



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No: 320110680P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission. 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: MR First name: CHRIS
Last name: DEWHURST
Company (optional): DEWHURST HOMES
Unit: 8 House number: House suffix:
House name:
Address 1: TOWNLEY PARADE
Address 2: BERRY LANE
Address 3: LONGRIDGE
Town: PRESTON
County: LANCASHIRE
Country: UK
Postcode: PR3 3HU

2. Agent Name and Address

Title: MR First name: KARL
Last name: ZALDATS
Company (optional):
Unit: House number: House suffix:
House name: HATHERSAGE BARN
Address 1: MOORSIDE LANE
Address 2: WOODPLUMPTON
Address 3:
Town: PRESTON
County: LANCASHIRE
Country: UK
Postcode: PR4 0TB

3. Description of the Proposal

Please describe the proposed development, including any change of use:

ALTERATIONS TO ELEVATIONS FROM PREVIOUS
PLANNING APPROVAL 3/2010/0721

Has the building, work or change of use already started?

☒ Yes

☐ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

01/07/2014

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use 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: **91** House suffix: House name: Address 1: **BERRY LANE**Address 2: **LONKIRGE**Address 3: Town: **PRESTON**County: **LANCASHIRE**Postcode (optional): **PR3 3UH**Description of location or a grid reference
(must be completed if postcode is not known):Easting: Northing:

Description:

**TWO STOREY MID TERRACE
PROPERTY****5. Pre-application Advice** - see attached e-mailHas 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?

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

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:

**BINS STORED IN YARD TO
REAR**

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

☒ Yes ☐ No

If Yes, please provide details:

**LIA REFUSE COLLECTION
AS 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

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

9. 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	COURSED STONE (FRONT) RENDER (REAR)	COURSED STONE (FRONT) RENDER (REAR)	☐	☐
Roof	NATURAL SLATE	ARTIFICIAL SLATE TO REAR EXTENSION	☐	☐
Windows	TIMBER	UPVC TO REAR TIMBER TO FRONT	☐	☐
Doors	TIMBER	TIMBER	☐	☐
Boundary treatments (e.g. fences, walls)	N/A	N/A	☐	☐
Vehicle access and hard-standing	N/A	N/A	☐	☐
Lighting	N/A	N/A	☐	☐
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:

10. Vehicle Parking - see attached e-mail

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

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

LOCATE + CONNECT TO 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 a 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 ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

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:

DWELLING - APPROVAL TO CONVERT TO RETAIL UNIT

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

DWELLING

When did this use end (if known)?
DD/MM/YYYY

(date where known may be approximate)

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes☐ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)=**Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐	☒					1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							1

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):****-1**

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?



If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐	0	0	45m ²	7.5m ²
Net tradable area:	☒				
A2 Financial and professional services	☒				
A3 Restaurants and cafes	☒				
A4 Drinking establishments	☒				
A5 Hot food takeaways	☒				
B1 (a) Office (other than A2)	☒				
B1 (b) Research and development	☒				
B1 (c) Light industrial	☒				
B2 General industrial	☒				
B8 Storage or distribution	☒				
C1 Hotels and halls of residence	☒				
C2 Residential institutions	☒				
D1 Non-residential institutions	☒				
D2 Assembly and leisure	☒				
OTHER	☒				
Please Specify	☒				
Total					52.5m ²

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	0	0	0
Proposed employees	0	2	2

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
REPAIR SHOP				NK

21. Site Area

Please state the site area in hectares (ha)

0.00001 ha

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:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. 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):

22/08/2011

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):

24. 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):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. 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):

22/08/2011

(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):

--

26. 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 correct fee:



The original and 3 copies of the 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 a design and access statement, if required (see help text and guidance notes for details):



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



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. 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):

22/08/2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

KZarchH2et@btinternet.com

30. 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:

Louise Blatchford

From: Karl Zaldats [kzarchitect@btinternet.com]
Sent: 24 August 2011 17:44
To: Louise Blatchford
Subject: Re: FW: Planning application - 91 Berry Lane, Longridge
 Louise

320110680 P

Yes & Yes

Will email you revised drawing end of the week

Karl

Karl Zaldats BA(Hons) Dip Arch Dist RIBA

Chartered Architect

**Hathersage Barn
 Moorside Lane
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 PR4 0TB**

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--- On Wed, 24/8/11, Louise Blatchford <Louise.Blatchford@ribblevalley.gov.uk> wrote:

From: Louise Blatchford <Louise.Blatchford@ribblevalley.gov.uk>
Subject: FW: Planning application - 91 Berry Lane, Longridge
To: kzarchitect@btinternet.com
Date: Wednesday, 24 August, 2011, 17:26

Hi Karl

Further to my e-mail below can you also confirm by e-mail reply the existing and proposed on-site parking - I presume the answer is 'zero'? I also presume that the answer to question 5 will be 'Yes' and advice given by my colleague Rachel in her letter dated 15th August 2011?

Many thanks
 Louise

From: Louise Blatchford
Sent: 23 August 2011 16:04
To: 'kzarchitect@btinternet.com'
Subject: Planning application - 91 Berry Lane, Longridge

06/09/2011

Hi Karl

RE: Alterations to elevations from previous planning approval 3/2010/0721
AT: 91 Berry Lane, Longridge

I'm just looking through the above application and would be grateful if you could indicate the following on the proposed plans:

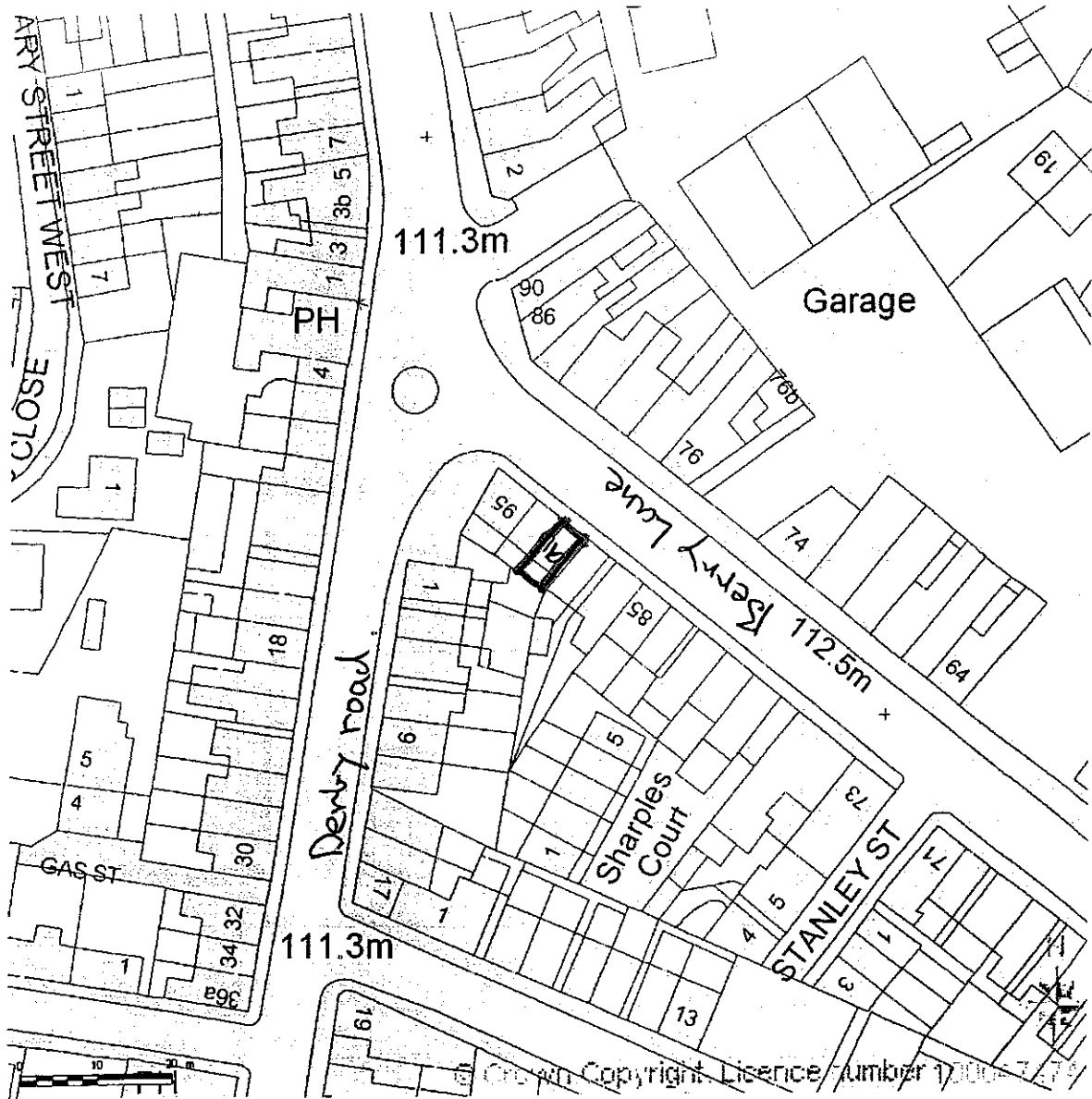
- Please can you show the property boundary line on the rear elevation as you have done on the front elevation. It would be useful to also show this on the floor plans. Also, please can you show the existing door on the rear elevation of the adjoining property 93 Berry Lane.

Many thanks
Louise

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

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320110680P



DESIGN & ACCESS STATEMENT

320110680P

91 BERRY LANE, LONGRIDGE – SINGLE STOREY REAR EXTENSION AND CHANGE OF USE FROM DWELLING TO RETAIL OUTLET

THE PROCESS

Physical, Social, Economic and Planning Policy Context

91 Berry Lane is a one-bedroom, two storey, mid-terrace single dwelling, in a row of terraces predominantly made up of ground floor retail outlets with single occupancy flats over. The elevation off berry lane consists of random stone wall façade with stone heads, sills and jambs to all opening, and stepped (stone) parapet gutter and slated roofline to mirror the sloped incline of Berry Lane.

The rear elevation is enclosed within a courtyard with 93 Berry Lane, with no obvious boundary between the two. There is also gated access off the junction between Berry Lane and Derby Road.

External walls to the rear are rendered and in the majority painted white. The boundary between 91 and 89 Berry Lane is a dilapidated/ crumbling random stone wall and a large two-storey fair-faced brickwork extension is clearly visible from the courtyard.

91 Berry Lane is one of very few remaining properties whose use type is residential at both ground and first floor – most of the units making up the terrace now consist of ground floor shops with first floor single occupancy/ flats/ privately rented accommodation at first floor.

The proposed development to convert the residential premises to commercial to provide a small scale retail space at ground with stock storage space and (staff) WC facilities at first floor level.

This is in keeping with the surrounding building use classes –it is clear that this type of conversion is common, and an elapsed approved application for this property confirms this. The rear extension will provide additional retail space.

Ribble Valley Borough Council policies that affect and shape the development include:

- S4: *Shopping Policies applied in Longridge and Whalley*
- S9: *Upper Floor Uses*
- S13: *Shop Front Design*

INVOLVEMENT, EVALUATION AND DESIGN

The client brief was to convert existing residential accommodation into sole commercial premises, and a small single storey extension to provide optimum ground floor space for retail.

- Size, scale and design to be sensitive to and not detract from its surroundings – neighbouring rear extensions and an existing low stone wall determined the size and scale of the extension, which was kept to a minimum but still provide adequate internal retail space.
- The proposal retains characteristics of similar rear extensions, in terms of building material specification.

Cont.

INVOLVEMENT, EVALUATION AND DESIGN (Cont)

- Alterations to the existing front elevation to form a shop front are in keeping with the surrounding shop fronts, and Planning Policy S13, i.e. in keeping with the character of the building.
- First floor use to be used as commercial use, as size and access does not allow retention/conversion to domestic use.

USE

Conversion from two-storey residential to two-storey commercial/retail premises (Use Class A1)

LAYOUT OF THE SITE

Being only a small scale building project, the layout of the site is to remain unaltered including vehicular access/refuse collection – designated parking for shops is available in the close locality of Berry Lane and furthermore in Longridge.

ACCESS

The extent of the works involved requires full Building Regulations Approval, which includes compliance with Building Regulations Approved Document 'M1, M2, M3' for access and use to buildings other than dwellings. The change of use of an *existing building* from a dwelling to a shop should to a certain extent necessitate the implication of the Disability Discrimination Act, and consideration of access into and movement around the shop for customers, but also the possibly for members of staff. It must be understood that the constraints of the existing building size, could limit alterations to fully comply with the DDA, although reasonable adjustments would be implemented at a later date if required,

The existing building already contains WC facilities at first floor level (to be retained for staff use). In the event of disabled persons working in these premises, the proprietor of the building shall comply with the requirements of the DDA and make provision for access and use of all facilities. This maybe the integration of a Building Regulations Part 'M' compliant WC cubicle at ground floor, or means of access to the first floor, i.e. installation of a stair lift.

REVISION A

- The original application for a change of use, single storey rear extension and creation of a new opening to form shop front was approved on 25 February 2011 (application no: 3/2010/0721)
- Since works have commenced on site during July 2001, the contractor has, rightly or wrongly, made the following changes on site:
 - Has extended the roof of the proposed single storey extension side ways up to the centre line of the original boundary wall, so as to enable the bins to be covered. The free end of this roof, is to be supported by a timber post.
 - Has included a rear door to the side of the rear single storey extension
 - Has included a small Velux roof light to the roof of the proposed rear single storey extension.

Cont.

REVISION A (Cont.)

- Has mirrored the front shop front/door combination, so as to retain the existing internal electric/gas meter locations.

It is difficult to understand that the introduction of the roof over hang, Velux roof light and a door to the proposed single storey rear extension should be considered as an issue, and understand that you need to have these details to satisfy the current planning process

The decision was taken on site to mirror the new front door position to cater for, and retain the location of the existing electric and gas meter positions. Relocating this would have been costly and there would have been a long lead in period for the meters to be moved.

Bearing in mind that the original front door to the dwelling was in the revised position of the new shop door, I honestly can not believe that altering the door position from the right hand side to the left hand side of the shop front is going to have any adverse effect on the 'visual impact' of the street scene, and I feel the Authority must recognise and take into account that we are in the midst of a world recession, and that some one who has the confidence to inject money and create more retail space, with a view to sustaining the commercial viability within Berry Lane and Longridge, should be encouraged with as few hoops and hurdles as possible.

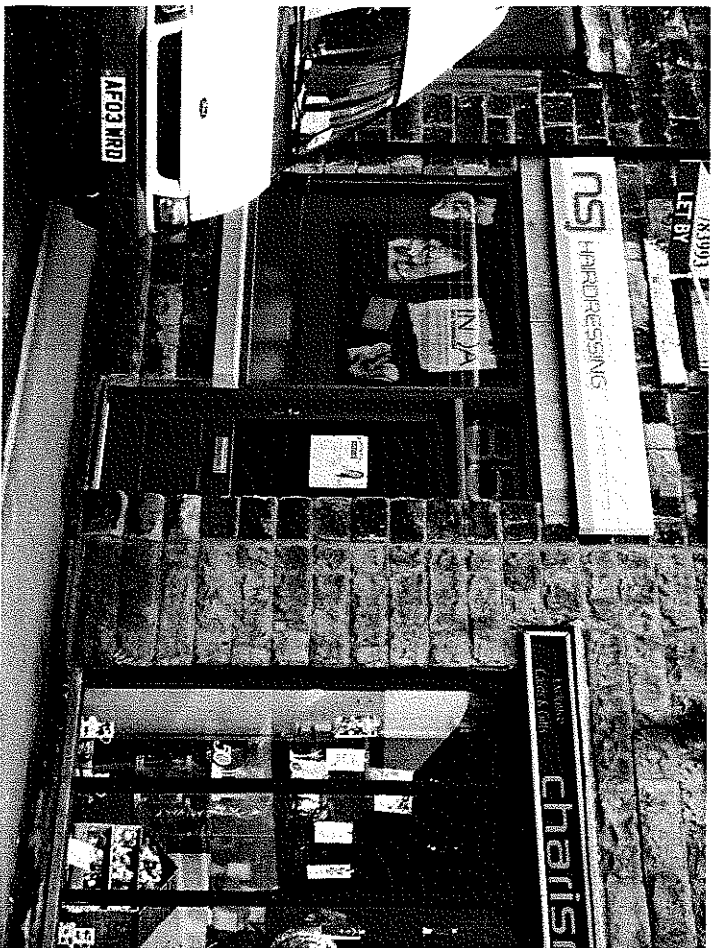
The revised shop front in detail and aesthetics will be the same as that on 85 Berry Lane, (see attached photograph), which I feel is a neat, economical and practical solution, which does not look out of place along within the street scene.

It is appreciated that Berry Lane is within a Conservation Area, and the word 'Heritage' seems to be a current buzz word, but our Heritage did not cease to develop in the Victorian era. Our Heritage is an ongoing and progressing process, and as such the current immediate and future needs to sustain any commercial viability should be foremost in ensuring that our Heritage continues, and that the progressive results of 'today' become apart of our Heritage as seen in years to come, and not just a watered down, pastiche of an inaccurate romantic notion of the past.

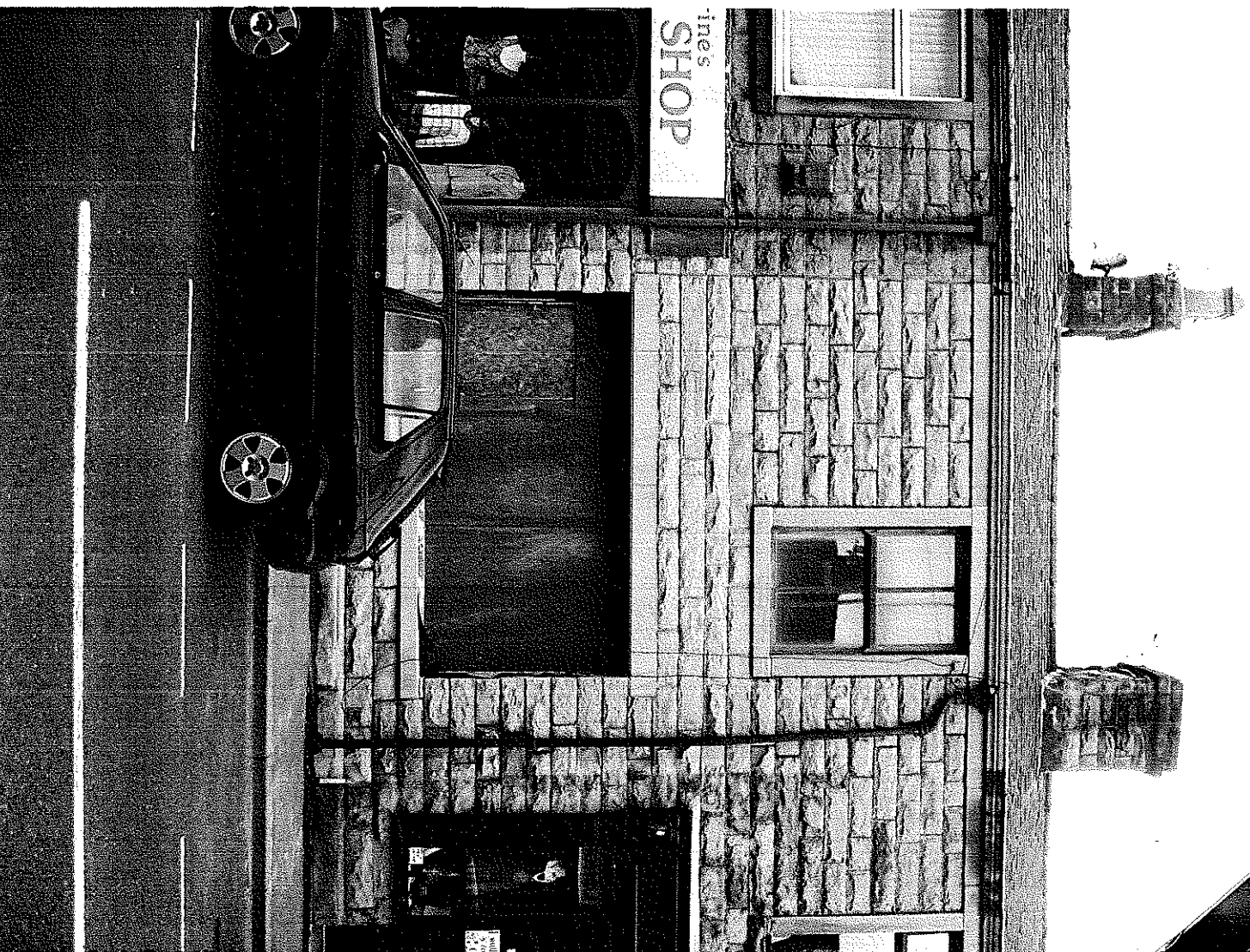
The Authority should be aware that over the last year or so, there have been a great any existing shop fronts replaced up and down Berry Lane, and I assume with out the benefit of Planning Permission. This in my opinion enables the town to thrive and adds an air of confidence and vibrance within both the business/commercial side of the town and the townscape, and which is taking the town forward rather than standing still.



IMMEDIATE SHOPS EITHER SIDE OF 91 BERRY LANE



No 85 BERRY LANE SHOP FRONT - AS PROPOSED FOR No 91



No 91 BERRY LANE AS OF 21:08:2011

320110680 P

320110680 P



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Rachel Horton
direct line: 01200 414571
email: Rachel.horton@ribblevalley.gov.uk
my ref: 3/2010/0721
your ref:
date: 15th August 2011

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
DX Clitheroe 15157
www.ribblevalley.gov.uk

Dear Mr Dewhurst

RE: WORKS AT 91 BERRY LANE, LONGRIDGE

I refer to the approved application for the change of use of the above premises from existing dwelling, to a retail unit with single storey rear extension

It is apparent that the works in progress are not in accordance with planning approval 3/2010/0721, and thus are unauthorised. A door has been inserted to the side elevation of the single storey rear extension and works, which are being carried out to the shopfront, suggests that the finished works will differ from that which has been previously approved

I would strongly advise that you stop all external works and must stress that any works you have, or continue to carry out, is done entirely at your own risk.

I do have some concern with regards to the visual impact of the changes to the shopfront, in particular, as this property is a 'Building of Townscape Interest' within the Conservation Area. As works are well underway it is unclear as to what visual impact the shopfront will have upon the building and the Conservation Area, this will of course be more apparent once plans have been submitted, however there is no guarantee that approval will be granted

Therefore to regularise the works we request that a planning application is submitted showing the proposed changes within 10 days of the date of this letter. If the authority is not in receipt of an application within this period, appropriate enforcement action may be taken against you

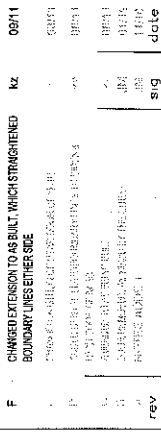
Yours Sincerely

RACHEL HORTON
ASSISTANT PLANNING OFFICER

cc Mr Chris Howarth
Joe Monks at Michael Rayner Associates

Mr Dewhurst
Dewhurst Homes
Towneley Parade
Berry Lane
Longridge
Lancs
PR3 3HU

16 AUG 2011



ALTERATIONS TO FRONT

A·R·C·H·I·T·E·C·T·S·

project
**91 BERRY LANE
LONGRIDGE
PRESTON**

PROPOSED CHANGE OF USE FROM RESIDENTIAL TO RETAIL, INCLUDING REAR EXTENSION AND INTERNAL ALTERATIONS

PROPOSED

PLANS, ELEVATIONS AND TYPICAL SECTION

drawing

drawn

rev [REDACTED]

**PROPOSED SHOP FRONT IS
SAME AS EXTG SHOP
FRONT TO No 85 BERRY
LANE ...3 DOORS AWAY...
BUT MIRRORED**

RETAIN NIB HERE

NEW DOOR POSITION IN POSITION OF EXTG
HOUSE DOOR

FORM NEW OPENING

EXTG ELECTRIC/GAS METER POSITIONS

RETAIL UNIT

2	EXISTING STAIRCASE RETAINED
---	-----------------------------------

**STAFF/
ROOM/
STORE**

BATH

ROOF OVERHANG WITH POST UNDER
GLAZED REAR DOOR

RETAIL UNIT

STONE LINTEL OVER NEW OPENING

DOOR POSITION IN SAME POSITION AS EXTG
HOUSE DOOR

ENLARGED NEW OPENING

STONE CILL WITH MATCHING COURSED
STONE UNDER

STONE UNDER

250mm 1M

BUILDING MATERIALS AND EXTERNAL FINISHES

EXTERNAL WALLS:
REAR WALLS TO BE TRADITIONAL SAND/CEMENT
RENDERED BLOCKWORK (INSULATED) CAVITY WALL;
RENDER COLOUR AND TEXTURE FINISH TO MATCH
ADJACENT PROPERTY.

MODIFICATIONS AND ALTERATIONS TO THE SHOP FRONT TO BE IN MATCHING COURSED STONework WITH STONE HEADS, SILLS AND TO MATCH EXISTING

ROOFING:
MARLEY ETERNIT 'MODERN' OR EQUIVALENT APPROVED
INTERLOCKING CONCRETE ROOFTILES TO CLOSELY
MATCH ADJACENT PROPERTY.

WINDOWS AND DOORS:
NEW EXTERNAL DOOR AND REPLACEMENT WINDOWS TO BE WOODGRAIN EFFECT UPVC, INCORPORATING DOUBLE-GLAZED UNITS.

RAINWATERGOODS AND FASCIAS:
PROFILED RAINWATER GUTTERING AND DOWNPIPES
WITH FASCIAS TO MATCH EXISTING, COLOUR- BROWN

VELUX LIGHT TO ROOF OF NEW SINGLE
STOREY EXTENSION

ROOF OVER HANG TO EXTEND NO FURTHER
THAN CENTRE LINE OF EXTG YARD
BOUNDARY WALL (SIGNS OF EXTG POSION
ON EXTG MAIN REAR WALL OF PROPERTIES)
FREE END OF ROOF PICKED UP ON TIMBER
POST

SW (REAR) ELEVATION
SINGLE-STOREY EXTENSION