



RIBBLE VALLEY
BOROUGH COUNCIL

18 OCT 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110858P

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: **MS** First name: **Lynette**
Last name: **TATTERSALL**
Company (optional):
Unit: House number: **36** House suffix:
House name: **PENDLETON ROAD**
Address 1: **WOODCROFT COTTAGE**
Address 2: **WISWELL**
Address 3:
Town:
County: **LANCASHIRE**
Country: **ENGLAND**
Postcode: **BB7 9DD**

2. Agent Name and Address

Title: **MISS** First name: **JESSICA**
Last name: **TOWNSON**
Company (optional): **AJH ASSOCIATES**
Unit: **21** House number: House suffix:
House name: **DEANFIELD COURT**
Address 1:
Address 2:
Address 3:
Town: **CLITHEROE**
County: **LANCASHIRE**
Country: **ENGLAND**
Postcode: **BB7 1QS**

3. Description of the Proposal

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

THE ERECTION OF A SUMMER HOUSE TO REPLACE THE
REMOVED GARDEN SHED.

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: House number: **36** House suffix: House name: **PENOLETON ROAD**Address 1: **WOODCROFT COTTAGE**Address 2: **WISWELL**Address 3: Town: County: **LANCASHIRE**Postcode (optional): **BB7 9DD**

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

Easting: Northing:

Description:

5. Pre-application AdviceHas 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:

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

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / MemberWith 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 memberDo 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	PAINTED TIMBER + GLAZED	PAINTED TIMBER + GLAZED.	☐	☐
Roof		LOAD SHEET.	☐	☐
Windows		PANEL GLAZED.	☐	☐
Doors		AS WALLS.	☐	☐
Boundary treatments (e.g. fences, walls)			☐	☐
Vehicle access and hard-standing	EXISTING PAVED AREA.		☐	☐
Lighting			☐	☐
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:

28/6/203 - PROPOSED PLANS + ELEVATIONS.

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			
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):

N.B. NO FOUL SEWAGE
TO BE CREATED

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:

CARPENTRY AREA

Is the site currently vacant?

☒ Yes ☐ No

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

OLD GARDEN SHED REMOVED

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 'B55837: 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? ☐ Yes ☒ No
 If Yes, please complete details of the changes in the tables below:

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g)=								Totals (a+b+c+d+e+f+g)=							
Total proposed residential units (A+B+C+D)=								Total existing residential units (E+F+G+H)=							

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential FloorspaceDoes 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)

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):

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:

<i>John</i>

Date (DD/MM/YYYY):

18-10-2011

(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):

[Signature]

18.11.2011

(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:

01200

429967

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

jessica@ajh-associates.co.uk

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)

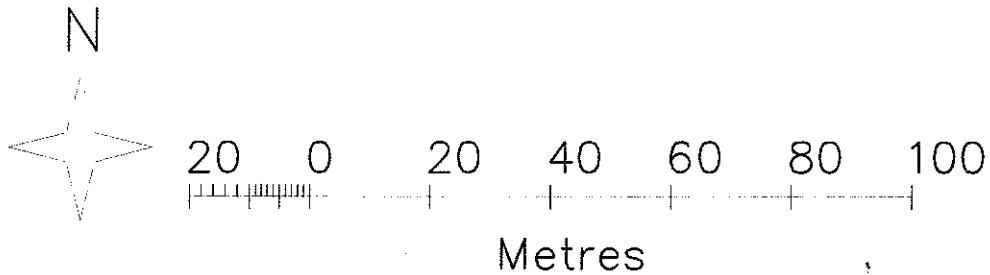
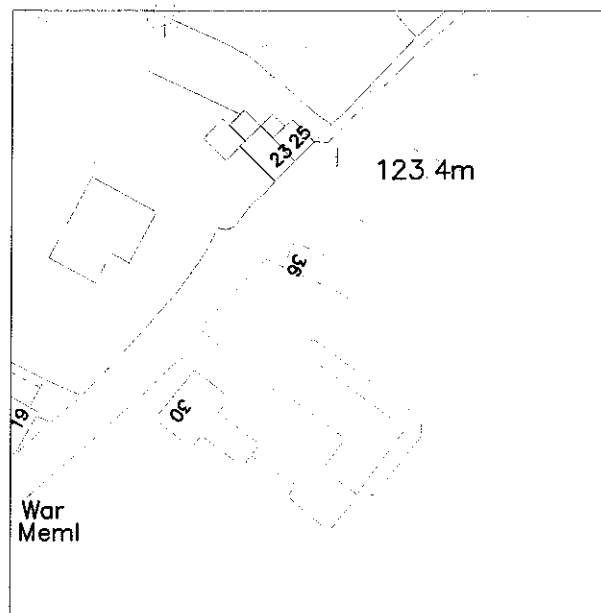
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

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Client Ms Lynette Tattersall

Description Site Plan

By JT

No. 2816/103

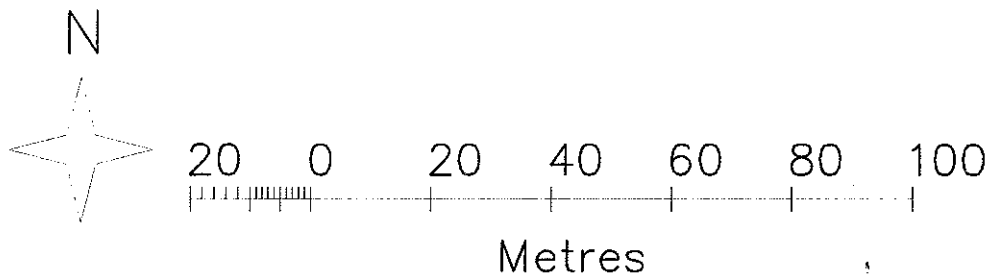
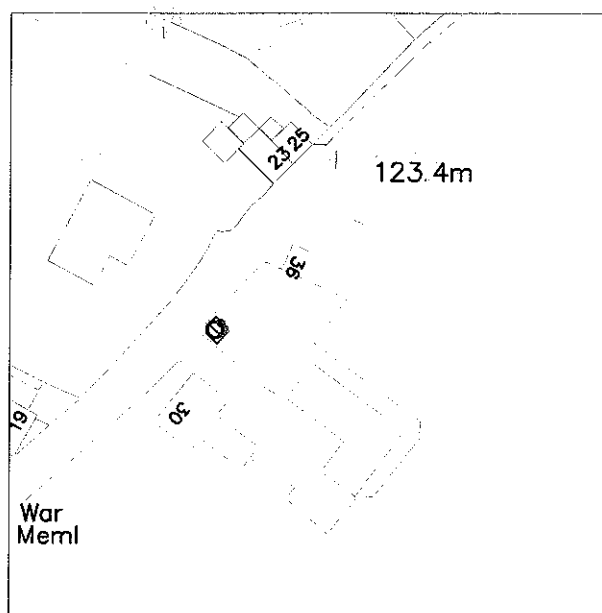
Project Woodcroft Cottage
Wiswell

Scale 1:1250

Date 09/06/2011

AJH ASSOCIATES
Chartered Building Surveyors
Tel: 01200 429967
Fax: 01200 429968

320110858P



Client Ms Lynette Tattersall

Description
Plan Location

By JT

No. 2816/103

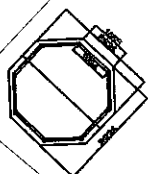
Project Woodcroft Cottage
Wiswell

Scale
1:1250

Date
09/06/2011

AJH ASSOCIATES
Chartered Building Surveyors
Tel: 01200 429967
Fax: 01200 429968

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Client Ms Lynette Tattersall

Project Woodcroft Cottage
Wiswell

Description Plan Location

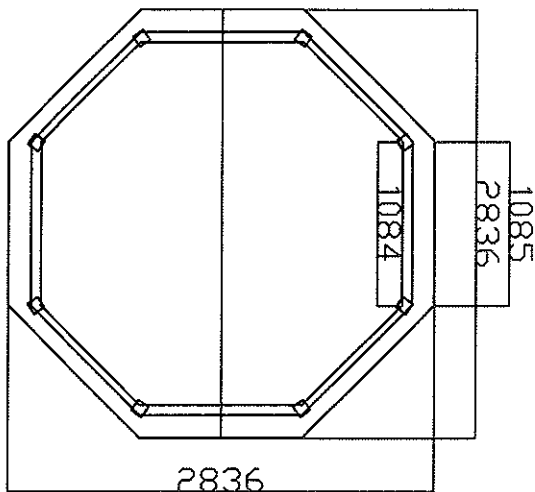
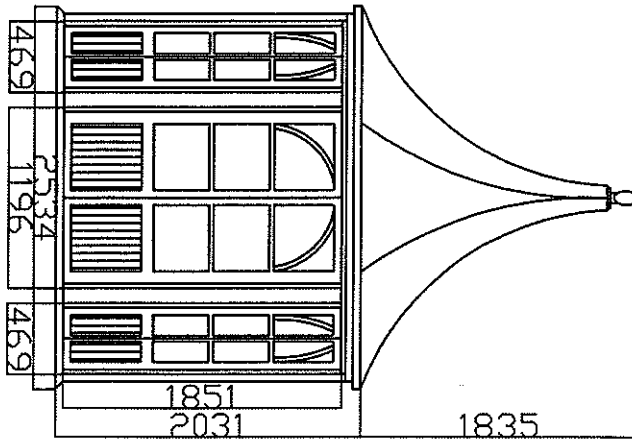
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Date 09/06/2011

By JT

No. 2816/103

AJH ASSOCIATES
Chartered Building Surveyors
Tel: 01200 429967
Fax: 01200 429968



320110858

Client
Ms Lynette Tattersall

Project
Woodcroft Cottage
Wiswell

Description
Proposed Summer House
Plans and Elevations

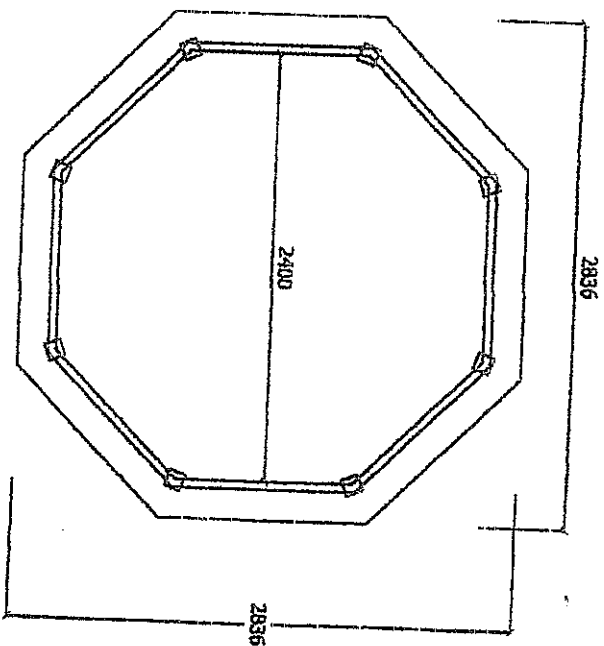
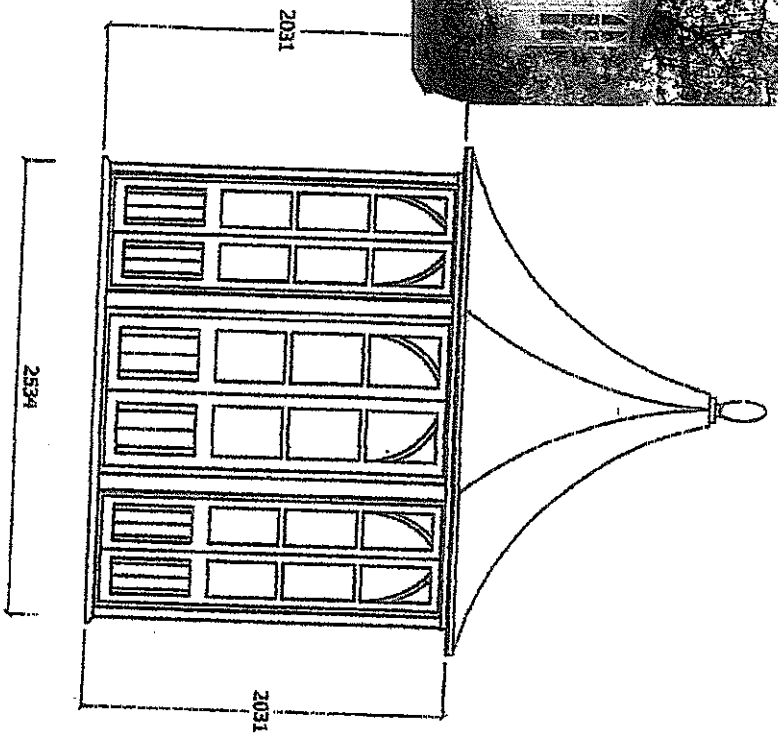
Scale
1:50

Date
17/10/2011

By
JT

No.
2816/203

AJH ASSOCIATES
Chartered Building Surveyors
Tel: 01200 429967
Fax: 01200 429968



BEVEDE

Summerhouse (2400) Planning Information

Handwood : Clis, Doors, Posts, Ring Beam
 Plywood : Laminated Rafters, 3.6mm Roof Decking
 Exterior Meddle : Solid Panels, Door Infill Panels
 Colour Finish : Water Based Woodstain (Customer Colour)
 Other Information : 4mm Safety Glass - Brass Architectural Iron Mongery - Code 3 Lead

Internal Diameter : 2400
 External Diameter : 2836
 Overall Height (Cill To Finial) : 3600
 Internal Volume:

Scale :
 1:40
 Dimensions :
 Metric (mm)
 Date :
 April 05

320110858

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Design and Access Statement

For

A Summer House at Woodcroft Cottage

At

36 Pendleton Road, Wiswell, Clitheroe, Lancashire

Report Completed By

Jessica Townson
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

1 Introduction

- 1.1 This design and access statement is written in line with *"Design and Access Statement How to write, read and use them"* (CABE, 2007) as required by *"The Circular Guidance on Changes to the Development Control System"*
- 1.2 The aim of this document is to appraise the context of the development in relation to the planning policy guidance, the design of the proposal, and the underlying influences on the submission.
- 1.3 This document should be read in conjunction with the drawings and documentation submitted with the application.

2 Proposal

- 2.1 To erect a Summer House in the garden as detailed by accompanying drawings.

3 Use

- 3.1 To allow for maximum enjoyment of the garden and curtilage of the dwelling by the occupant.

4 Design

- 4.1 The proposed Summer House is to be constructed of painted timber and glazed panels. The cream colour of the Summer House will not be visually intrusive to its surroundings.
- 4.2 The spire roof design creates a narrow spire, which results in a minimally intrusive appearance. The spire shall not cause any obstructions to surrounding dwellings.
- 4.3 The Summer House shall not overlook any surrounding dwellings.

5 Landscaping

- 5.1 There shall be no alterations to the landscaping.
- 5.2 The Summer House shall stand on the existing hard standing in the garden.

6 Access

- 6.1 Access to the Summer House shall be via the garden.

7 Appraising the Context

- 7.1 The Summer House that has been selected was chosen with the village of Wiswell in mind. The aesthetically pleasing design is in no manner offensive and shall compliment the dwelling and the village.

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- 7.2 The Summer House shall be largely screened from neighbouring dwellings by the high level vegetation to the perimeter of the dwelling's garden.

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Historical Merit Statement

For

A Summer House at Woodcroft Cottage

at

Pendleton Road, Wiswell, Clitheroe, Lancashire

Report Completed By

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1 Introduction

- 1.1 This Heritage Statement has been written with the aim in to evaluate the development in relation to its location within the heritage and conservation area of Wiswell, the design of the proposal, and the underlying influences on the submission.
- 1.2 This document should be viewed in conjunction with the drawings submitted with the application.

2 Proposal

- 2.1 The proposal is replace the recently removed garden shed with a aesthetically pleasing glazed and timber Summer House.

3 Description of the Site

- 3.1 The property is situated just off the main road through Wiswell, Pendleton Road and the steep drive area and high stone walls to the property adds to the ambiance of Wiswell as it is characterised by sunken lanes.
- 3.2 The property stands opposite Pear Tree Cottage, this property has replaced the traditional sash windows and the door with PVC windows and doors that are not replicas nor entirely similar to those previous.
- 3.3 The neighbouring property to the south west of the site is sheltered from the property by high standing trees to the bottom of the garden at Woodcroft Cottage. The neighbouring property also has no windows at First floor on its North elevation; therefore its views shall not be affected by alterations to Woodcroft Cottage.
- 3.4 All alterations to the rear of the property shall have little bearing upon the street scene of Wiswell due to the previously mentioned high standing trees and garden walls of Woodcroft Cottage.

4 What historical data tells us about the site

- 4.1 Historical maps and aerial photographs of the site have been consulted and are contained within the appendix of this document. Unfortunately it has not been possible to find any historical photographs of the site, and therefore some assumptions have been made with the information I have to hand.
- 4.2 As can be seen from the maps there is little consistency of the map type.
- 4.3 It has been possible to find quite detailed maps of the Wiswell area dating back to the 1850's. Below is a summary of what they show
- 4.4 1848 – The plot of land has what appears to be 2 number buildings on the site with what appears to be independent gardens / field area. The map is however somewhat blurred. The dwelling appears to be similar in size to what currently exists with another small building in the rear garden
- 4.5 1893 – The boundary's associated with the two buildings identified in the 1850's are no longer present to the south of the site. There are clear identifiable boundaries between the road way and the property boundary, which are still present in the same (similar) location today. The dwelling also appears to be of similar size to previous and existing, however the additional building in the rear garden is no longer present.
- 4.6 1895 – This map demonstrates an entirely unclear map with what appears to be altered dimensions of the dwelling and unclear boundaries.
- 4.7 1912 – Again there are no boundaries showed to the south of the site but the dwelling has returned to its original size and location
- 4.8 1913 – 1915 – Once again the dwelling has altered and appears to be much smaller than previously drawn. There are again no boundaries shown to the south of the site separating the two adjacent dwellings.

- 4.9 1932 and 1955 - The map appears to be more accurate as the dwelling is set away from the boundaries with a boundary present at the south of the site.
- 4.10 1969 - This map demonstrates a clearer drawing of the site, with boundaries, as they are to date. This map also shows an additional building to the north of the house. Its use uncertain.
- 4.11 1970 and 1973 - Both these maps show very little detail with a simple square on the site where the dwelling lies. The boundaries are similar to those today.
- 4.12 1978 - Is almost, if not identical to the map presented as from 1969.
- 4.13 Today, - The photograph shows the extension of the dwelling to incorporate the dwelling and what is now the garage as one. The photograph also shows an additional dwelling to the south of the property and the extension to 30 Pendleton Road. Both these alterations and developments have added greatly to the building mass of the area

5 Historical Appraisal of the Scheme

- 5.1 The heart of Wiswell Village is very much set "back in the day", with the exception of a few modern extensions and barn conversions not much of the streetscape has not altered since the turn of the 20th century. However, on the fringes of the village there have been a number of more recent developments including Leys Close.
- 5.2 In terms of the proposal and its impact on the village setting, we have been very careful as to not to touch the existing boundary wall when planning the site, as it is of importance to the sunken streetscape (as discussed above).

- 5.3 We feel that the addition of a Summer House shall have little interference surrounding properties as the previously mentioned high rise bushes very much mask the garden area.
- 5.4 We have been careful with the design of the alterations to ensure that its appearance within the village setting is non-intrusive. The proposed Summer House is extremely sympathetic to its surroundings and its design shall bear little alterations to the village.

6 Appendix List

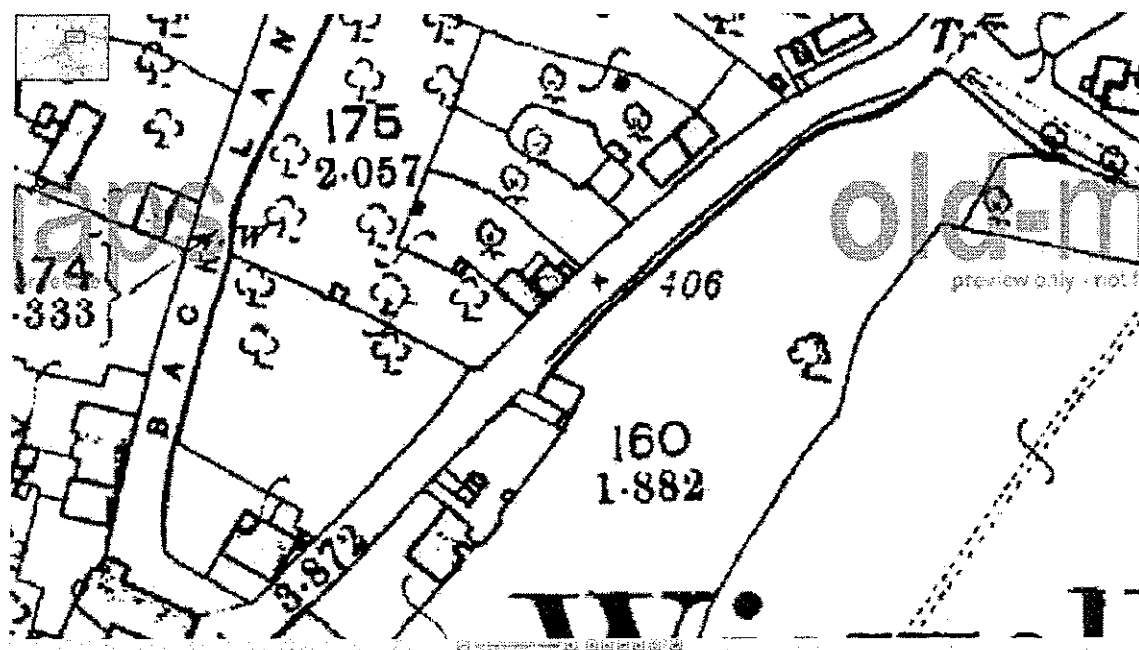
- 1) Map circa 1848
- 2) Map circa 1893
- 3) Map circa 1895
- 4) Map circa 1912
- 5) Map circa 1913-1915
- 6) Map circa 1932
- 7) Map circa 1955
- 8) Map circa 1969
- 9) Map circa 1970
- 10) Map circa 1973
- 11) Map circa 1978
- 12) Ariel Photograph 2011

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Map circa 1848



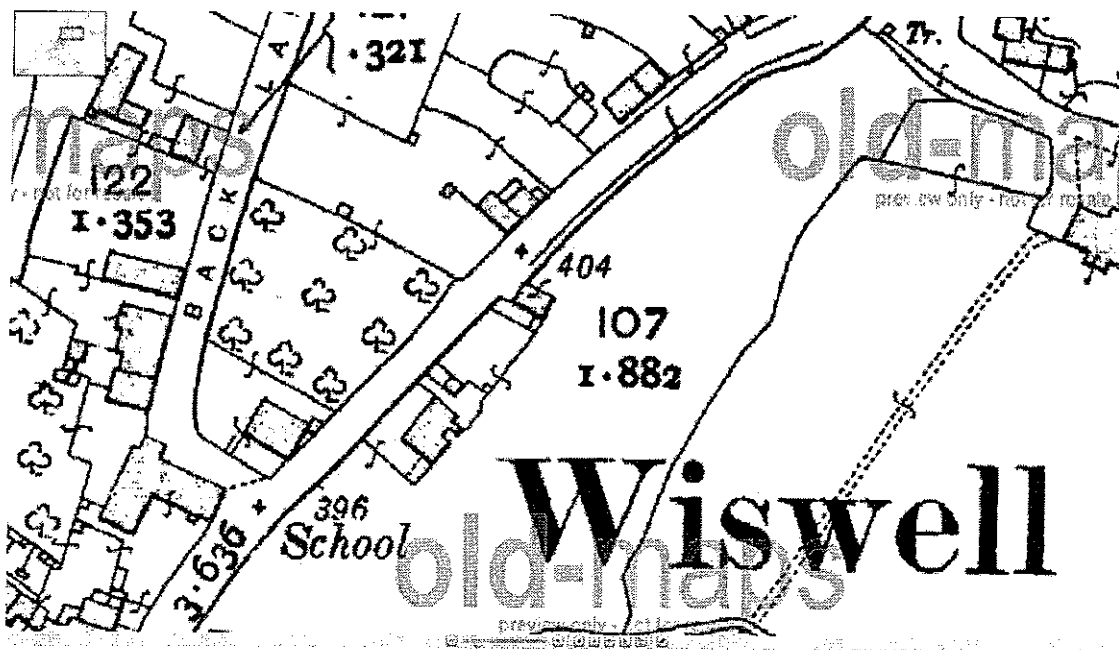
Map circa 1893



Map circa 1895

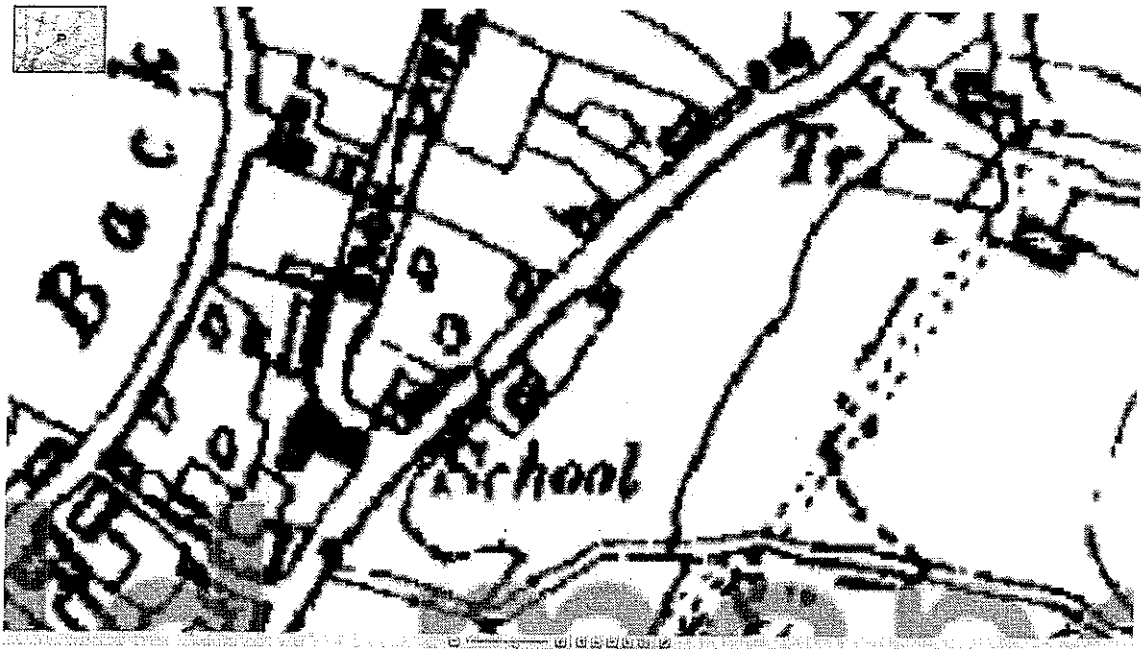


Map circa 1912

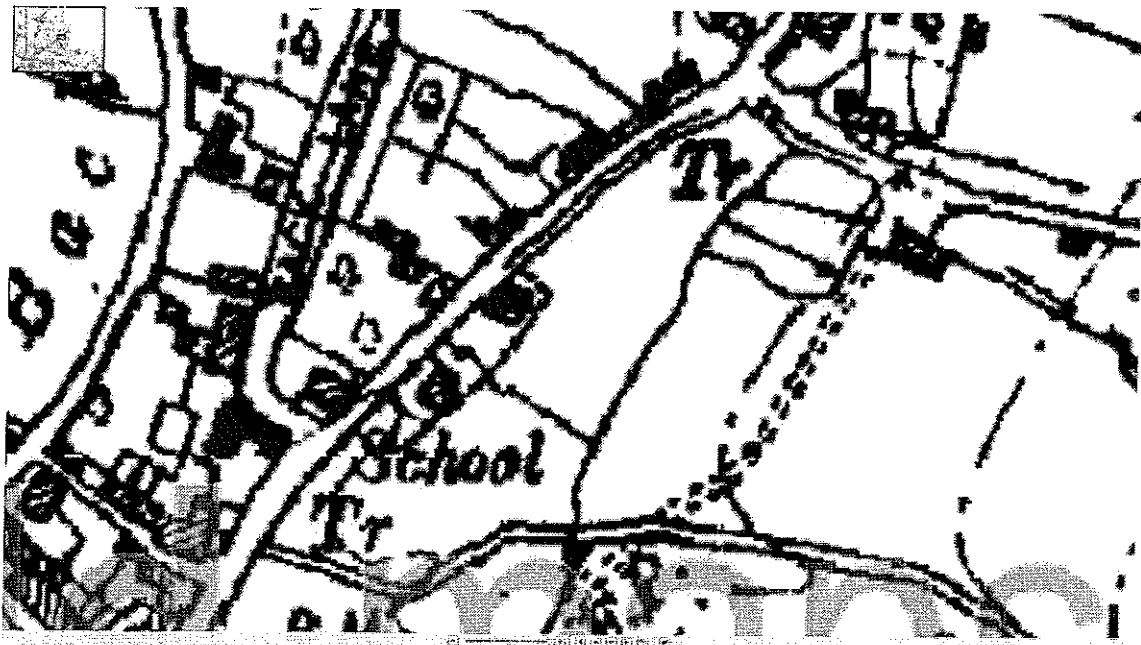


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Map circa 1913-1915



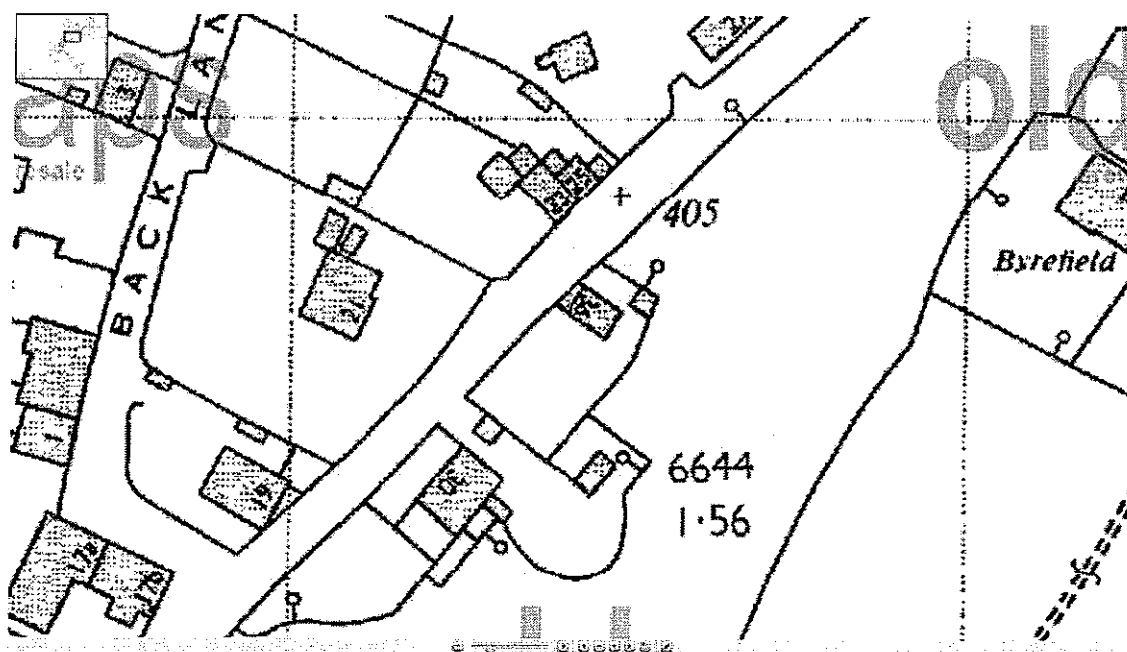
Map circa 1932



Map circa 1955

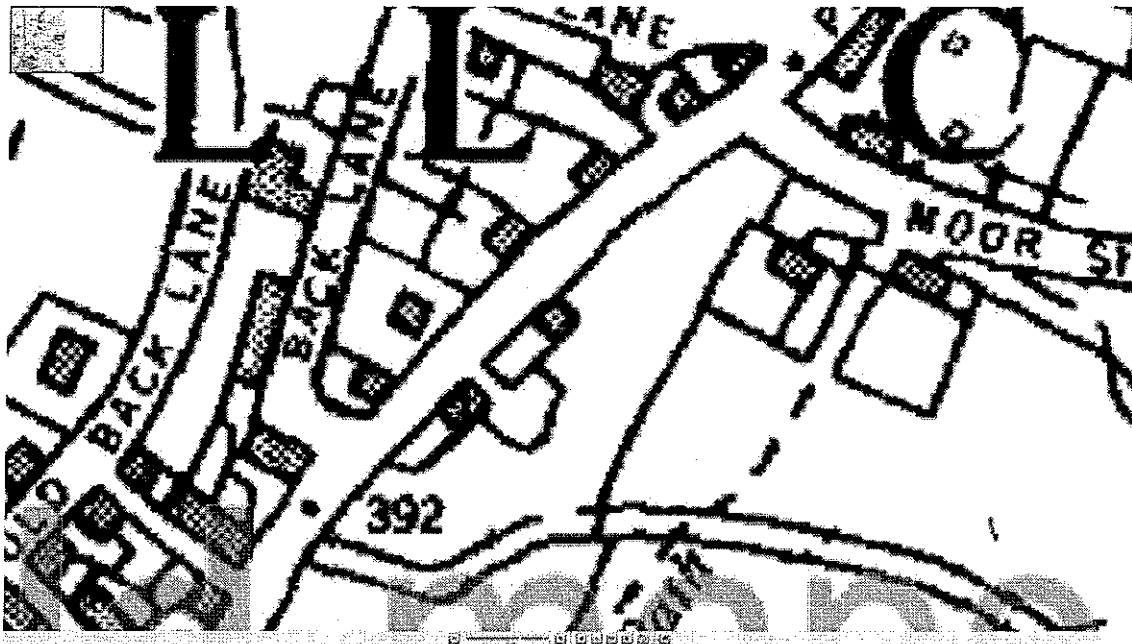


Map circa 1969



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Map circa 1970

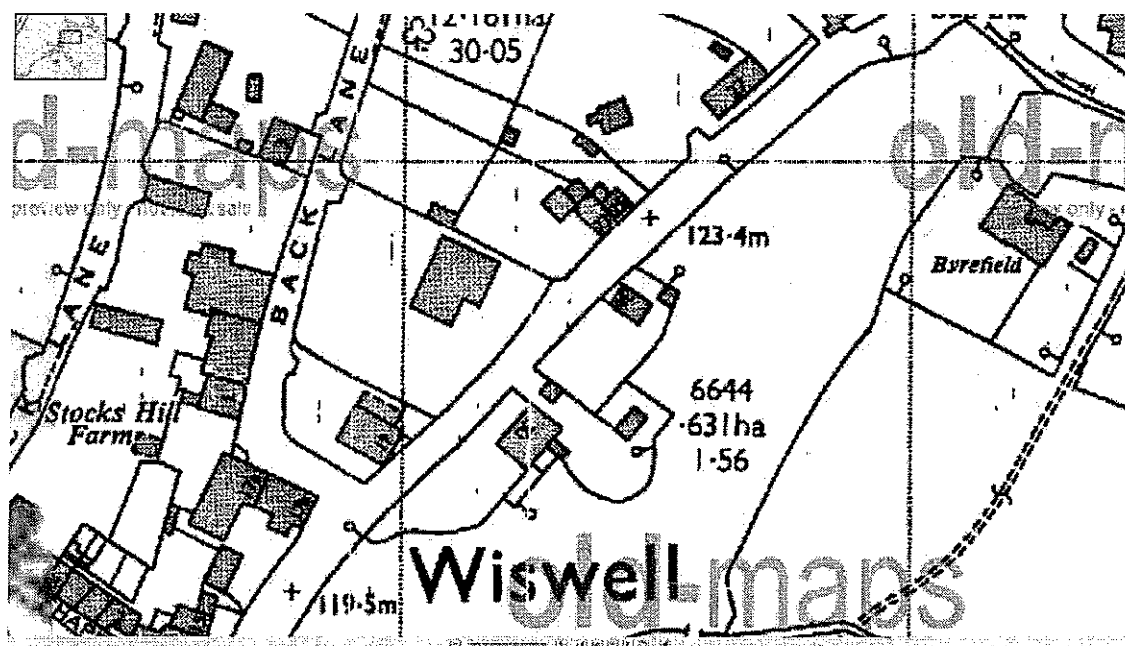


Map circa 1973



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Map circa 1978



Aerial Photograph 2011

