



RIBBLE VALLEY
BOROUGH COUNCIL

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

15 SEP 2011
FOR THE
ATTENTION OF

320110749P

For office use only

Application No 312011/0749

Date received 15/9/11

Fee paid £ 335-00 Receipt No: 13930

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: MRS First name: PHILIPPA
Last name: BAILEY
Company (optional): -
Unit: - House number: 14 House suffix: -
House name: THE GRANGE
Address 1: WILPSHIRE
Address 2: -
Address 3: -
Town: BLACKBURN
County: LANCASHIRE
Country: ENGLAND
Postcode: BB1 9JU

2. Agent Name and Address

Title: MUR First name: MARTIN
Last name: GAPPEY
Company (optional): GAPPEY DEVELOPMENTS LTD.
Unit: - House number: - House suffix: -
House name: NEWTON HOUSE
Address 1: FRANKLIN HILL
Address 2: BROCKHALL VILLAGE
Address 3: -
Town: NR BLACKBURN
County: LANCASHIRE
Country: BB6 8HY
Postcode: -

3. Description of the Proposal

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

THE SCHEME INVOLVES A PROPOSAL TO CONSTRUCT A FIVE BEDROOM DETACHED DWELLING HOUSE WITH ACCOMMODATION AT GROUND, FIRST AND SECOND FLOOR LEVELS - WHERE A BEDROOM IS CREATED WITHIN THE MAIN ROOF VOID. A DOUBLE GARAGE IS ATTACHED TO THE PROPERTY. WITH ACCOMMODATION FOR AN OFFICE SPACE ABOVE, AND AN EN-SUITE FOR BEDROOM FOUR OF THE PROPERTY.

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):

-

(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: PLOT 3 House number: House suffix:

House name:

Address 1: CHERRY DRIVE

Address 2:

Address 3: BROCKHALL VILLAGE

Town: NR. BLACKBURN

County: LANCASHIRE

Postcode (optional): BB6 8HJ

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

Easting: Northing:

Description:

UNDEVELOPED BUILDING PLOT -
ALLOCATED FOR HOUSING

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)

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)

SEE PLANS FOR LAYOUTS AND
DIVERSION ACCESS TO ROAD

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:

Allocated area for domestic
refuse bin storage behind
garage

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

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	/	facing brickwork / K rend - render finish	☐	☐
Roof	/	slate	☐	☐
Windows	/	pvc u, light oak or white	☐	☐
Doors	/	pvc u, light oak or white	☐	☐
Boundary treatments (e.g. fences, walls)	/	1800 high timber panelled (close boarded fencing)	☐	☐
Vehicle access and hard-standing	/	paviors or tarmac with curbed edge	☐	☐
Lighting	/	N/A	☐	☐
Others (please specify)	/	N/A	☐	☐

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:

Drawing No: 01/01 and
Drawing No: 01/02

10. Vehicle Parking

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	/	2 plus 2 car garage	+4
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):

Connection to existing sewer that then connects to an existing sewer treatment plant.

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:

Is the site currently vacant? ☒ Yes ☐ No

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

area within grounds of former hospital

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	☐				☒		1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							1

Existing 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)=							

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)=							

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)=							

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)= 1

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? ☐ Yes ☐ No

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	☐				
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					

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			
Proposed employees			

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

21. Site Area

Please state the site area in hectares (ha)

0.0802.

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:

Rhian PP *MARTIN HAPPEY DEVELOPMENTS*

Date (DD/MM/YYYY):

10/9/2011

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:

W. GAFNEY DEVELOPMENTS

Date (DD/MM/YYYY):

10/9/2011

(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:



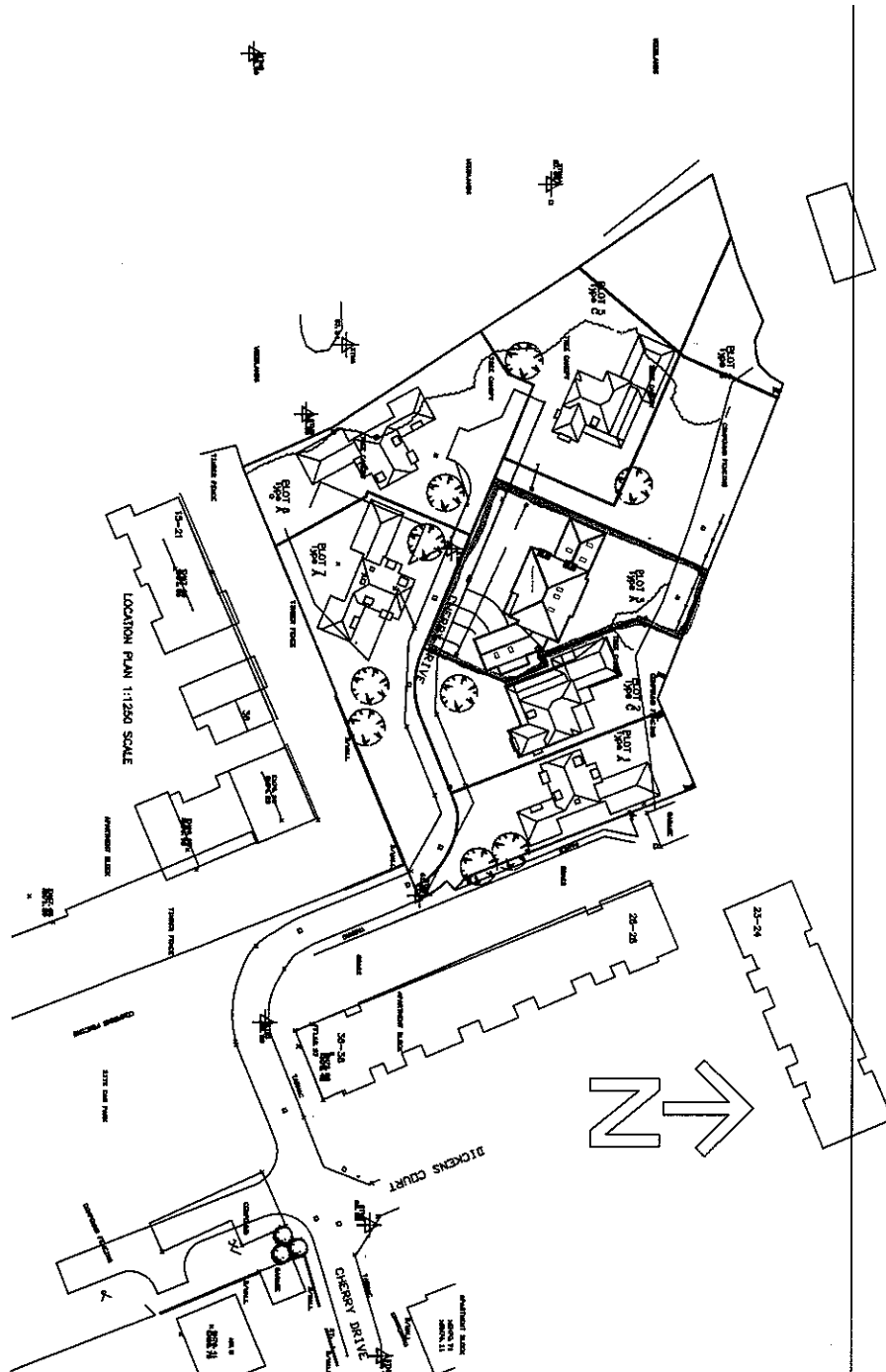
The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

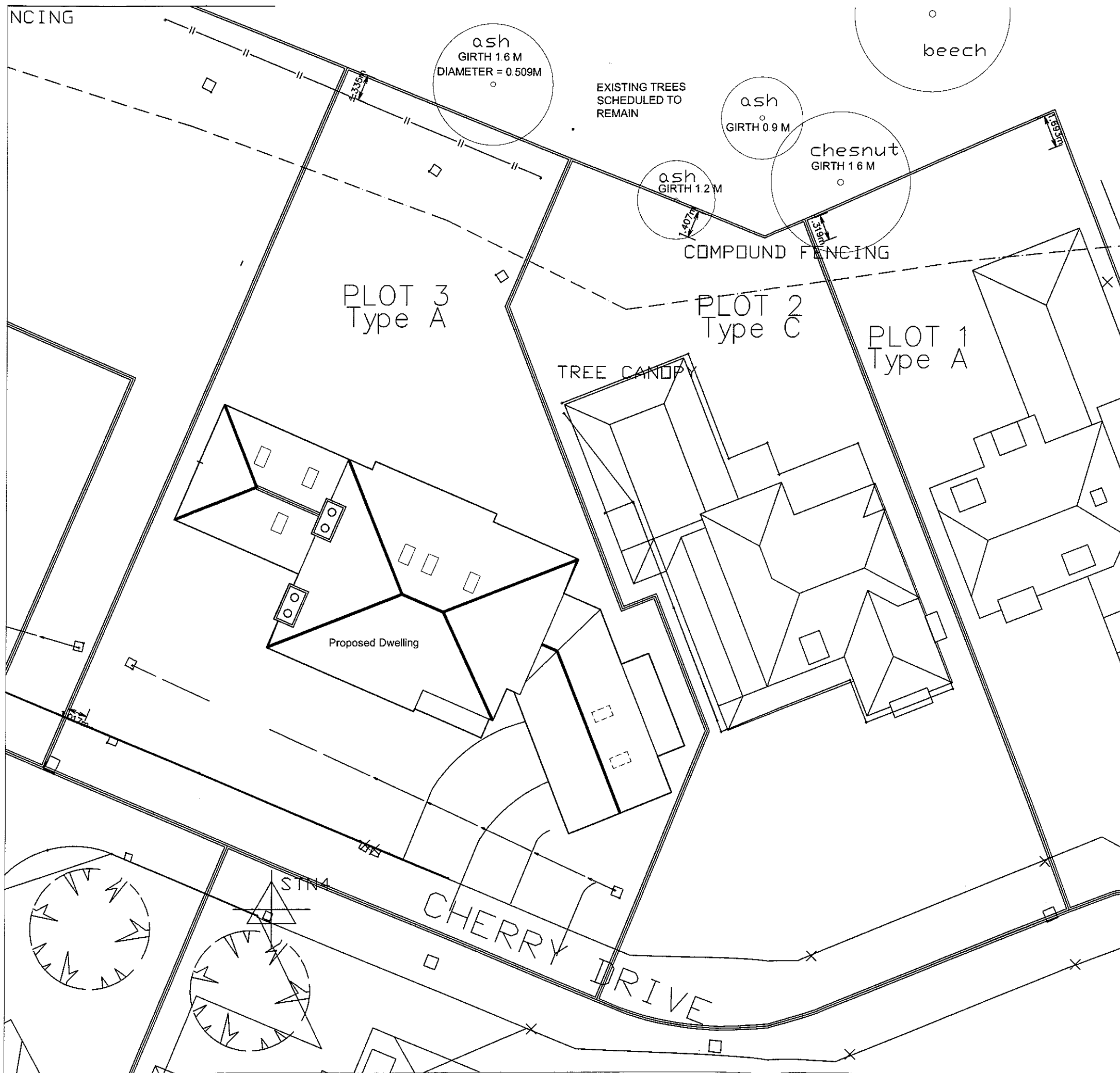


The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):

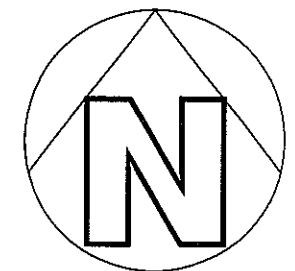


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TREE LOCATIONS.

Revision A; Sept 2011. Position of trees near the site shown. PB

Project: Proposed New House

Plot No: 3 Cherry Drive
Brockhall Village
BB6 8HJ

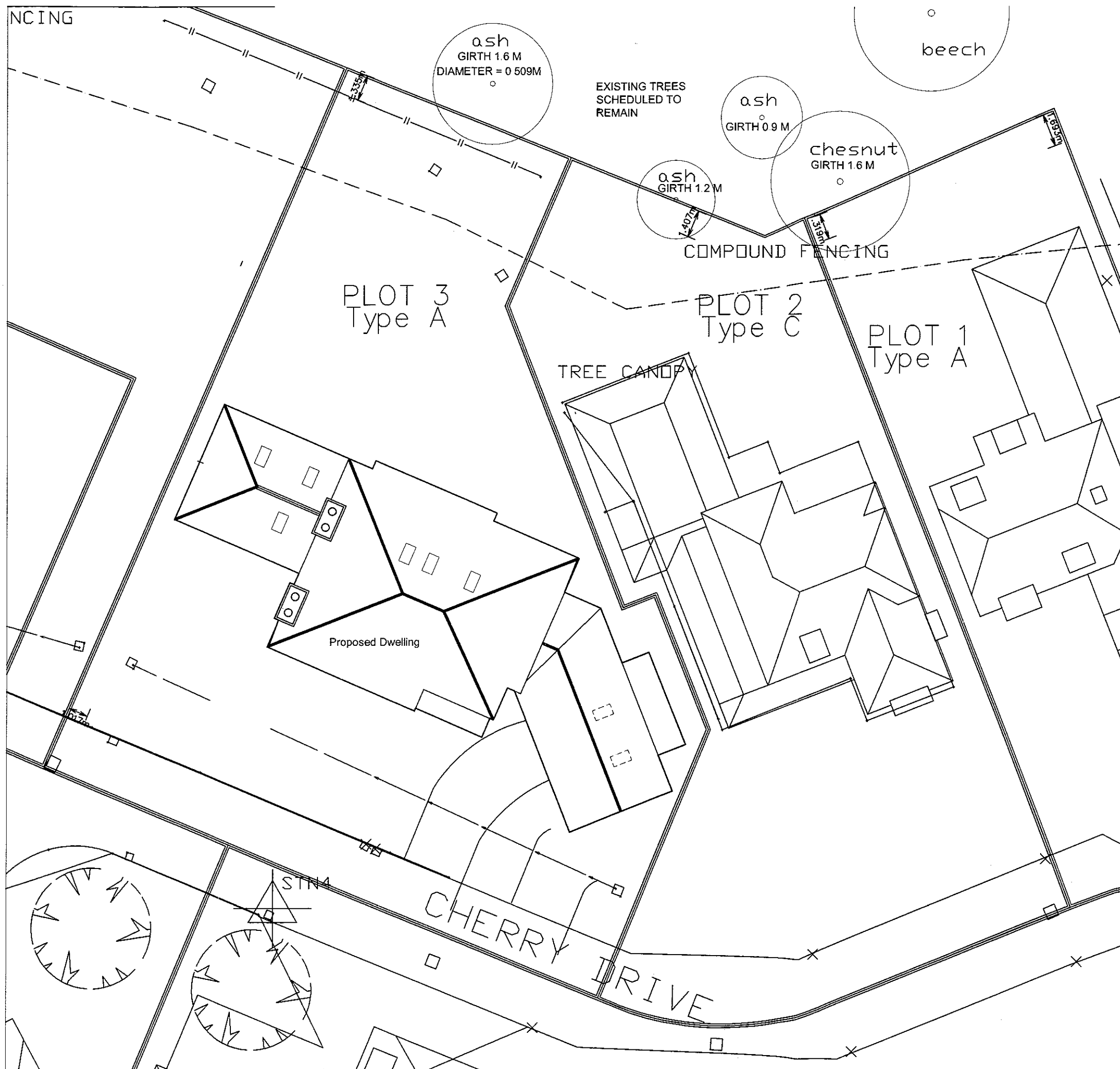
Title:
Site Layout

Drawing No: 01/02 A Scale: 1:200 @ A3 Date: 08 09 11

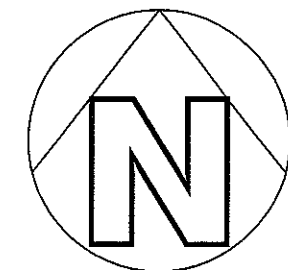
GD Ltd

BROCKHALL

Gaffey Developments Ltd
Newton House,
Franklin Hill,
Brockhall Village,
BB6 8HY
Tel: 07734 887490



320110749P



TREE LOCATIONS.

Revision A; Sept 2011. Position of trees near the site shown. PB.

Project: Proposed New House

Plot No: 3 Cherry Drive
Brockhall Village
BB6 8HJ

Title:
Site Layout

Drawing No: 01/02 A Scale: 1:200 @ A3 Date: 08 09 11

GD Ltd

BROCKHALL

Gaffey Developments Ltd
Newton House,
Franklin Hill,
Brockhall Village,
BB6 8HY
Tel: 07734 887490

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September 2011.

DESIGN AND ACCESS STATEMENT

IN SUPPORT OF A PLANNING APPLICATION FOR:

A PROPOSED NEW 5 BEDROOM DWELLING HOUSE
AND DOUBLE GARAGE WITH OFFICE SPACE OVER.

AT

PLOT 3

CHERRY DRIVE

BROCKHALL VILLAGE.

LANCASHIRE.

BB6 8HJ

GAFFEY DEVELOPMENTS LTD
Newton House
Franklin Hill
Brockhall Village
BB6 8HY

Issue 1.

320110749P

INTRODUCTION

This document provides design and access information for a new large arts and craft style house at Brockhall village.

THE SITE

Brockhall village is principally a residential housing development site where converted and new properties exist on a former hospital site. There are a number of detached properties on the development as well as terraced, semi-detached and apartment style properties. A number of properties have work live spaces.

The development site is located at plot 3 on Cherry Drive at Brockhall Village. The total site area for the property is 0.0802 of a hectare.

The site is not believed to be contaminated, although radon issues may need to be addressed.

PLANNING HISTORY

The site has a live planning approval for a detached dwelling. This application assumes that the principle of residential development on this site is established the schemer submitted reflects the requirements of the applicant an site owner.

LAYOUT

The layout of the site is thought to be compliant with local authority requirements for residential development. The road system exists and approval for the layout has been gained in the past by the original site developer.

DESIGN MATTERS

The scheme has been consciously designed to provide a unified identity and a cohesive development in the environment of Cherry Drive. The mass, scale and proportions have been designed to fit in with other styles of property within the immediate and near locations of the site. Window and door proportions have been considered along with the overall impact on the volume, mass and configuration of the property.

Materials chosen are in evidence on other properties that have gained approval on the Brockhall development.

The roof is scheduled to be slate. The walls are facing bricks and Render which gives a rough cast appearance. Plinth details provide a logic for the base of the

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house. Oak posts are specified to support overhanging canopies and porch roofs. These posts are in turn supported upon bases of brickwork and stone. Stone used for cills, heads and cappings of bases for porch supports are to be local Lancashire stonework.

Chimneys provide a traditional appearance and echo an arts and craft style, although details may not be as ornate (as some properties) a simplified and clean design has been developed and is proposed.

Hard and soft landscaping would be developed to satisfy the planning requirements for the site. Close boarded timber fencing some 1800mm high will form the boundaries between properties.

ACCESS

The scheme is designed to fully comply with part M of the building regulations and the nature of the site ensues that a flat approach to access to the property is easily achieved.

CONCLUSION

We suggest that the proposal is not controversial in terms of it's design size and location within the site. We believe that the scheme complies with policy. There are no overlooking issues as the position of openings and fences etc have been considered in tandem with an appreciation of the design of adjacent properties.

Martin Gaffey.....

GAFFEY DEVELOPMENTS LTD

Sept 2011.