



RIBBLE VALLEY
BOROUGH COUNCIL

FOR THE
ATTENTION OF

30 AUG 2011

For office use only

Application No

320110695 P

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

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:	Mr	First name:	Stuart	Surname:	Pye
Company name:					
Street address:	Springfield		Telephone number:	Country Code	National Number
	112 Whalley Road				
	Wilshire		Mobile number:		
Town/City:	Blackburn		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:	BB1 9LJ				

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

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas
Company name:	Janet Dixon Town Planners Ltd				
Street address:	10A Whalley Road		Telephone number:	Country Code	National Number
					01200 425051
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:	BB7 1AW		judith@jdixonplanners.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of one detached dwelling, new vehicular access parking, turning and creation of garden.

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)

Description:

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

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

Easting:
Northing:

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: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the 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:

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

☒ Yes ☐ No

If Yes, please provide details:

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):

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

N/A

Description of *proposed* materials and finishes:

Natural coursed stone to front elevations and plinth on side and rear elevations, side and rear elevations also cream coloured render, all elevations have natural stone quoins, heads, cills, jambs etc. Slate cheeks to dormer.

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

N/A

Description of *proposed* materials and finishes:

Natural blue slate

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

N/A

Description of *proposed* materials and finishes:

Black pvcu double glazed

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

N/A

Description of *proposed* materials and finishes:

Black pvcu, garage door black steel

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

Dry stone wall, neighbours stone wall and wooden fence and post and wire fence

Description of *proposed* materials and finishes:

Retain dry stone wall, neighbours stone wall and wooden fence replace post and wire fence with timber post and rail fence.

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

N/A

Description of *proposed* materials and finishes:

Block paving SUDS to driveway and parking area. Paths and patio to be buff coloured concrete paving.

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:

Design and Access Statement Janet Dixon Town Planners

Proposed plans 176/01

Proposed elevations 176/02

Location plan and block plan 176/03

Site plan and street scene elevation 176/04

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	0	4	4
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

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:

Agriculture

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

Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

Market Housing - Existing

320110695 P

	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

0

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?

700 sq.metres

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.

25. Certificates (Certificate B - continued)

Notice recipient		Date notice served
Name	Ribble Valley Borough Council	25/08/2011
Number:	Suffix:	
Street:	Council Offices,	
Locality:	Church Walk,	
Town:	Clitheroe	
Postcode:	BB7 2RA	
Title: Mrs First name: Judith Surname: Douglas		
Person role:	Agent Declaration date: 25/08/2011	☒ 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

Title: Mrs	First Name: Judith	Surname: Douglas
Person role: Agent	Declaration date: 25/08/2011	☒ 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 21/07/2011

**DESIGN AND ACCESS STATEMENT IN SUPPORT OF A PLANNING APPLICATION
TO ERECT ONE DWELLING ON LAND AT MOUNT PLEASANT, PADIHAM ROAD,
SABDEN.**

1. SITE DESCRIPTION

- 1.1 The application site comprises a piece of land between 52 Padiham Road and Mount Pleasant. The land has been fenced off from the field to the north and east of the site. There is presently no vehicle access from the site to Padiham Road but the land is adjacent to a track which forms part of the adopted highway. The rear of the site runs parallel to the rear garden of the semi-detached houses on Padiham Road to the south of the site and is presently marked by a post and wire fence. The southern boundary is adjacent to the side boundary of 52 Padiham Road and is divided from it by that property's stone garden wall at the front and close boarded fence at the rear. The western boundary is marked by the dry stone wall which separates the site from the track which provides access to the rear of the terraced houses at Mount Pleasant. There are trees within the site close to this wall. The northern boundary is separated from the field by a post and wire fence which runs almost parallel to the front of the terraced houses at Mount Pleasant.
- 1.2 Padiham Road is the main traffic route out of the village of Sabden towards Padiham and Burnley. This road carries a bus route and there are bus stops in both directions at 117 Padiham Road near to Thorn Street which is within easy walking distance of the site.
- 1.3 The site is immediately adjacent to the settlement boundary of Sabden as defined in the adopted Ribble Valley District Wide Local Plan. Mount Pleasant, the semi-detached houses on the eastern side of Padiham Road and all of the houses on the western side of the road are within the settlement boundary.
- 1.4 The site can be fairly described as being on the edge of the village close to existing residential properties. The existing houses on Padiham Road vary in style, height, age and use of materials. They include traditional stone terraced housing, former local authority semi-detached houses predominately rendered, and modern brick and rendered detached houses.

2. PROPOSAL

- 2.1 This is a full planning application which seeks approval for the erection of one detached two and half storey dwelling with new vehicle access, off-street parking, turning and the creation of a garden area.

3. ASSESSMENT

- 3.1 The land is adjacent to Mount Pleasant and is adjacent to the settlement boundary of Sabden in the adopted Ribble Valley District Wide Local Plan. Policy G1 Development Control and Policy G4 Settlement Strategy are of relevance to this proposal. In addition, Central Government advice in PPS3: Housing also applies

4. SITE HISTORY

- 4.1 There are no records of any planning applications having been determined for development on the site on the Council's website.

5. INVOLVEMENT

- 5.1 Pre-application advice was received from Senior Planning Officer Colin Sharpe on the 20th May 2011. This confirmed that in principle the development of the site for one dwelling is acceptable under current planning policy. He also confirmed that development of the site could be considered to be rounding off of development in this part of Sabden. He confirmed that a satisfactory access to the site could be provided to the site and the Council's Highway Engineer has confirmed that there is no objection to the proposal in principle.
- 5.2 In regard to the design submitted for pre-application comments he suggested that the proposal should include drawings of the dwelling in relation to the neighbouring properties at 52 Padiham Road and at Mount Pleasant so that the scale of the dwelling could be properly assessed in relation to its neighbours. These have been incorporated into the submitted drawings. See appendix 1.

6. EVALUATION

- 6.1 The main issues in this case are the principle of the development, the effect of the proposed development on residential amenity and the impact on highway safety.

- 6.2 The application site is adjacent to the village boundary of Sabden which is designated as a village which can accommodate small scale development in the Local Plan. However policy G5 states that sites outside the settlement boundary can only be developed for specific requirements such as an agricultural workers dwelling.
- 6.3 The Council is in a position of housing under supply. Planning Policy Statement 3: Housing, states that where there is less than a 5 year supply of deliverable sites, Councils should consider favourably planning applications for housing having regard to the wider policies in the Planning Policy Statement, in particular the criteria in paragraph 69 including the suitability of the site for housing, including its environmental sustainability, using land effectively and efficiently, and ensuring that the proposed development is in line with planning for housing objectives reflecting the need and demand for housing in, and the spatial vision for, the area, and does not undermine wider policy objectives. At the present time there is a lack of a 5 year supply of housing land in the Borough. It was confirmed in a recent Planning Committee Report that "we currently have a 3 year supply measured against our requirements". For this reason the Council should consider this planning application favourably, particularly as the site is adjacent to a settlement.

7. DESIGN

Use

- 7.1 The use of the site will change from agriculture to residential use

Amount

- 7.2 The development comprises the erection of one five bedroomed dwelling with two off-street parking spaces and garaging. The proposed dwelling will comprise a family room/kitchen, dining room and utility on the ground floor, lounge two bedrooms and bathroom on the first floor and three bedrooms in the roof space.

Layout

- 7.3 The house had been design with main windows in the front (west) elevation which faces Padiham Road, the rear (east) elevation which faces the field. The side elevation which has secondary windows or windows to non-habitable rooms such as the utility room faces east across the fields. The side elevation next to 52 Padiham

Road has no windows in it. The dwelling has been designed to provide adequate privacy distances between the existing and proposed dwellings.

Scale

- 7.3 The ground falls away from Padiham Road across the site. There is a difference of 2.0m diagonally across the site from its south west corner to its north east corner. The elevation drawing to Padiham Road shows that the finished floor level of the proposed house will be below the finished floor level of 52 Padiham Road. The house is also positioned into the site allowing for a parking and turning area in front of the dwelling. Mount Pleasant is set perpendicular to Padiham Road. The positioning of the house takes reference from both buildings at either side of the site. The difference in levels and the positioning of the dwelling will ensure that the building fits comfortably into the street scene.

Landscaping

- 7.4 The site presently has a variety of self seeded trees along the dry stone wall. The applicant is concerned that the trees are causing damage to the wall. It is proposed to remove these trees in order to create the vehicle access into the site and to provide the turning area in front of the dwelling. Space is left to be able to provide replacement planting. The existing dry stone boundary wall will be retained and repaired. A path is proposed around the dwelling with a patio at the rear of the property the rest of the garden will be set to lawn. The post and wire fence dividing the site from the field is to be replaced with a post and rail fence.

Appearance

- 7.5 There are a variety of materials used in the buildings in the vicinity of the site. The older buildings Mount Pleasant and the terraced row opposite the site are built out of coursed natural stone with a slate roof and stone detailing to the window and door openings. The side and rear elevations of Mount Pleasant are rendered. The semi-detached houses are wholly rendered with no architectural detailing and have a hipped pitched slate roof. The newer houses on the opposite side of Padiham Road towards the village centre are built of brick with tiled roofs and render with tiled roofs. The dwelling is proposed with natural coursed stone to the front elevation with stone window and door surrounds to all elevations and the side and rear elevation rendered with a stone plinth and quoins. The roof is in natural slate. The use of

materials clearly reflects the better quality material used in the surrounding buildings. The architect has chosen to make the windows and doors distinctive by the use of dark colours to treat the window frames and doors. A balcony is provided on the rear elevation to take advantage of the views across the valley. It is positioned away from the neighbour to avoid any issues of over-looking.

8. ACCESS

- 8.1 The site presently has no vehicle access onto the highway. The new vehicle access will emerge onto land which forms part of the adopted highway see Appendix 2. The site is in a sustainable location within walking distance of village facilities and close to a bus stop with services to Clitheroe and Burnley. The proposal conforms to the requirements of Policy G1.

Appendices

1. Pre-application advice
2. Map of the adopted highway

Judith Douglas BSc (Hon) Dip TP, MRTPI
Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe
BB7 1AW
Tel: 01200 425051

July 2011

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: COLIN SHARPE
 direct line: 01200 414500
 e-mail: colin.sharpe@ribblevalley.gov.uk
 my ref: CS/EL/ENQ2010/00560
 your ref:
 date: 20 May 2011

Council Offices
 Church Walk
 CLITHEROE
 Lancashire BB7 2RA

Switchboard: 01200 425111
 Fax: 01200 414487
 DX: Clitheroe 15157
 www.ribblevalley.gov.uk

Dear Mr Pye

**PROPOSED ERECTION OF ONE OR TWO DWELLINGS ON LAND ADJOINING 52
 PADIHAM ROAD, SABDEN**

This letter is the Council's formal response to your pre-application enquiry concerning the above mentioned proposed development and follows our meeting at the site on 30 March 2011 at which Judith Douglas of Janet Dixon Town Planners Ltd was also present. I apologise for the delay in sending this written response to your enquiry.

Your submitted sketch plans refer to site 1 and site 2. I would comment firstly that both sites are outside the settlement boundary of Sabden and are within the Forest of Bowland Area of Outstanding Natural Beauty and are therefore subject to general Policies ENV1 and G5 of the Ribble Valley Districtwide Local Plan as well as the National Planning Policy Statement 3: Housing (PPS3).

The Council is presently in the situation where a five supply of deliverable housing sites cannot be identified. In such circumstances, PPS3 advises Local Planning Authorities that planning applications for housing should be considered favourably having regard to the wider policies within the PPS and including the following criteria contained in paragraph 69 of PPS3:

- The suitability of a site for housing, including its environmental sustainability.
- Using land effectively and efficiently.
- Ensuring that the proposed development is in line with planning for housing objectives reflecting the need and demand for housing in, and the spatial vision for, the area, and does not undermine wider policy objectives.

Notwithstanding this general presumption in favour of housing development, I consider site 2 to be inappropriate for development due to detailed development control considerations. This site, in my opinion, would not follow the existing pattern of development in this part of Sabden but would project inappropriately and without justification into the adjoining open countryside. Additionally, any vehicular access to site 2 would need to pass in front of site 1 and down the side of the existing terrace of houses at Mount Pleasant. As such, a dwelling on site 2 would, in my opinion, represent an inappropriate form of 'backland development' resulting in an unsatisfactory relationship with any dwelling on site 1 and the existing terrace at Mount Pleasant. As such, I consider that a dwelling on site 2 would have detrimental effects upon the amenities of the occupiers of existing and proposed dwellings.

If, notwithstanding these comments, you wish to apply for planning permission for a dwelling on site 2, I would advise that this should be submitted separately from any application relating to site 1.

I consider, however, that a dwelling on site 1 would represent an appropriate 'rounding off' of development in this part of Sabden. It would fill the gap between No 52 Padiham Road and Mount Pleasant. A satisfactory vehicular access could be provided without impinging upon the amenities of nearby residents. The County Surveyor has confirmed that he would have no objections in principle on highway safety grounds to an application for a dwelling on site 1 subject to the satisfactory formation of the vehicular access and appropriate garage/parking provision within the site.

I consider the submitted sketch design for the house on site 1 to be appropriate insofar as it places a relatively narrow gable without any windows adjoining No 52 Padiham Road. It does not therefore appear that a dwelling to that general design would have any detrimental effects upon the privacy of that adjoining property.

I note, however, that the dwelling is relatively high in order that living accommodation can be provided within the roof space. I have concerns that this could be out of scale with the adjoining dwellings on both sides of the site such that the dwelling would appear as an incongruous feature in the streetscene. This, in itself, could represent a reason for refusal of any planning application. I would therefore advise that this particular issue is given serious consideration and that a streetscene elevational drawing should be included in any application showing the dwelling within the context of the existing dwellings on both sides of the site.

The Council's Countryside Officer has also requested that a full tree survey be submitted with any application. Amongst other things, this should show the Diameter at Breast Height (DBH) of all the trees on the site frontage. Ideally, the dwelling should not be positioned within a distance of 12 x the DBH of any of the trees.

Subject to proper consideration of these detailed matters relating to the height of the building and its effects upon the existing trees, and subject to the use of external materials appropriate to the locality, a dwelling on site 1 appears to be acceptable in principle.

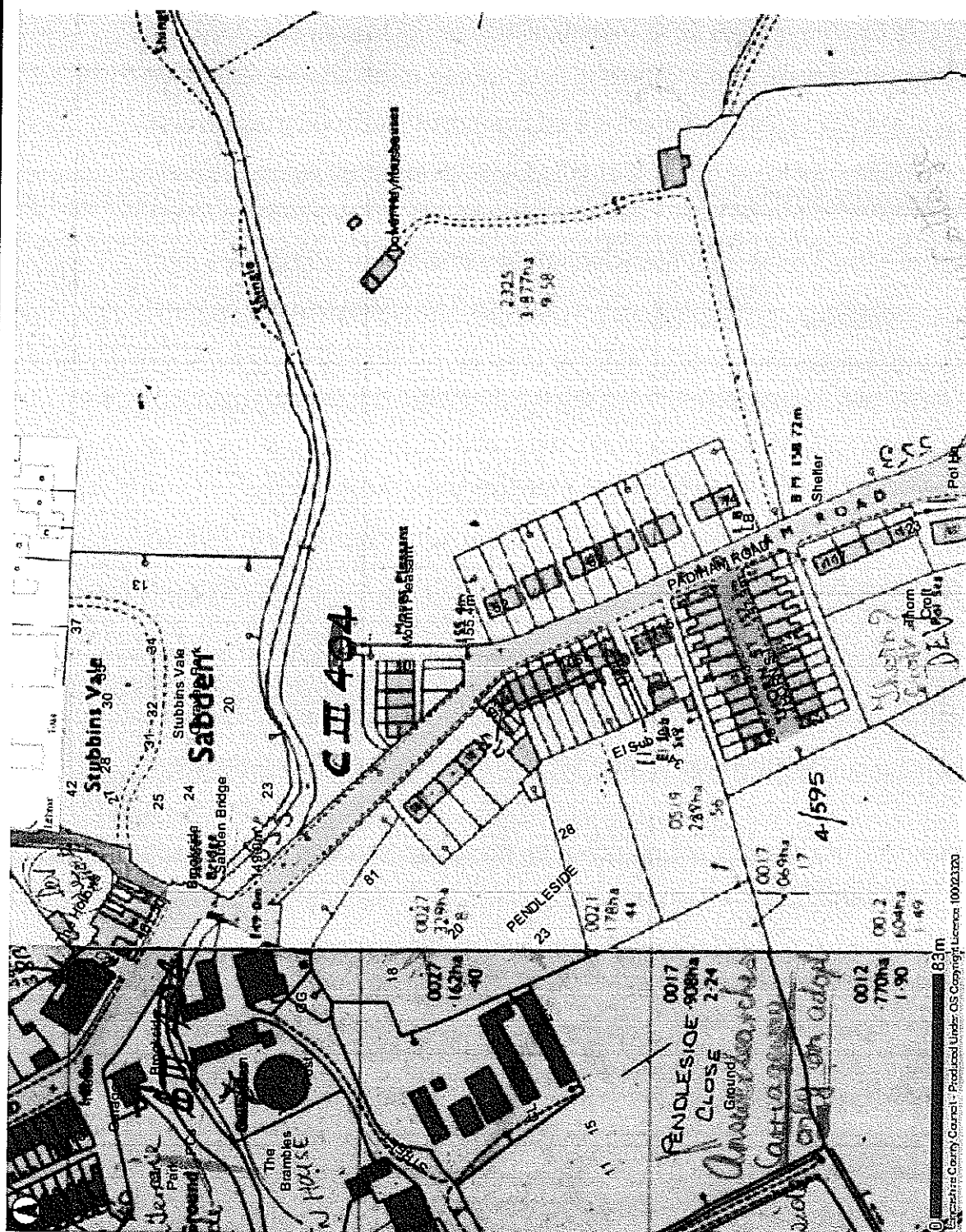
Whilst I trust you will find these comments of assistance, I must point out that this letter is written at officer level only and is entirely without prejudice to the Council's formal consideration of any planning application that is submitted.

Yours sincerely

COLIN SHARPE
SENIOR PLANNING OFFICER

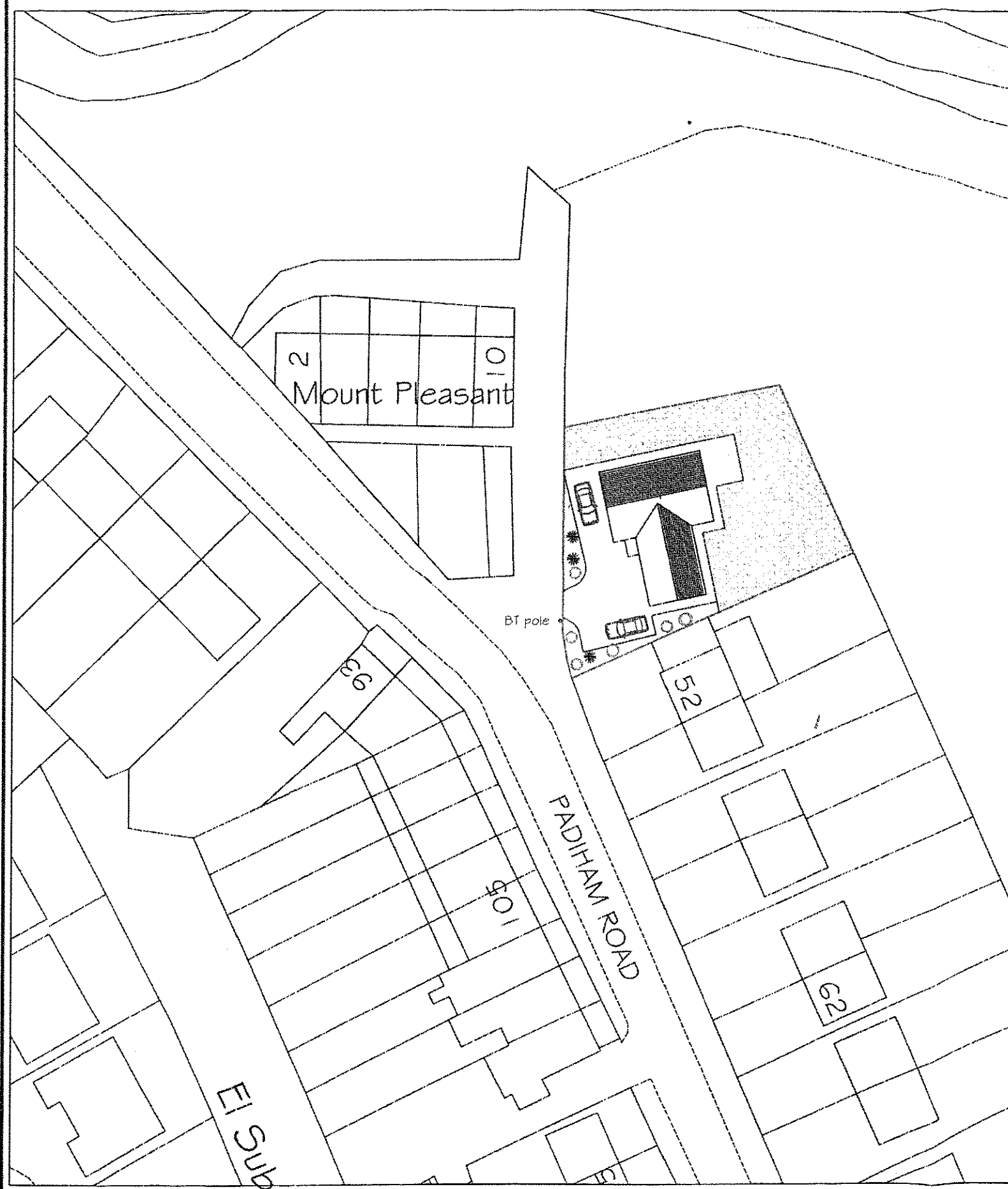
cc Judith Douglas, Janet Dixon Town Planners Ltd, 10A Whalley Road,
CLITHEROE BB7 1AW

Mr J S Pye
Springfield
112 Whalley Road
Wilpshire
BLACKBURN BB1 9LJ



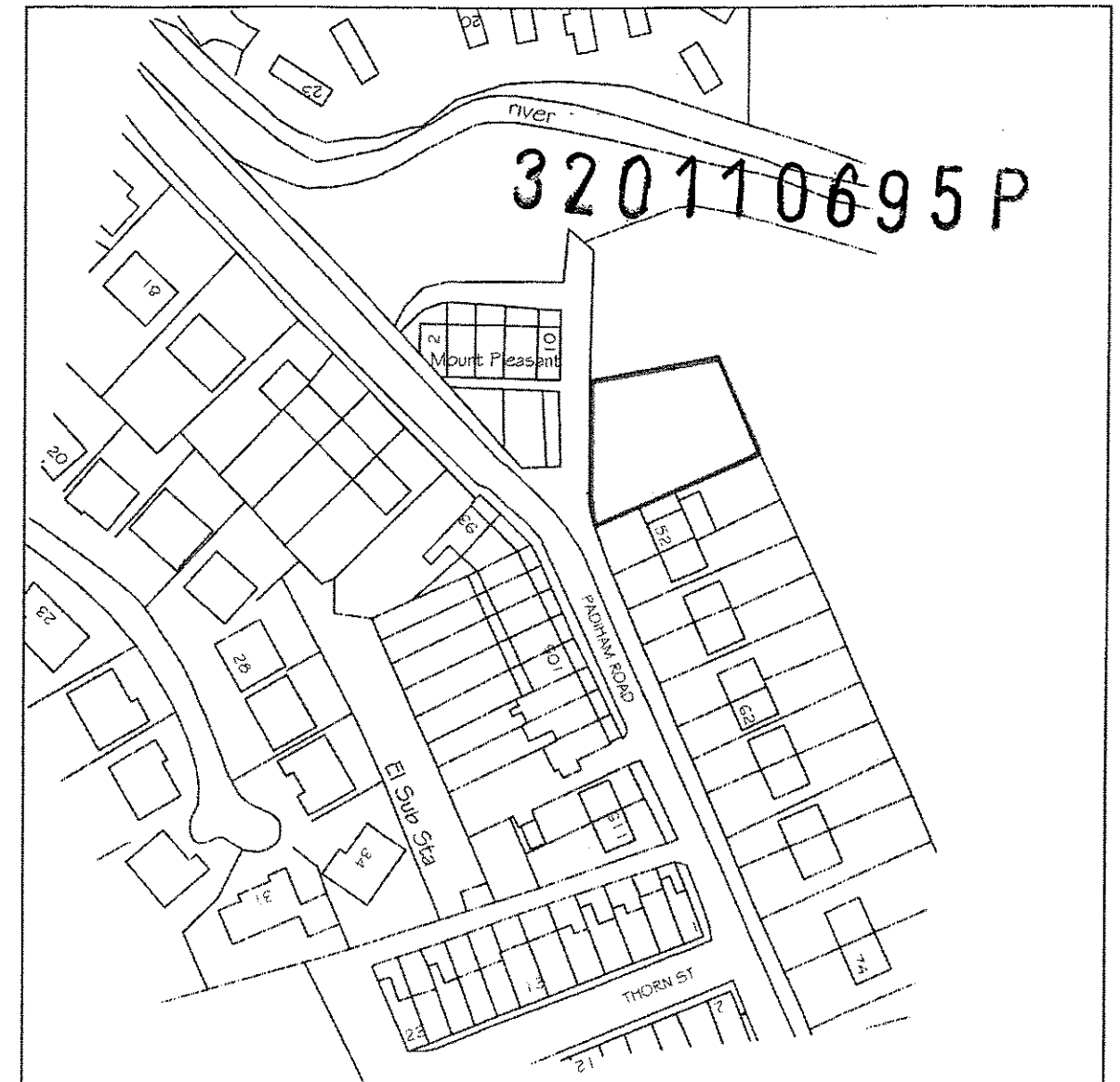
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Date: 05/10/2009

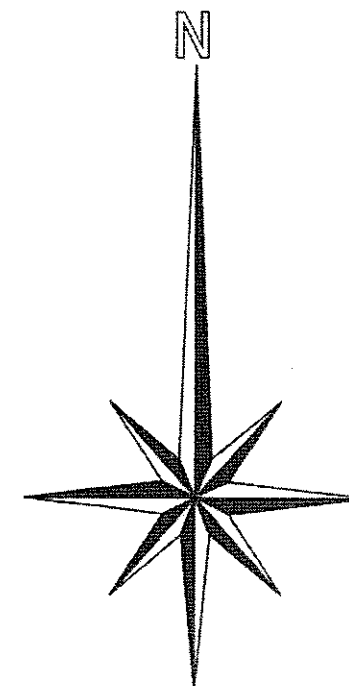


Block Plan :-1:500

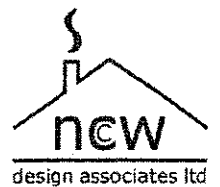
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**Location Plan
1:1250**



**NCW Design
Associates Ltd**
44 Applecross Drive,
Burnley, Lancs. BB10 4JP
(01282) 411328
07891 135784



Address
Land adjacent to 52 Padiham Road, Sabden

Description
**Proposed Erection of detached house,
Location plan / Block plan**

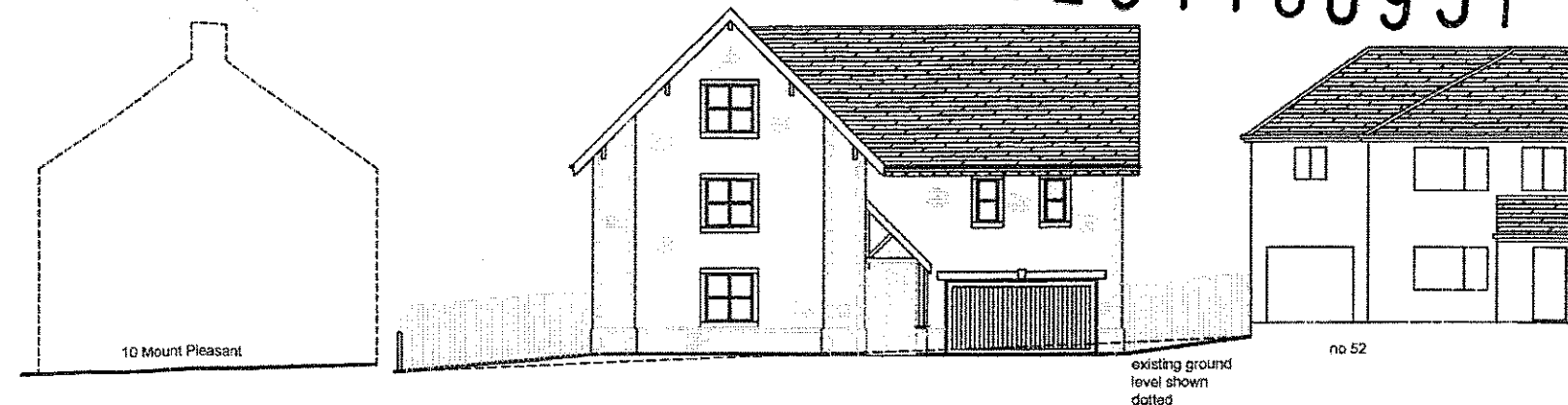
Client
Mr. S. Pye

Scale
1:1250, 1:500

Date
May 2011

Drawing No
176/03

320110695P



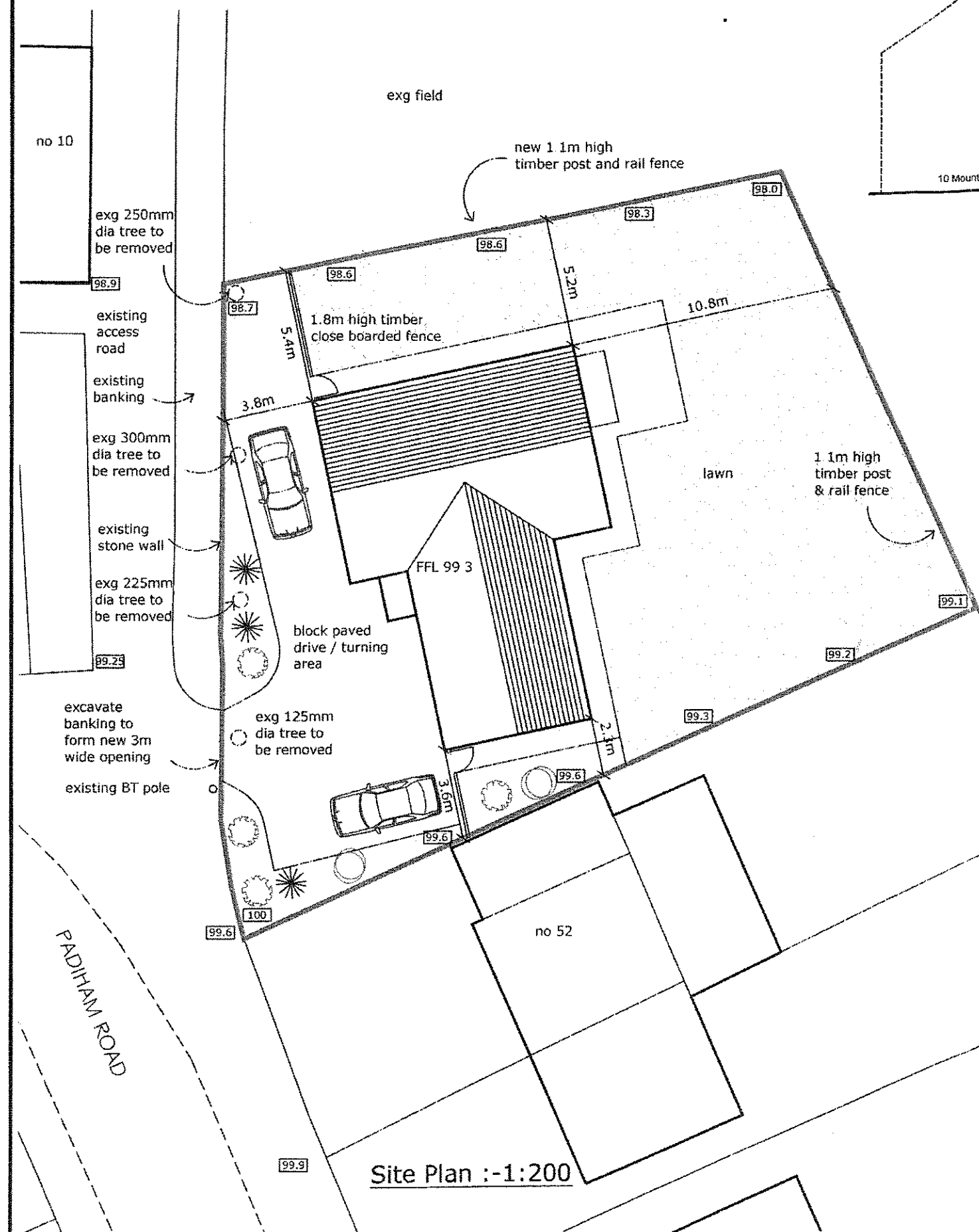
Elevation to Padiham Road

Notes

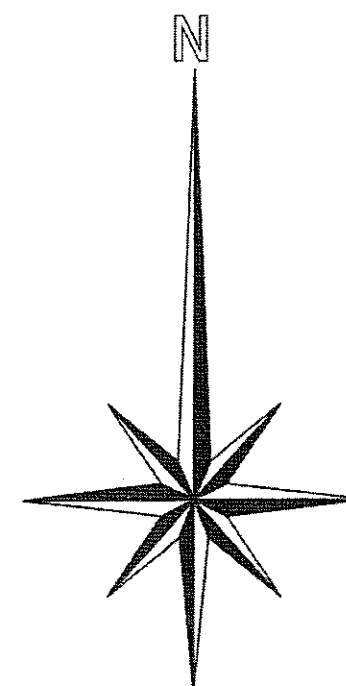
Driveway to be block paved,
Paths / patios to be buff coloured concrete paving.
Existing stone wall to front to remain and made good
as necessary. Include for forming new 3m wide
vehicular opening in existing wall.
New boundary fence to field to be 1.1m high stained
timber post and rail fence.
Garden area to North and East to be generally laid to
lawn, planted borders to South and West

○ Indicates small trees to be removed

99.5 Indicates existing levels



Site Plan :-1:200



**NCW Design
Associates Ltd**
44 Applecross Drive,
Burnley, Lancs. BB10 4JP
(01282) 411328
07891 135784



Address
Land adjacent to 52 Padiham Road, Sabden

Description
Proposed Erection of detached house,
Site plan

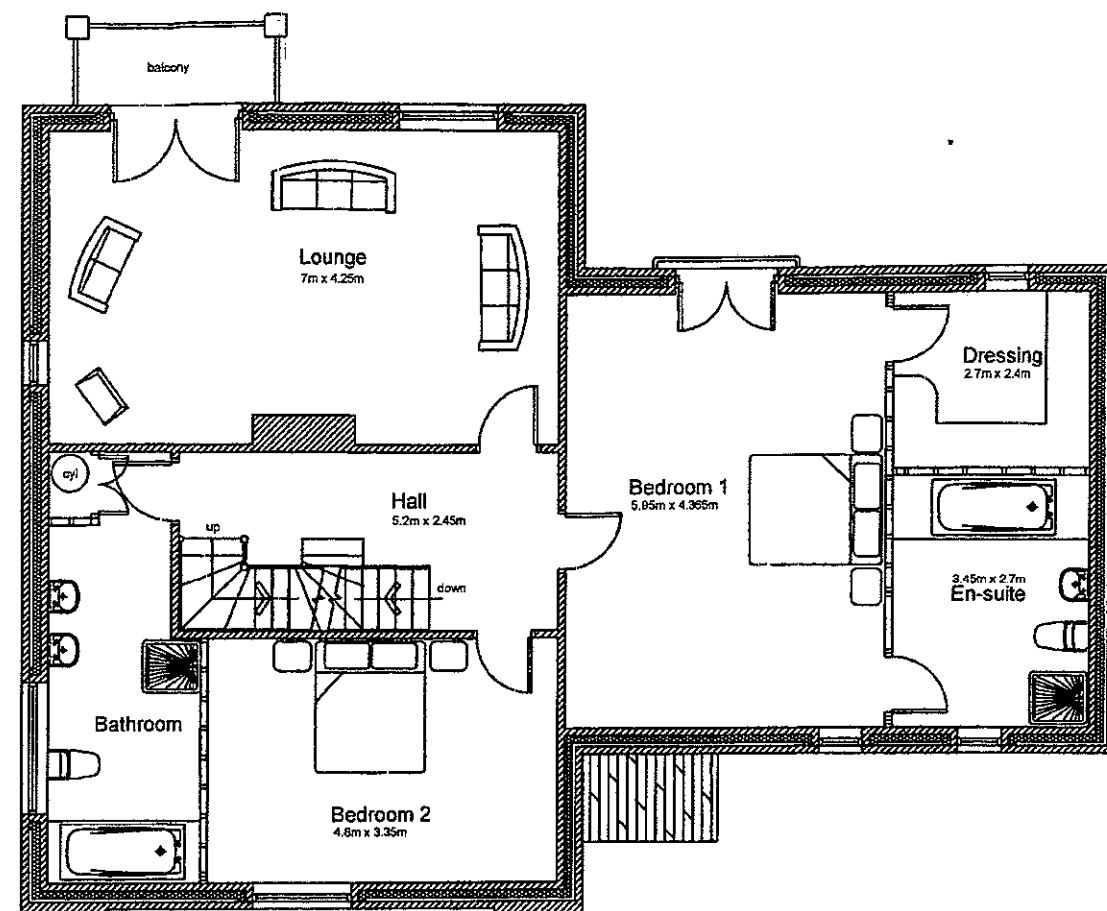
Client
Mr. S. Pye

Scale
1:200

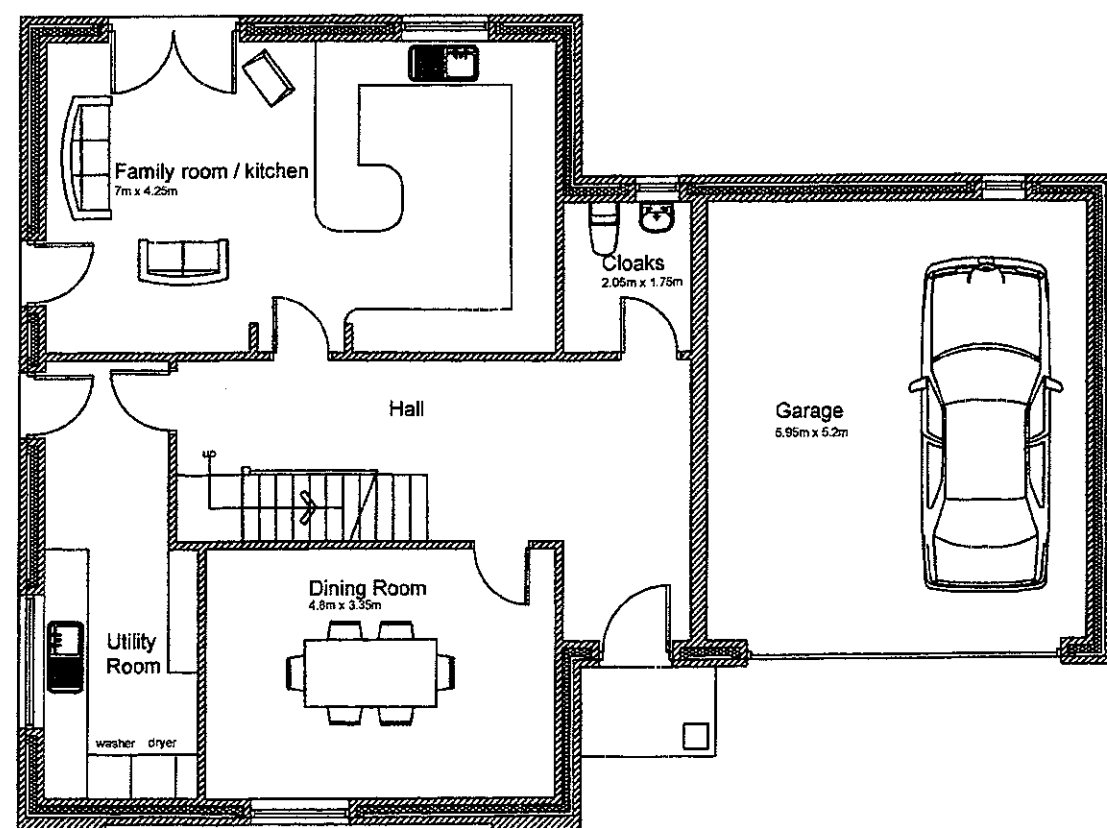
Date
May 2011

Drawing No
176/04

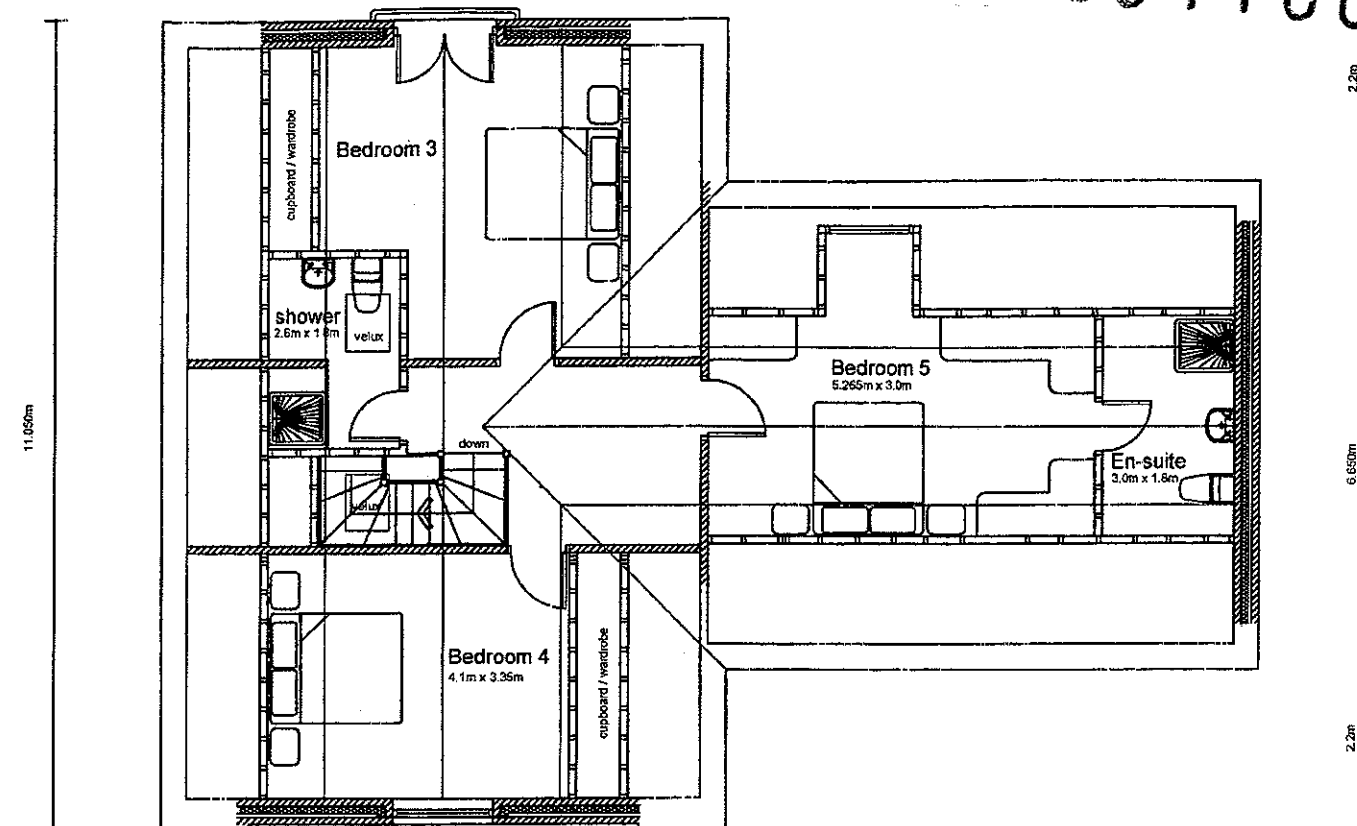
320110695P



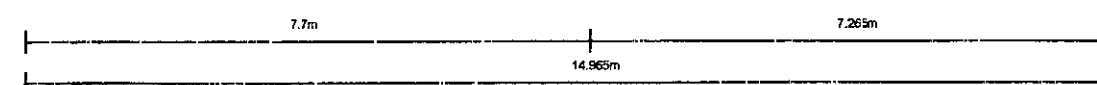
First Floor Plan



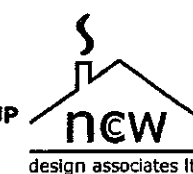
Ground Floor Plan



Second Floor Plan



NCW Design Associates Ltd
 44 Applecross Drive,
 Burnley, Lancs BB10 4JP
 (01282) 411328
 07891 135784



Address
 Land adjacent to 52 Padiham Road,
 Sabden

Description
 Proposed Erection of detached house,
 Proposed Plans

Client
 Mr. S. Pye

Scale 1:100	Date May 2011	Drawing No 176/01
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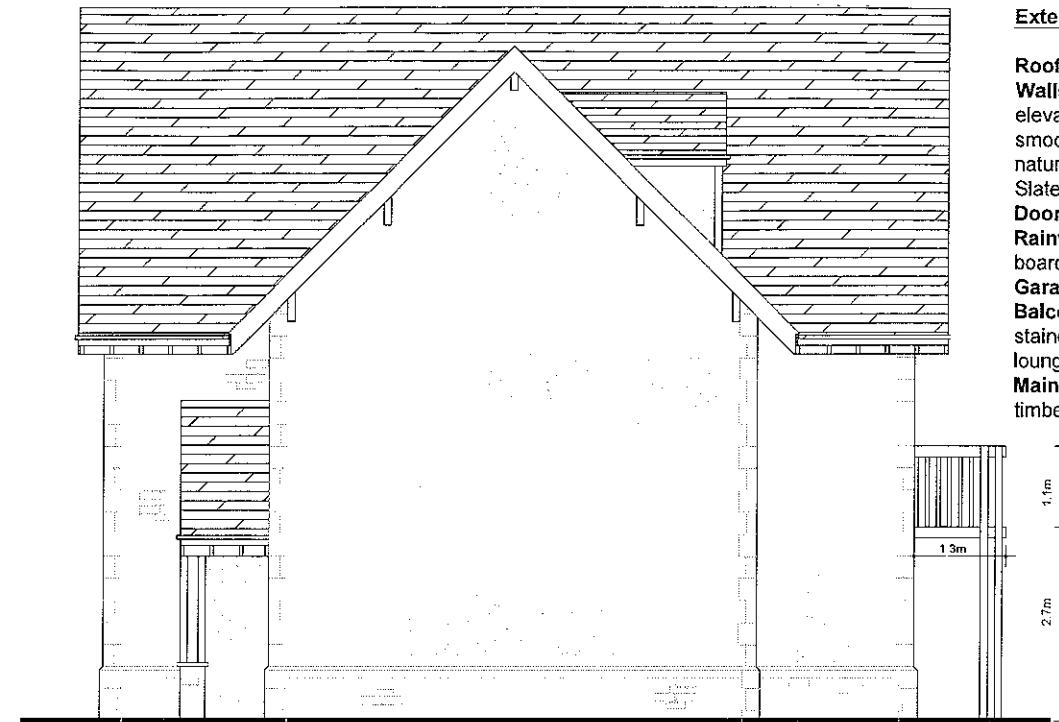
320110695 P

External materials

Roof :- natural blue slates
Walls :- natural coursed stone to front elevation and plinths to other 3 elevations. smooth render (cream) to other 3 elevations. natural stone quoins, heads, cills, jambs etc. Slate cheeks to dormer
Doors / windows :- black pvcu double glazed
Rainwater goods :- black pvcu on black fascia boards
Garage door :- black steel door
Balconies :- mild steel black juliett balconies stained timber balcony and decking to first floor lounge.
Main entrance :- natural stone dwarf wall timber posts and framing stained black



Front Elevation (facing west)



Side Elevation (facing south)



Side Elevation (facing north)



Rear Elevation (facing east)

NCW Design Associates Ltd
 44 Applecross Drive,
 Burnley, Lancs. BB10 4JP
 Tel. (01282) 411328
 or 07891 135784



Project
Proposed new dwelling adjacent to 52 Padiham Road, Sabden

Description
Proposed Elevations

Client
Mr. S. Pye

Scale 1:50	Date May 11	Drawn CW
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Drawing Number
176/02

320110695P

MasterMap
Labels

