONTEXT PLAN

Drawing No: L1150

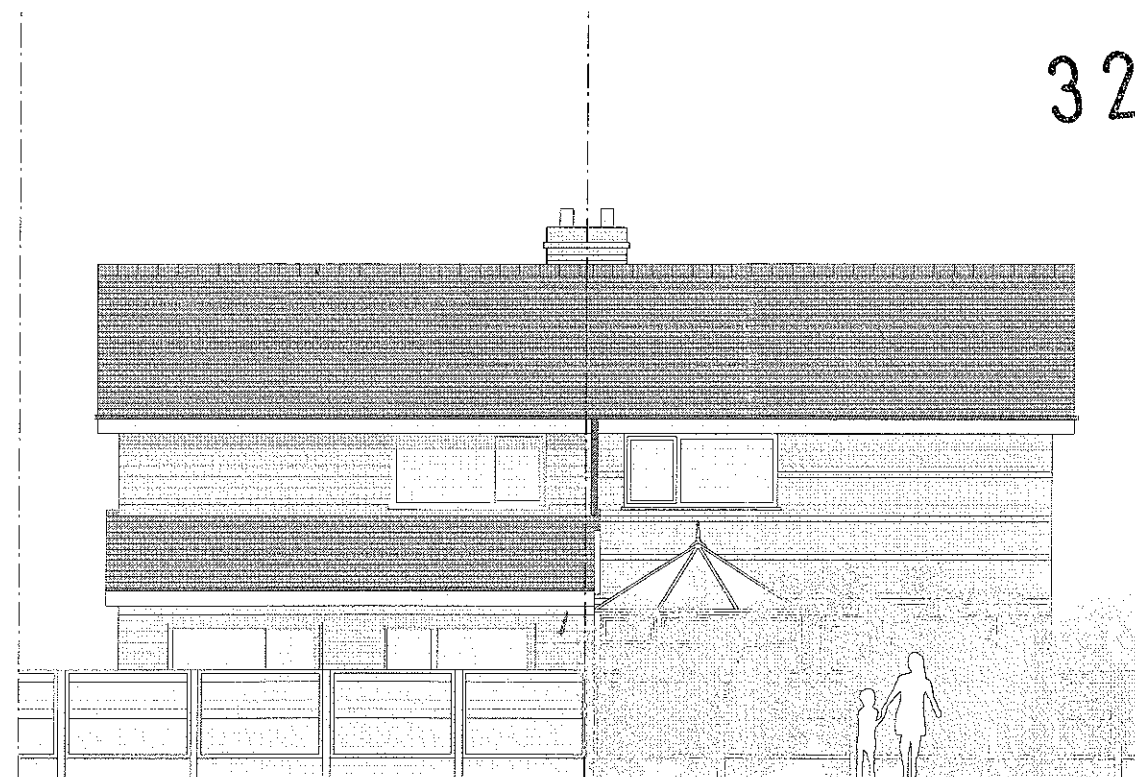
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Job No: 121

Date JUN 11

PLANNING

320110672P



EXISTING SHRUBS PROVIDE HEAVY SCREENING TO
REAR OF 51 MOORLAND ROAD



51 MOORLAND ROAD

Drawing: SURVEY: ELEVATION REAR CONTEXTUAL

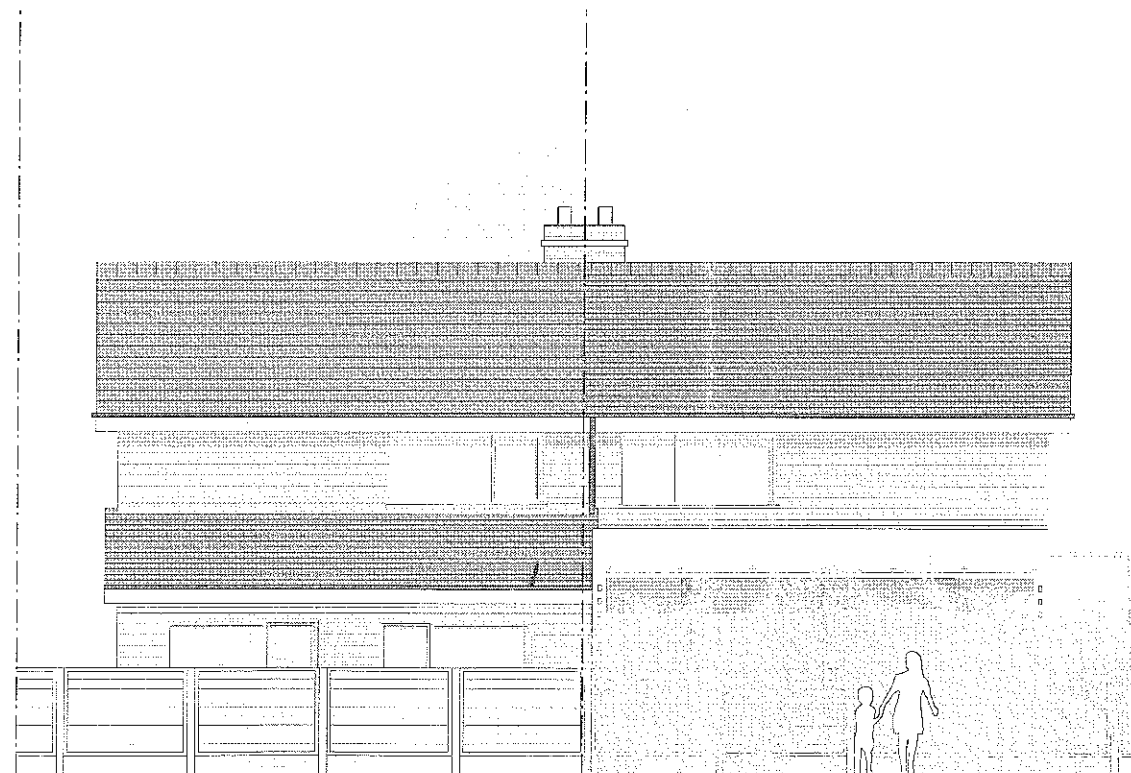
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Scale: 1:100@A3

Job No: 121

Date: JUN 11

PLANNING



EXISTING SHRUBS PROVIDE HEAVY SCREENING TO
REAR OF 51 MOORLAND ROAD

320110672P



51 MOORLAND ROAD

Drawing No. PRO: ELEVATION REAR CONTEXTUAL

Drawing No. L2010

Scale 1:100@A3

Job No. 121

Date JUN 11

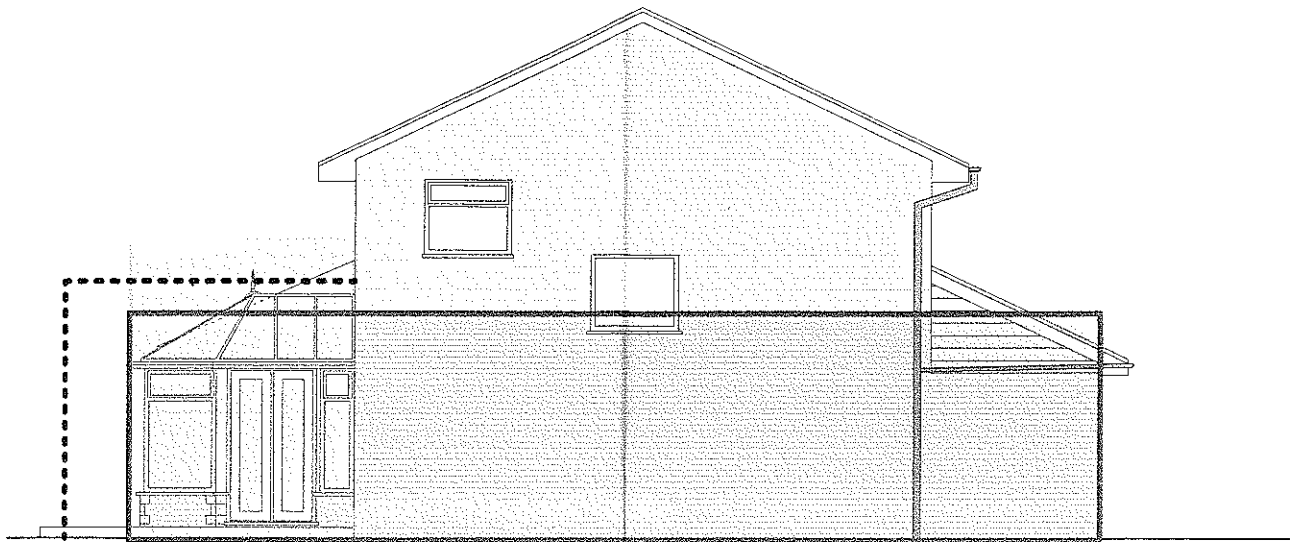
PLANNING

GROUND FLOOR EXTENSIONS ALLOWED UNDER PERMITTED DEVELOPMENT RIGHTS INDICATED IN RED

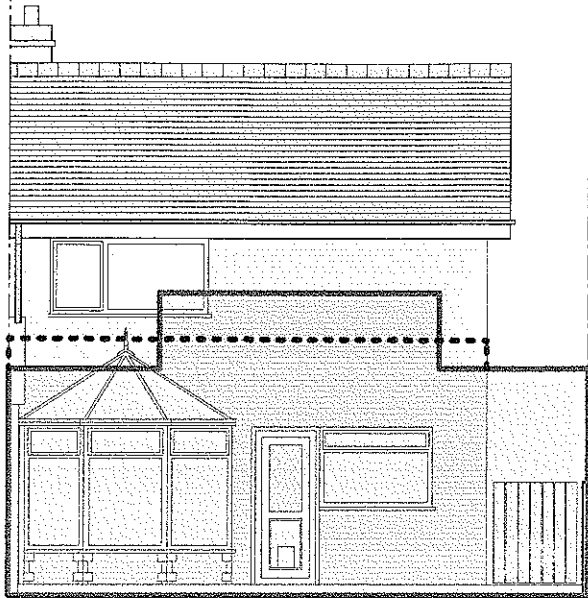
PROPOSED EXTENSION INDICATED IN BLUE



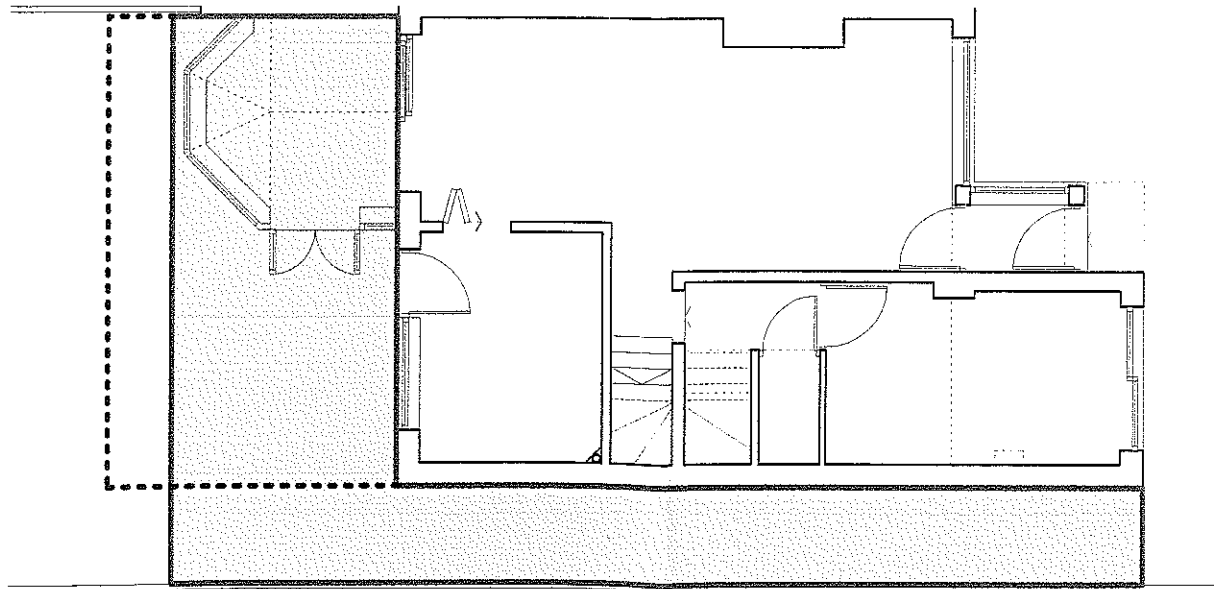
FRONT



GABLE



REAR



PLAN

320110672P



51 MOORLAND ROAD

Drawing: PRO: DIAGRAM

Drawing No: L3010

Scale: 1:100@A3

Job No: 121

Date: JUN 11

PLANNING