



RIBBLE VALLEY
BOROUGH COUNCIL

15 SEP 2011

For office use only

Application No.

320110744P

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:	Mohammed	Surname:	Ali	
Company name:						
Street address:	Sharjan Restaurant			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:				Fax number:		
County:				Email address:		
Country:						
Postcode:	BB19EX					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Russell	Surname:	Cross	
Company name:	IMD & Associates					
Street address:	IMD Associates			Country Code	National Number	Extension Number
	1 Sentinel Court			Telephone number:	01254696989	
Town/City:	Blackburn			Mobile number:		
County:	Lancashire			Fax number:		
Country:				Email address:		
Postcode:	BB12EH			russell@imdandassociates.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Single storey flat roof kitchen extension to rear of property

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:	SHAJAN INDIAN RESTAURANT LTD		
Street address:	LONGSIGHT ROAD		
	CLAYTON LE DALE		
Town/City:	BLACKBURN		
County:			
Postcode:	BB1 9EX		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	366278		
Northing:	433069		

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

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

☐ Yes ☒ No

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:

Painted render

Description of *proposed* materials and finishes:

Painted render, colour to match existing

Roof - description:

Description of *existing* materials and finishes:

Pitched roof, interlocking concrete tiles, black painted timber fascias & soffits.

Description of *proposed* materials and finishes:

Existing roof unaffected. Extension to have flat roof construction with mineral felt finish & black painted timber fascias to match existing.

Windows - description:

Description of *existing* materials and finishes:

UPVC windows to rear elevation

Description of *proposed* materials and finishes:

No new windows proposed

9. (Materials continued)

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

Stainless steel double door to kitchen

Description of *proposed* materials and finishes:

Existing stainless steel double door to kitchen to be reused in new wall.

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

timber palisade fencing, bollards and landscaping

Description of *proposed* materials and finishes:

unaffected by the proposals

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

Tarmaced finish

Description of *proposed* materials and finishes:

Unaffected by the proposals

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

Emergency lights above fire escapes. movement sensitive floodlights to rear elevation

Description of *proposed* materials and finishes:

Emergency light above new door. re-use existing movement sensitive floodlights to rear elevation

Others - description:

Type of other material:

guttering

Description of *existing* materials and finishes:

black upvc

Description of *proposed* materials and finishes:

black upvc to match existing.

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:

872.01, 872.02 & Design and Access Statement

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	70	70	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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

872.01

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:

Operational Class A3 Indian Restaurant

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

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

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)

18. All Types of Development: Non-residential Floorspace (continued)

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A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	620.0	0.0	650.0	650.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	620.0	0.0	650.0	650.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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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?

4,250

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:

commercial kitchen activities, existing cook line canopy extract fans required to new external walls, new extension to house new walk in refrigeration room

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 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

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

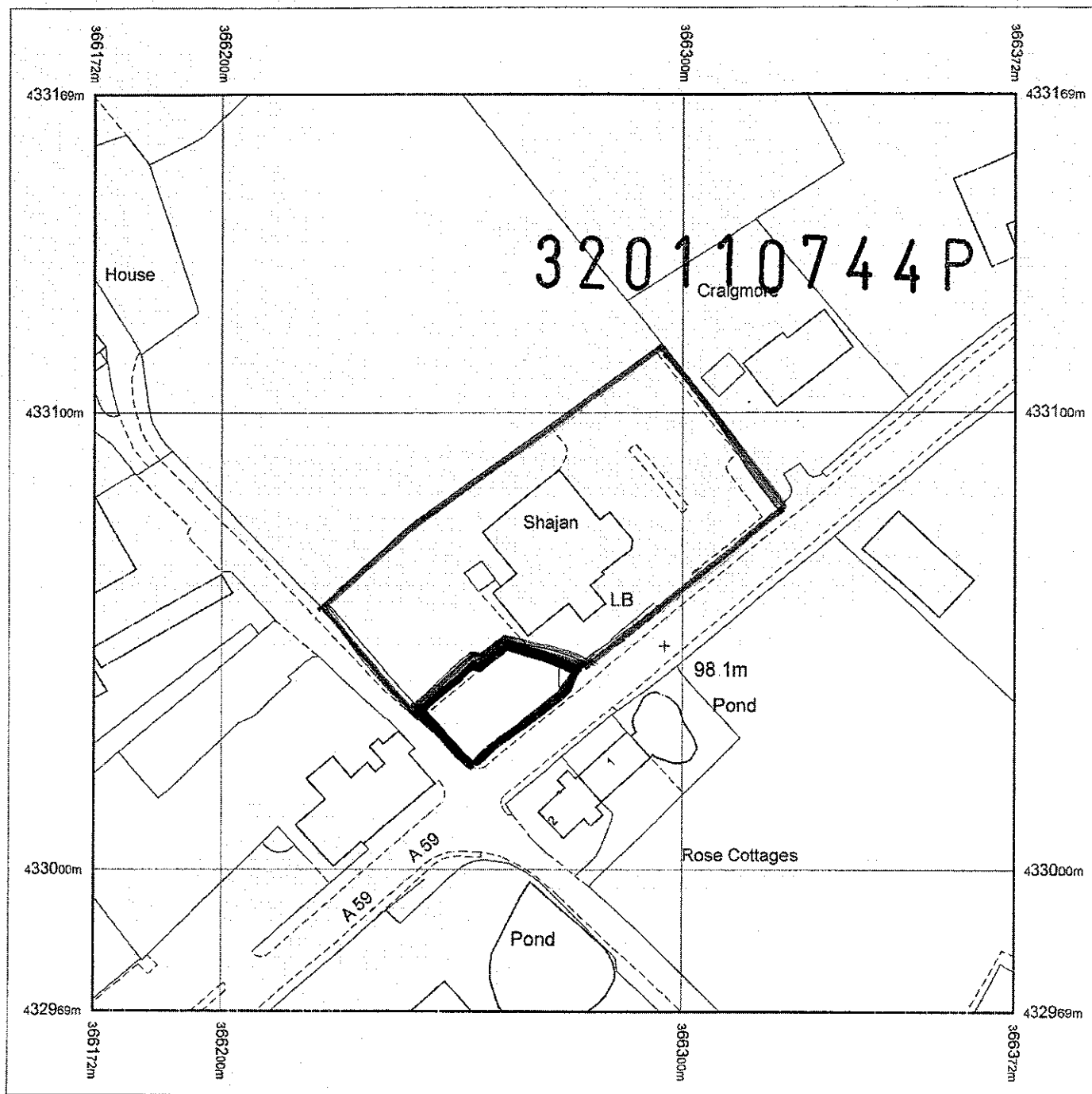
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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



Date



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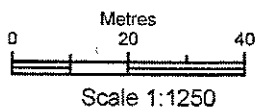
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The representation of features as lines is no evidence of a property boundary

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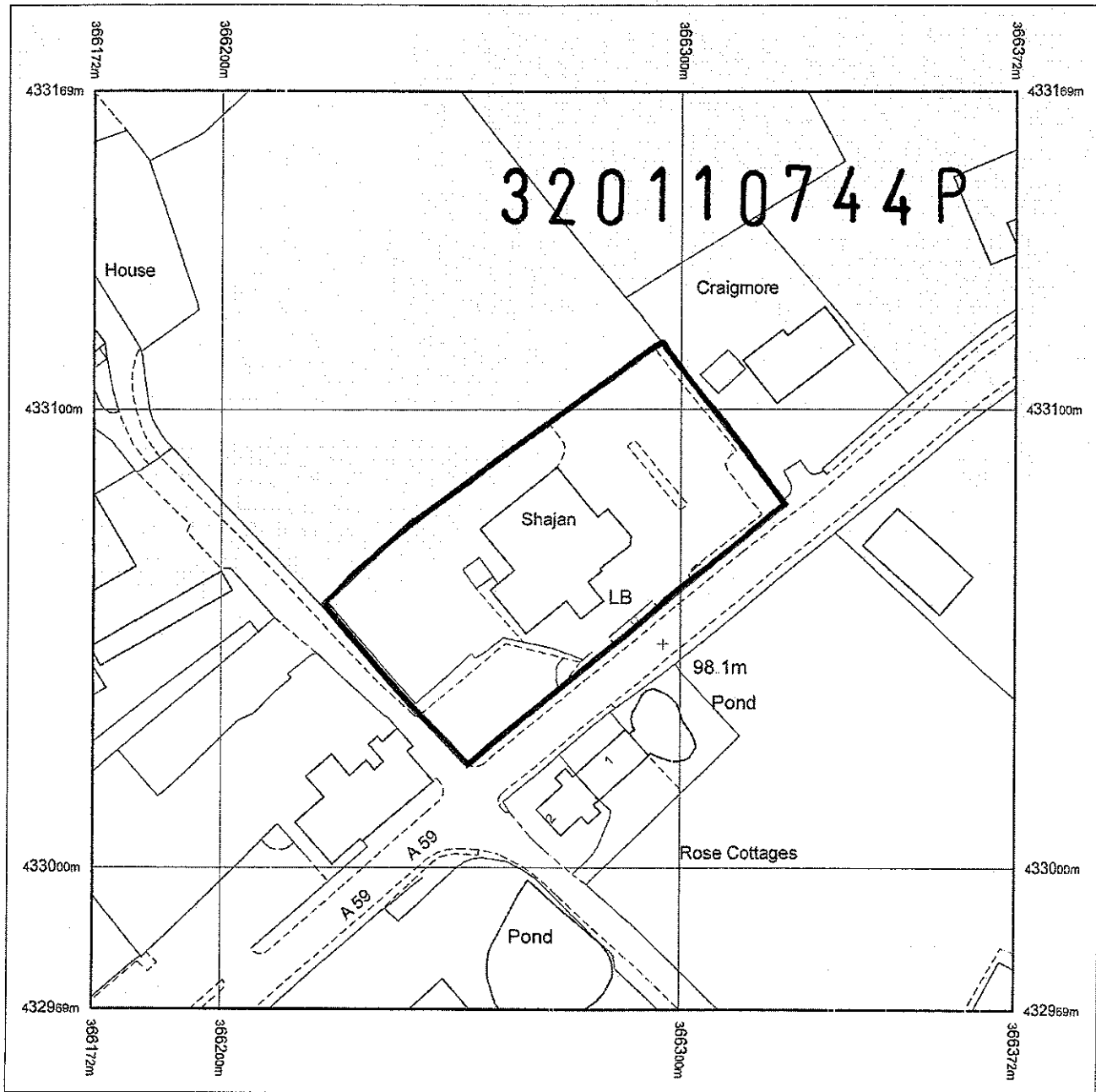
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The Shajan

Longsight Road

Clayton Le Dale

BB1 9EX



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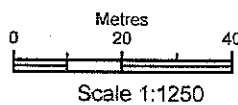
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The Shajan

Longsight Road

Clayton Le Dale

BB1 9EX

320110744P

**DESIGN & ACCESS STATEMENT IN SUPPORT OF
PLANNING & LISTED BUILDING APPLICATIONS**

Project: Sharjan Indian
Restaurant
Blackburn
BB1 9EX

Agent: Imd & Associates Ltd
1 Sentinel Court, Wilkinson
Blackburn, BB1 2EH

Client: Shaju

Authority: Ribble Valley BC

Introduction:

This Design and Access Statement has been prepared by Imd & Associates Ltd to accompany and explain the Planning Applications for the proposed alterations at the above premises.

Project Description:

New single storey Kitchen extension to rear.

Site & Surrounding Area:

The site is located on Longsight Road in Clayton Le Dale, near Blackburn. Its area is approx 0.425ha with the property situated in the centre of the site with abundant car parking on either side. The surrounding area is mainly open countryside with several residential properties and the La Scala restaurant to the south West. The property construction is mainly painted render or brickwork walls and tiled pitched roofs together with a variety of fenestration and glazed screens

Use:

The existing property is a licensed Indian restaurant and car park.

Design Statement

Area:

The new extensions will increase the internal floor space of the premises by 30m² taking the completed internal floor space to 650m².

Layout:

General arrangement plans of the premises are shown on dwg 872.01, which indicates a new single storey extension to the rear to accommodate new extended kitchen area.

Scale:

The proposals are confined within the boundary of existing exterior walls and the increase in footprint and scale of the existing building on the site will be relatively minimal.

Landscaping: The existing landscaping will be unaffected by the proposals.

Appearance & Details:

The new extension will have exterior walls finished in magnolia painted render with a flat roof with rooflights and painted timber fascia boarding to match the existing building. All finishes, materials paint colours etc are to match existing.

Access Statement

Customer Access:

The main entrance access to the property will be unaffected by the proposals.

Staff Access:

Access for staff will be unaffected by proposals.

Delivery Access:

Access for staff will be unaffected by proposals.

Access for Emergency Services:

Access for emergency services will be unaffected by the proposals. New fire exit door will be provided to Kitchen.

Access to other premises:

Access to adjoining premises will be unaffected by the proposals.

NOTES

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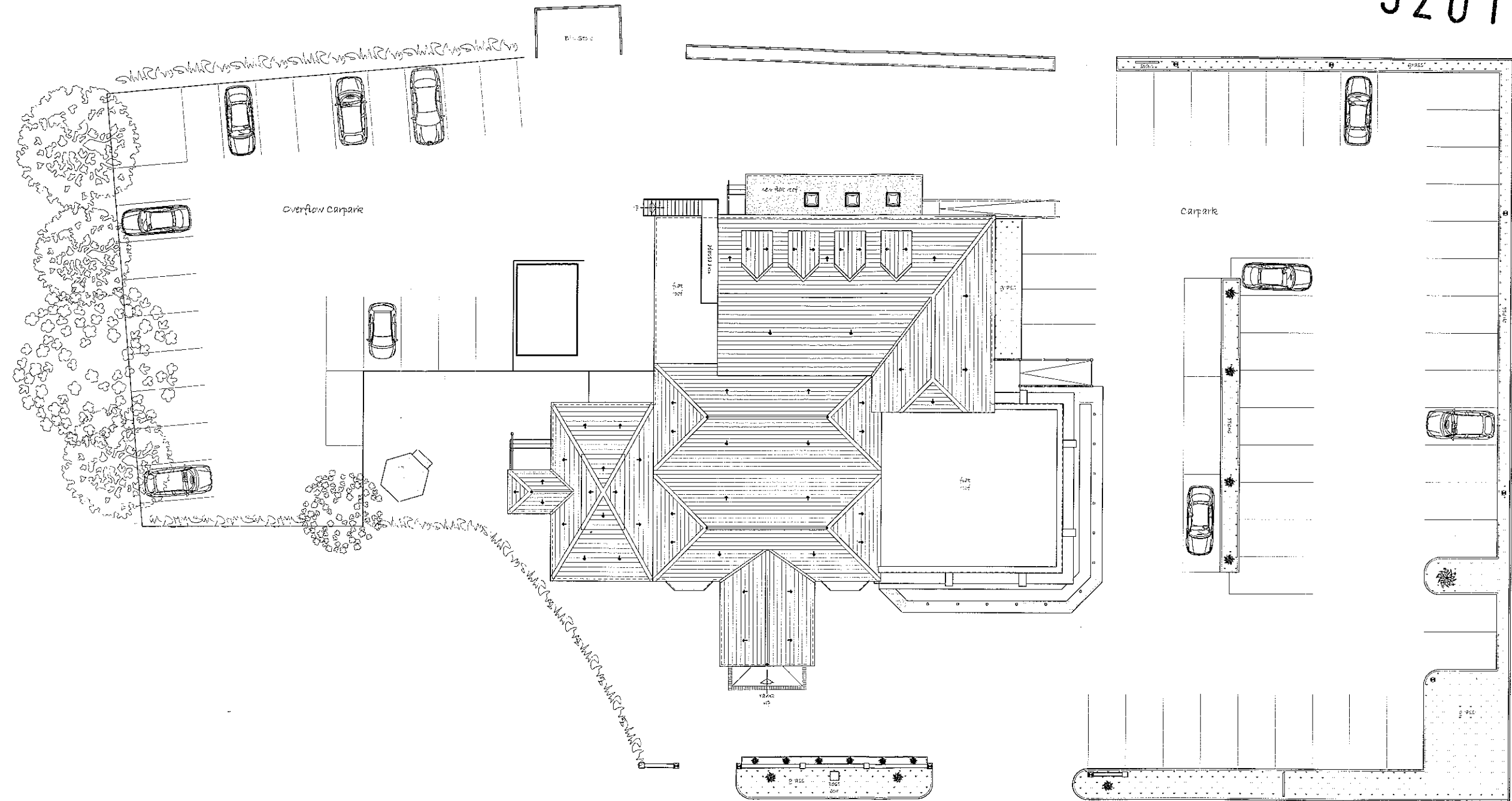
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Do not scale off this drawing.

REVISIONS

DATE

320110744P



DWG. DESCRIPTION
Proposed Site Plan

JOB TITLE
Proposed Kitchen Extension
Shajan Indian Restaurant
Blackburn, BB1 9EX

CLIENT
Shajan

DWG. BY	R. Cross	SCALE	1:200 @ A2
DATE	Sept 2011	DWG. No	872.02
		REV.	

I m d l
and Associates Ltd

1 Sentinel Court, Wilkinson Way
Off Haslingden Road
Blackburn, Lancashire
BB1 2EH

Tel: 01254 696959 Fax: 01254 699880
Email: info@imdlassociates.co.uk

NOTES

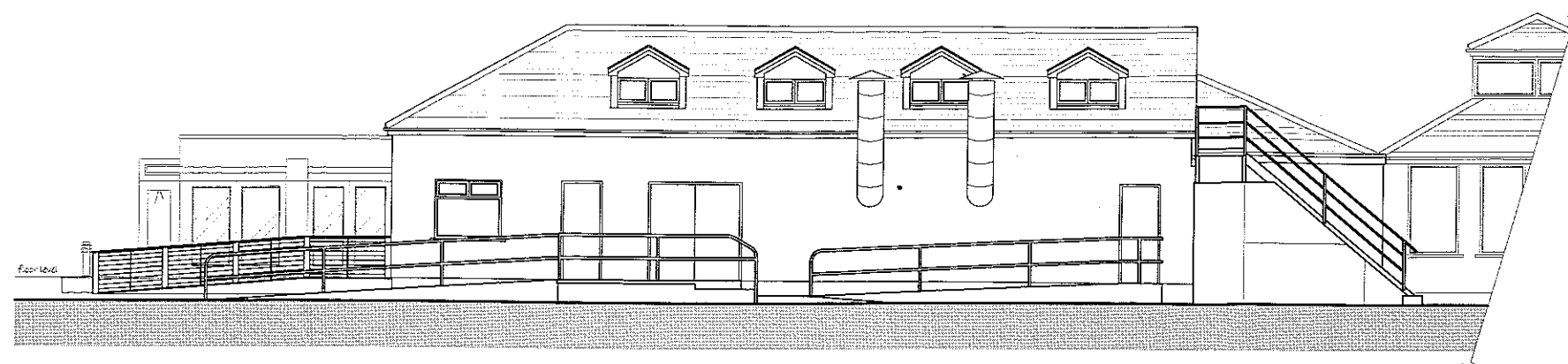
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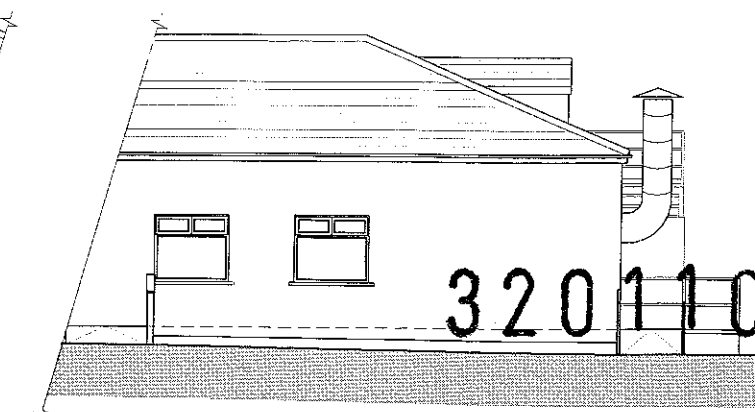
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REVISIONS

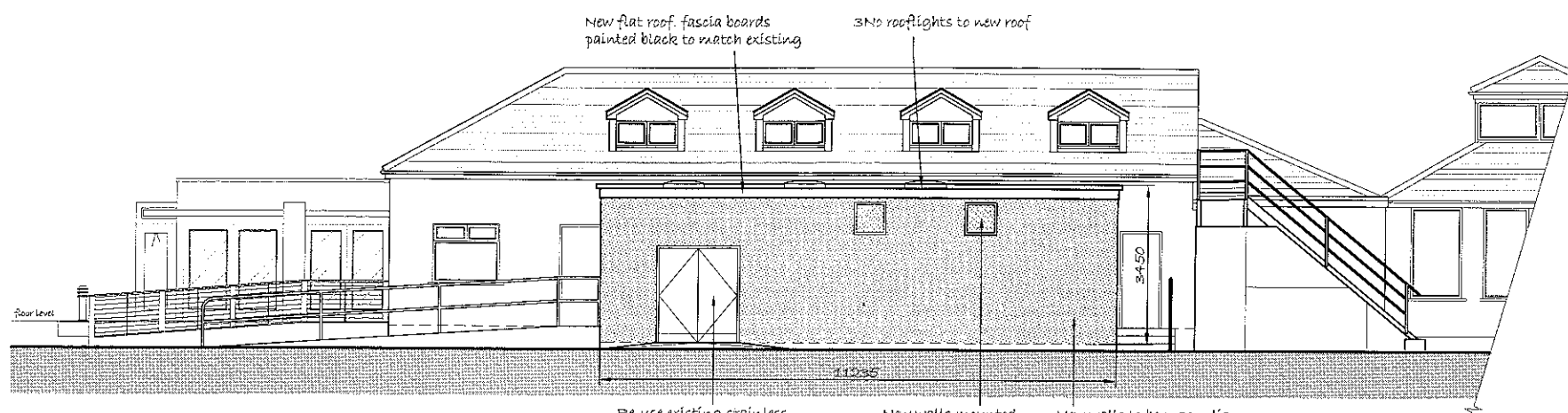
DATE



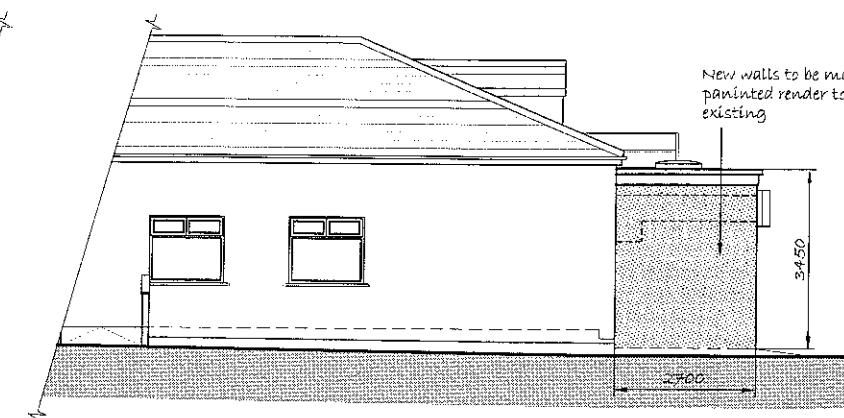
Existing Rear Elevation (north - west facing)



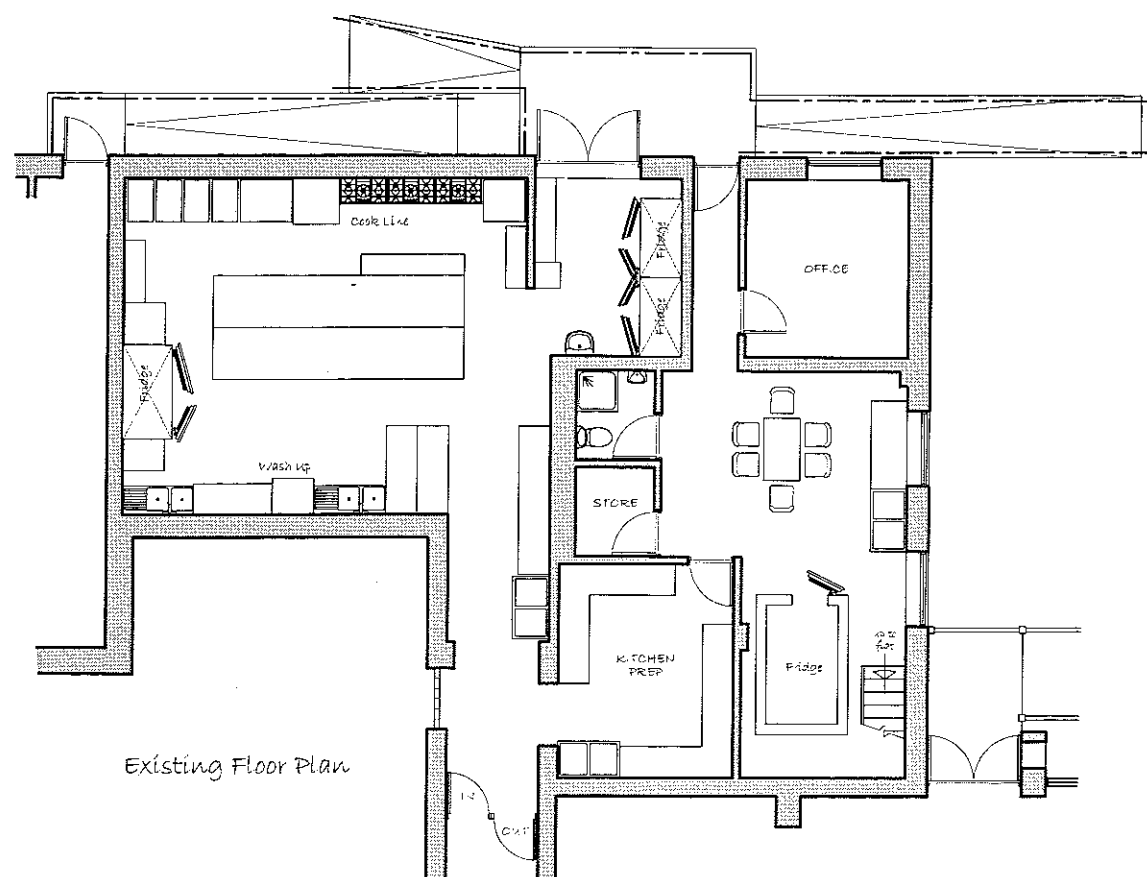
Existing Side Elevation (north - east facing)



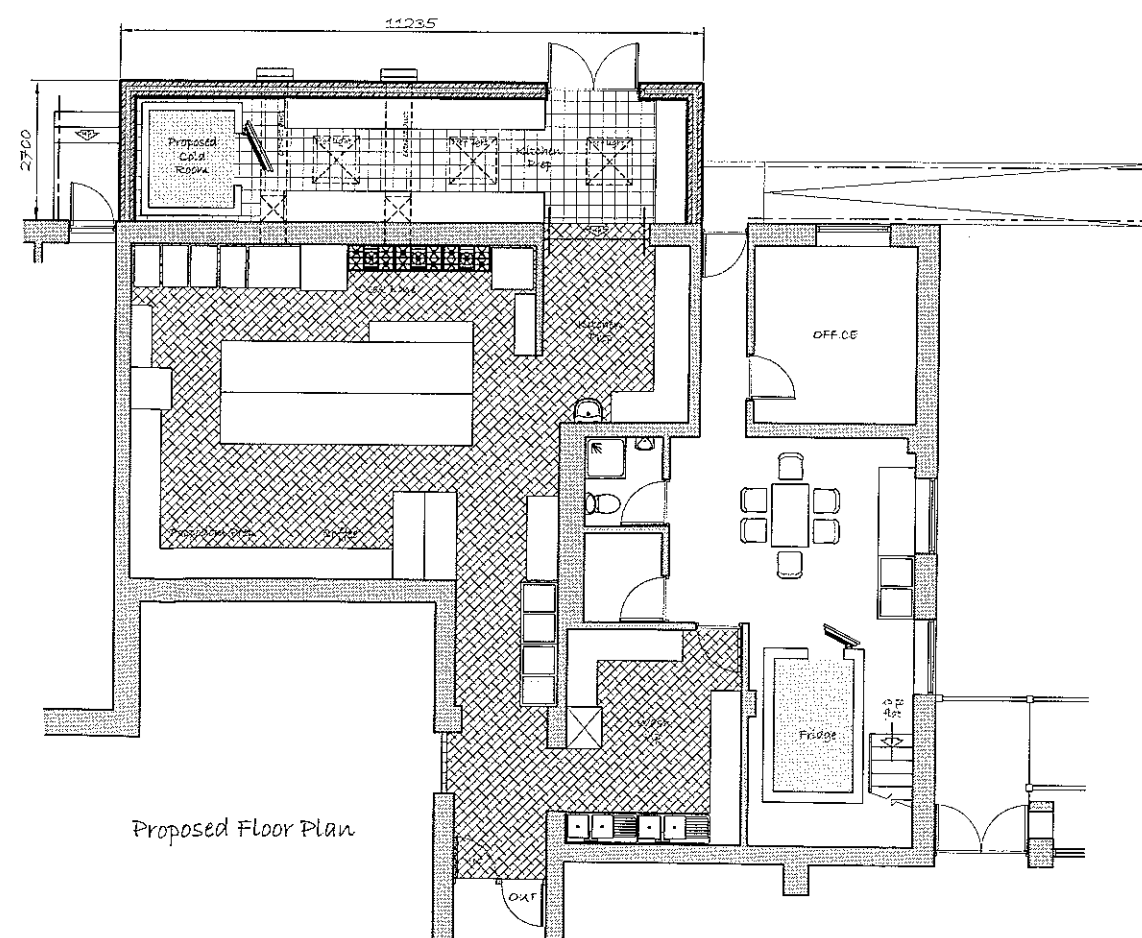
Proposed Rear Elevation (north - west facing)



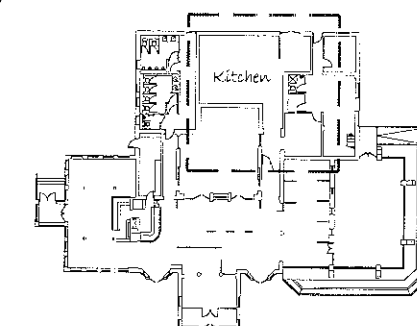
Proposed Side Elevation (north - east facing)



Existing Floor Plan



Proposed Floor Plan



1:500 Location Plan

DWG DESCRIPTION
Existing & Proposed Plans and Elevations

JOB TITLE
Proposed Kitchen Extension
Shajan Indian Restaurant
Blackburn BB1 9EX

CLIENT
Shaju

DWG BY R. Cross SCALE 1:100 @ A2
DATE Aug 2011 DWG No 872.01 REV.

I m d
and Associates Ltd

1 Sentinel Court, Wilkinson Way
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Blackburn Lancashire
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