



RIBBLE VALLEY
BOROUGH COUNCIL

19 OCT 2011

For office use only

Application No: 320110864 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 and conservation
area consent for demolition in a conservation area.
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:	Suresh	Surname:	Bhojani
Company name:					
Street address:	1 Whittingham Road			Country Code	National Number
	Longridge			Telephone number:	Extension Number
				Mobile number:	
Town/City:	Preston			Fax number:	
County:	Lancashire			Email address:	
Country:	UK				
Postcode:	PR3 2AA				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Moin	Surname:	Munshi
Company name:	M.M. Architectural Services				
Street address:	15B			Country Code	National Number
	York Avenue			Telephone number:	Extension Number
	Fulwood			Mobile number:	
Town/City:	Preston			Fax number:	
County:	Lancashire			Email address:	
Country:	UK				
Postcode:	PR2 8JX			info@mmarchitecturalservices.co.uk	

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Existing rear storage demolished, Proposed single storey to rear and two storey to side, existing side gate repositioned and internal alteration to the 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)

House: 1 Suffix:
House name:
Street address: WHITTINGHAM ROAD
LONGRIDGE
Town/City: PRESTON
County:
Postcode: PR3 2AA

Description:

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

Easting: 360065
Northing: 437102

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: Mr First name: Graeme Surname: Thorpe

Reference: [REDACTED] 9370

Date (DD/MM/YYYY): 06/10/2011 (Must be pre-application submission)

Details of the pre-application advice received:

I write with regards to your Pre-Application Advice form received on the 19th of September 2011, and our subsequent site meeting on the 6th of October 2011. I apologise for not getting back to you sooner. Having now had chance to further assess your proposal, I can now offer the following advice.

The property actually lies within the Longridge Conservation Area and is considered to be a Building of Townscape Merit. On this basis, any proposals to extend to the building must be of an appropriate design to compliment the style of the existing property, i.e. using matching window size openings (details to be submitted), and the extensions must also be subservient to the main building i.e. so that they do not dominate the main building. I would also recommend using materials to match the existing property, stone as opposed to brickwork, in order for the extension to blend in with the existing property and therefore minimise the impact on the Building of Townscape Merit.

On this basis the two storey and single storey extension to the rear of the building are set in from the side elevations of the main building with the first floor extension set in further from the roadside elevation, which enable the extension to be subservient to the main building. The single storey extension on the side elevation may well be more suited coming at right angles off the side elevation (see line A on the attached plan), or if you consider more space can be garnered by an angled extension I would suggest a slightly further set back from the main front elevation (see line B on the attached plan) with the design of the extension perhaps utilising the shape and form of the extension you are removing?

With regards to the vehicular access to the rear, I would also recommend re-using the traditional stone pillars to form your gateway as this would appear to be part of the buildings character and history.

Please note that you will be required to submit a Design and Access Statement and a Heritage Statement with your application as the property lies within a Conservation Area. A Design and Access Statement Pro Forma can be found using the link below,

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

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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. Explanation for Proposed Demolition Work**

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Existing rear storage demolished because new large storage created on existing retail unit.

10. 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:

Stonework to all wall.

Description of *proposed* materials and finishes:

Stone wall match to existing.

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

Slates.

Description of *proposed* materials and finishes:

Slates and tiles match to existing.

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

Painted timber window.

Description of *proposed* materials and finishes:

Painted timber window match to existing.

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

Painted solid timber door.

Description of *proposed* materials and finishes:

Painted solid timber door match to existing.

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

Stone wall with stone coping.

Description of *proposed* materials and finishes:

Stone wall and coping match to existing.

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

N/A

Description of *proposed* materials and finishes:

N/A

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

N/A

Description of *proposed* materials and finishes:

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:

1124-EX-01 existing floor plans, elevations and block plan. scale-A2@1:100

1124-SK-01 proposed floor plans and elevations scale-A2@1:100

1124-SK-02 proposed elevations and block plan. scale-A3@1:100

1124-SK-03 proposed site plan. scale-A3@1:100

1124-L-01 location plan. scale-A4@1:1250

Design and Access statement

Heritage Statement.

11. 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	1	2	1
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			

12. 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):

Please see the drawings.

13. 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

14. 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

15. Existing Use

Please describe the current use of the site:

Ground floor spar shop and first floor 3 bedroom flat.

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

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

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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'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

18. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

19. 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)
A1	Shops Net Tradable Area	144.1	144.1	269.3	125.2
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
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	122.5	122.5	173.0	50.5
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		266.6	266.6	442.3	175.7

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
C2	Residential institutions	0	1	1

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	4	0
Proposed employees	1	3	0

21. 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	
A1	5.30	10.00	5.30	10.00	5.30	10.00	☐

22. Site Area

What is the site area?

403.01

sq metres

23. 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

24. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

25. 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

26. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: Mr

First name:

Moin

Surname:

Munshi

Person role:

Agent

Declaration date:

16/10/2011



Declaration made

26. 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: Mr

First Name:

Moin

Surname:

Munshi

Person role:

Agent

Declaration date:

16/10/2011



Declaration Made

27. Declaration

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



Date

16/10/2011



ARCHITECTURAL SERVICES

Drawn By M.M.	Scale 1:1250	Date Aug.11
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Design and Access Statement

Proposed single storey extension rear and two storey side extension to

1 & 1A

Whittingham Road

Longridge, Preston

15B York Avenue, Fulwood, Preston, Lancashire, UK. Tel. 01772 713193 Mob. 07711395724

www.mmarchitecturalservices.co.uk

info@mmarchitecturalservices.co.uk

Design and Access Statement

Site

The site is located on corner of Whittingham Road and Chatburn Road at Longridge, Preston and closed to the arterial route to the city centre. The surrounding area residential, and commercial with most building use for residential.

The application site is currently occupied and used as a spar shop at ground floor and three bedrooms flat above shop.

Involvement

The scheme will be discussed with the Mr. Graeme Thorpe Senior Local Authority planning officers (REF. NO. RV\2011\ENQ\00370) and will attempt address any issue raised. Drawings and documentation has been prepared by M M. Architectural Services in conjunction with applicant's consultation.

Proposal

- Proposed single storey to side and rear of property.
- Proposed two storey extensions to side of property.
- Existing side gate and gat pillar repositioned at yard.

The proposed single storey rear extension for storage and two storey side extension for the additional retail area at ground floor and additional floor space for flat. There is some alteration to ground floor retail unit and first floor flat. The new storage areas will be 67.89 sq mt. and side extension retail area will be 78.89 sq.mt. The new extension of first floor flat area will be 50.51 sq.mt.

The existing gate and gate pillar from Whittingham Road will be repositioned as shown in plan and stone wall will be match to existing

Use

Proposed use is to remain retail unit under use class A1 for ground floor and first floor flat remain same user.

Parking

There is one no parking for this spar shop and will remain same. The two parking spaces for flat is in yard remain same. The existing gate to side of property will be repositioned.

Employment

The creation of the new extension retail unit will provide 1 full time and 3 part time job to local area.

Design

A very important factor of keeping with the character and appearance of the area and the need to keep the environment at the highest quality, our design takes into consideration the existing surrounding architecture.

The proposed external walls will be stonework match to existing wall and before start the work material will be confirm with Local Authority. The new windows and door will be match to existing and confirmed with Local Authority. The new roof slates to first floor match to main roof and new roof tiles to single storey will be match to existing roof.

Layout

Please refer to proposed plans for layout.

Scale

The new extension area to retail unit including storage area will be 146 78 sqmt and new extension of flat area will be 50 51 sq.mt. The eave height for single storey to side will be 2.4m and rear extension will be 2 2m. The eave of two storey extensions will same as existing.

Landscaping

There is to be no landscaping in this application.

Access

Car Parking – The existing two parking spaces for flat are in yard will be remain same.

Entrance – there is no new entrance for this application and existing entrance remain same.

Entrance door

Existing entrance door remain same.

Public Transport- Access to the local public transport infrastructure is available from Whittingham road to Preston City centre bus station.

Environmental Impact- A check of environmnet agencies floor map shown that the site is outside of the area of extreme flood risk and calculated the risk of flooding to be 0 1% (1:1000) or less.

Appearance

The building appearance doors, windows, stone surround and stonework etc. will be match to existing. Material sample will be sent to Local Authority before work start on site.

Conclusion

The development would be a positive attraction to the area and would increase its popularity. We believe the development would also raise the market value of the locality. The proposals will not affect the character and appearance of the area.

It is our intention to provide a scheme, which will enhance the environment, provide a good benefit to the community.



MM

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Heritage Statement

Proposed single storey extension rear and two storey side extension to

1 & 1A

Whittingham Road

Longridge, Preston

15B York Avenue, Fulwood, Preston, Lancashire, UK. Tel. 01772 713193 Mob. 07711395724

www.mmarchitecturalservices.co.uk

info@mmarchitecturalservices.co.uk

Heritage Statement

Proposal

The proposed works comprise the demolition of existing storage to the rear of property, the construction of a single storey extension to rear of property, also two storey extensions to side of property. Re-positioned existing side access gate.

Application site

1 Whittingham Road is edge of conservation area and closed to the arterial route to the city centre. The surrounding area is mostly residential building and some of commercial property. The application site is currently occupied and used as a spar shop at ground floor and three bedrooms flat above the shop.

There is no planning history for this site.

Existing property

The existing two storey property is constructed of stone walls with a slate roof. The north and south elevations are finished in pre-finish stone. East and west elevations are finished in rough stone. The windows head, sills and quoins are natural stone in buff colour. The south single storey storage has same rough stone walls and slate roof.

The north side of property from Whittingham Road has access gate for owner cars. The boundary wall is pre-finish natural stone with coping. The gate is painted black in timber. The boundary wall is approximate 2.0m high.

The proposed extension

The scale of the single storey rear extension is in keeping within the boundary line.

The two storey extension has been designed to be 'in keeping' with in the existing boundary. To reduce the visual impact of the extension it has been set back 1.47 m from the north elevation of the existing property. The extension will be constructed of stonework to match to existing. The upper roof will be covered with slates and lower roof covered with tile to match the existing roof.

The windows of new extension will be same opening size to existing and match to existing. The new window head, sill and jamb match to existing window. The new door will be solid and door surround match to existing.

The boundary wall

The existing access gate for yard will be re-positioned and existing gate blocked up with stonework to match existing boundary wall. The pillar to gate will be stone to match existing pillar.

The east elevation from Chatburn Road existing timber post fence extended up to property as shown in plan.

Conclusion

The existing spar shop is small, with three bedrooms, flat above and vacant yard in poor condition. The proposed extension and refurbishment of the existing structure will enhance the visual appearance of the property, safeguard its future and create a four bedroom family flats with modern internal amenities. The rear extensions of property create more store area for retail unit.

The extension of the property would not have any adverse impact on any historical or archaeological features and there are no archaeological reasons why the application should not be permitted.



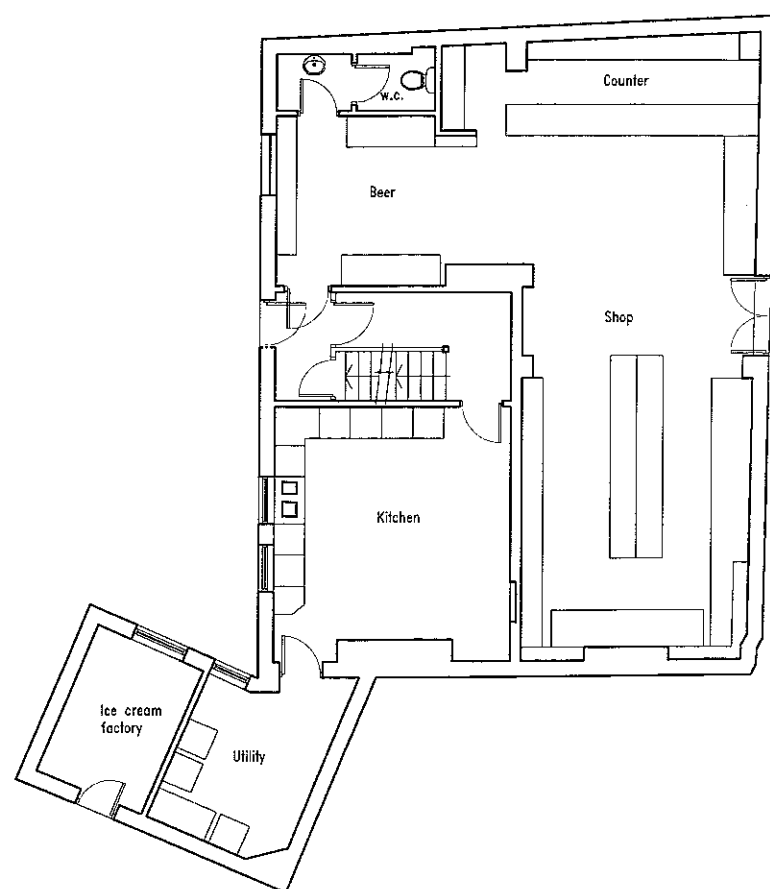
EXISTING NORTH ELEVATION



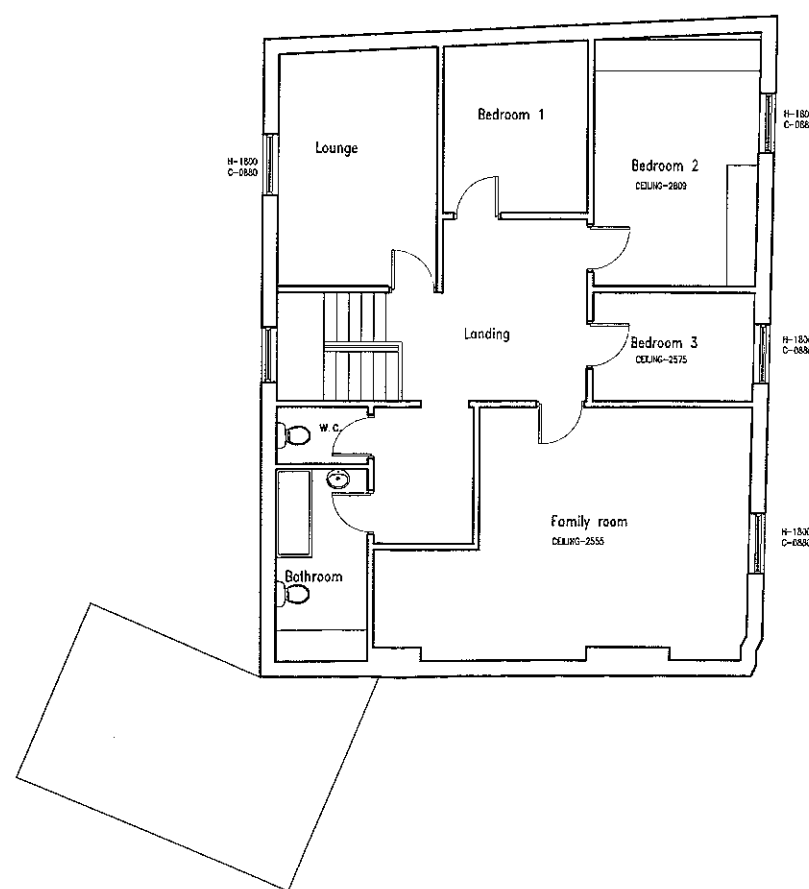
EXISTING WEST ELEVATION



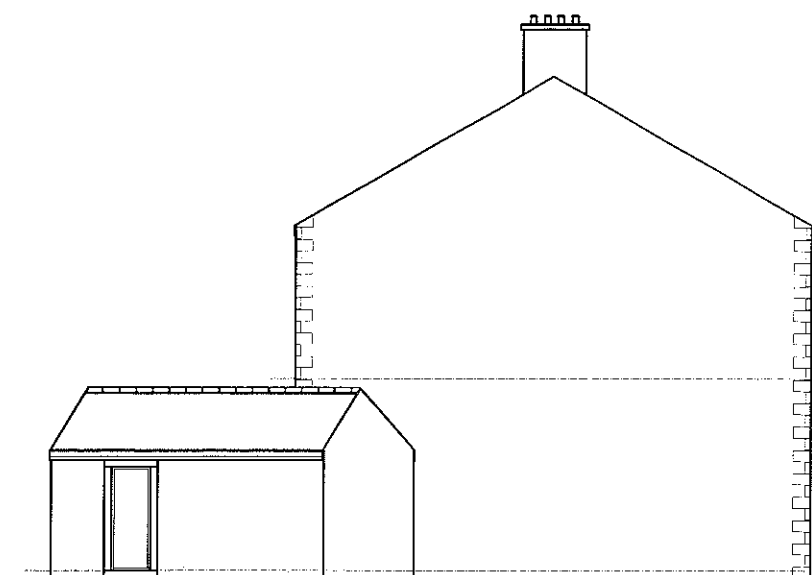
EXISTING EAST ELEVATION



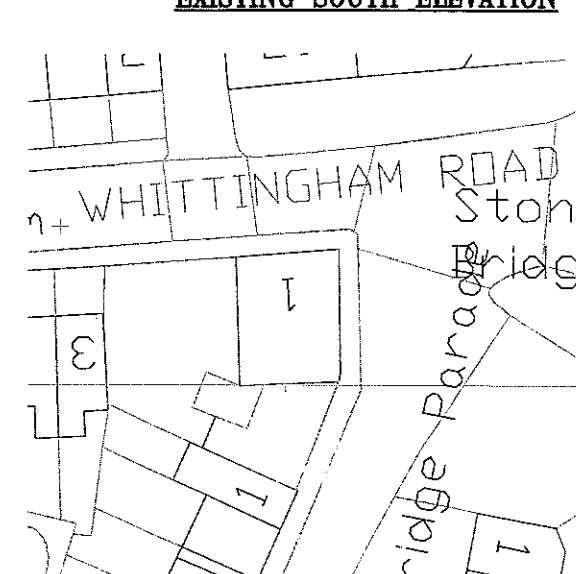
EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



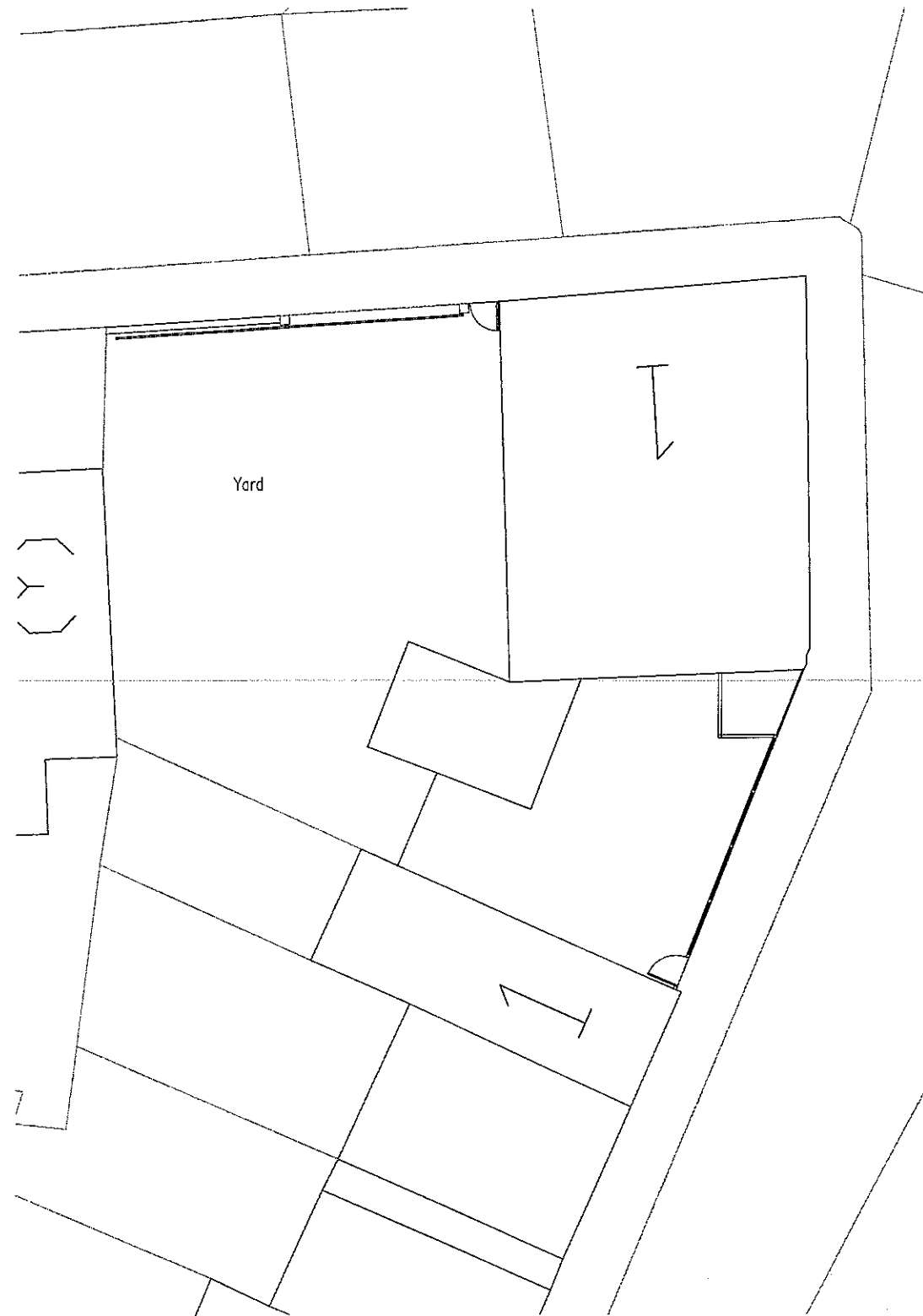
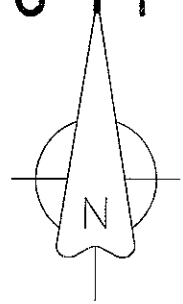
EXISTING SOUTH ELEVATION



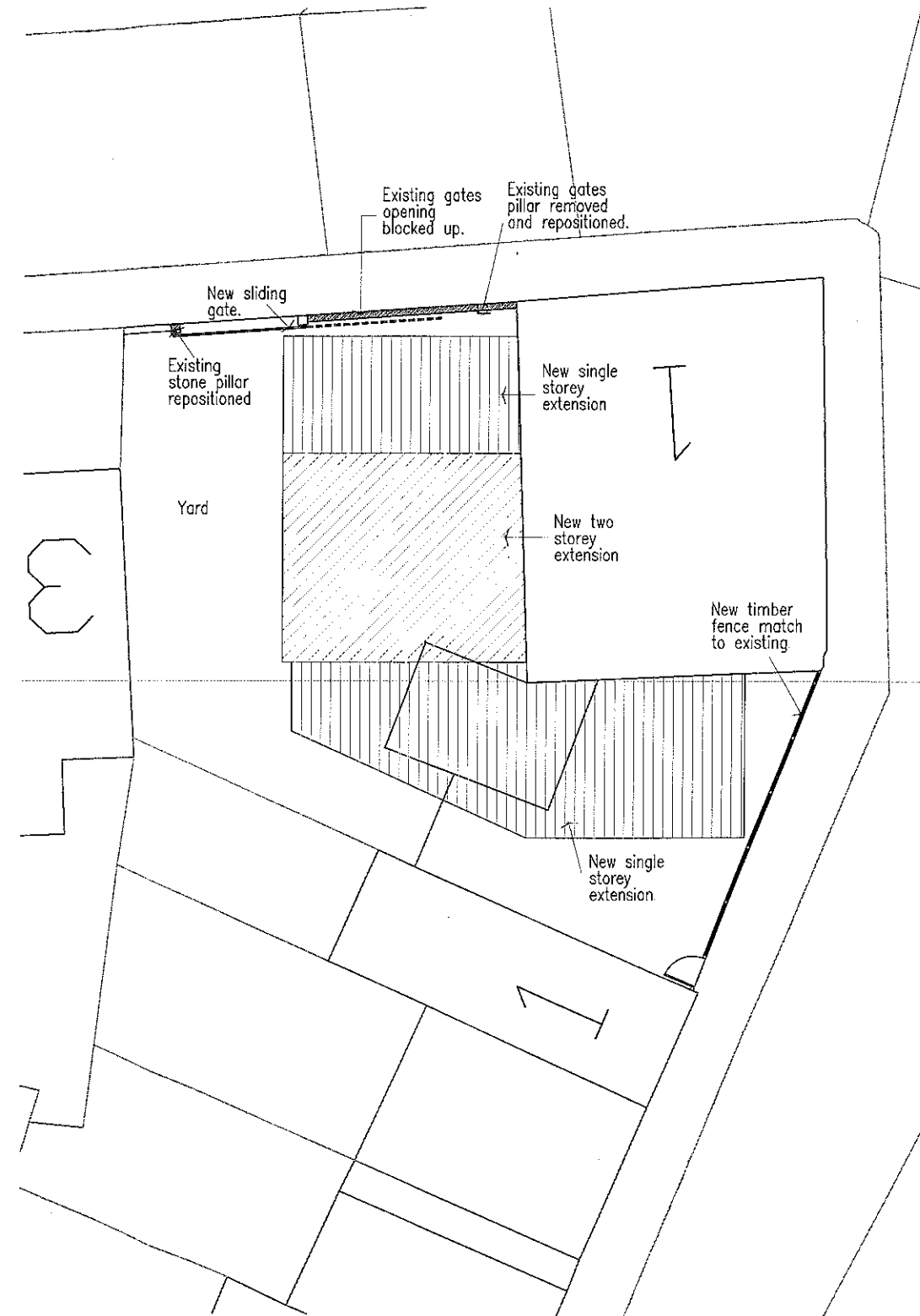
EXISTING BLOCK PLAN
SCALE-1:500

M M ARCHITECTURAL SERVICES	Project 1 & 1A, Whittingham Road Longridge Preston		
	Dwg Title Existing Plans and Elevations.		
130, York Avenue, Preston, M3 9JL. Tel: 0771 305324 Email: mm25@btinternet.com	Dwg No. 1124/EX/01	Rev.	
1. All dimensions are in millimetres unless otherwise stated. 2. All dimensions are to the centre of the line. 3. All dimensions are to the outside of the line unless otherwise stated.	Drawn By M.M.	Scale 1:100	Date Aug.11

320110864P



EXISTING SITE PLAN



PROPOSED SITE PLAN

M M

ARCHITECTURAL SERVICES

Project
1 & 1A, Wittingham Road
Longridge
Preston

Dwg Title
Existing and Proposed
Site Plan.

15B, York Avenue Preston. PR2 8DL
TEL : 07711355724
Email : mm221@btinternet.com

Dwg No.
1124/SK/03

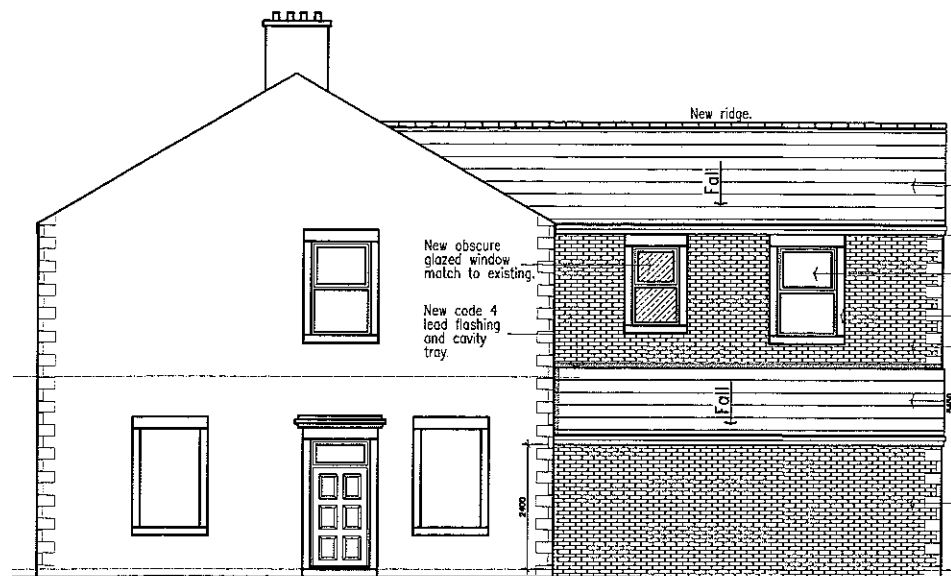
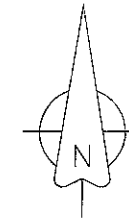
1. Figure dimensions to be shown in preference to scale
2. All dimensions to be checked on site
3. The drawing remains the copyright of the M.M. Services and
may not be copied without prior consent.

Drawn By
M.M.

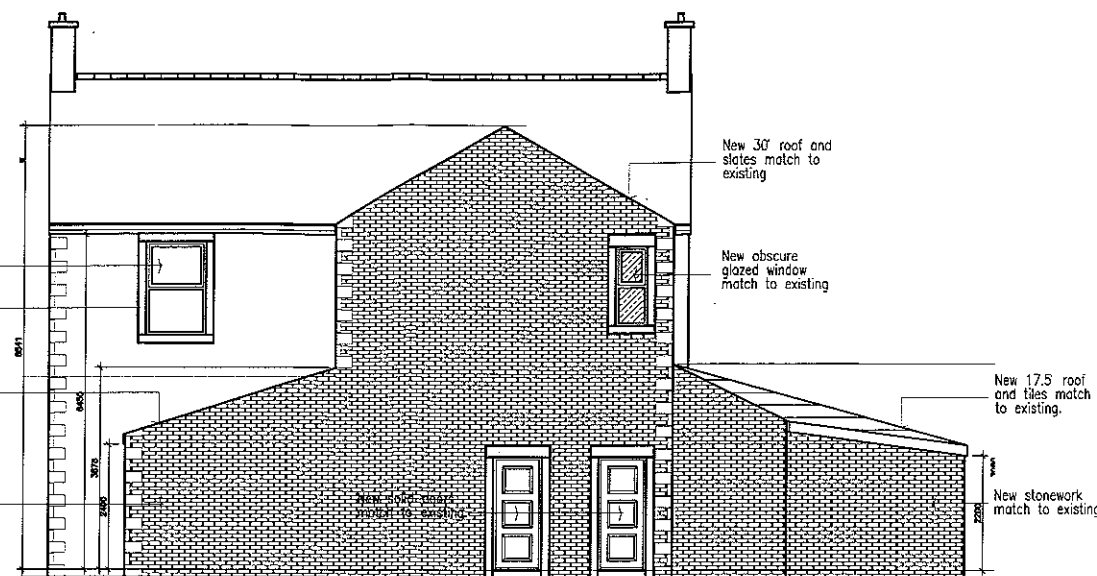
Scale
1:200

Date
Aug.11

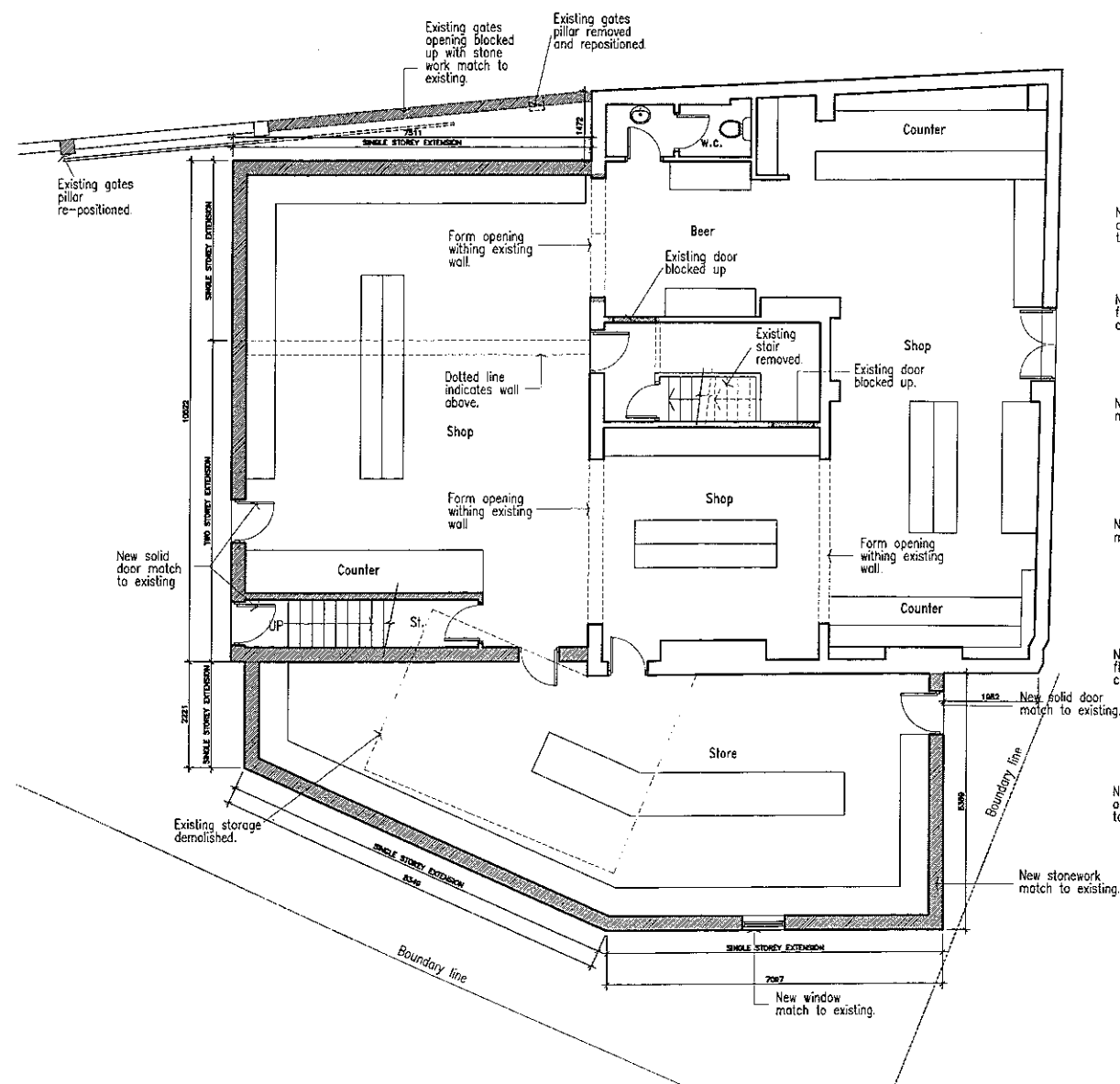
320110864P



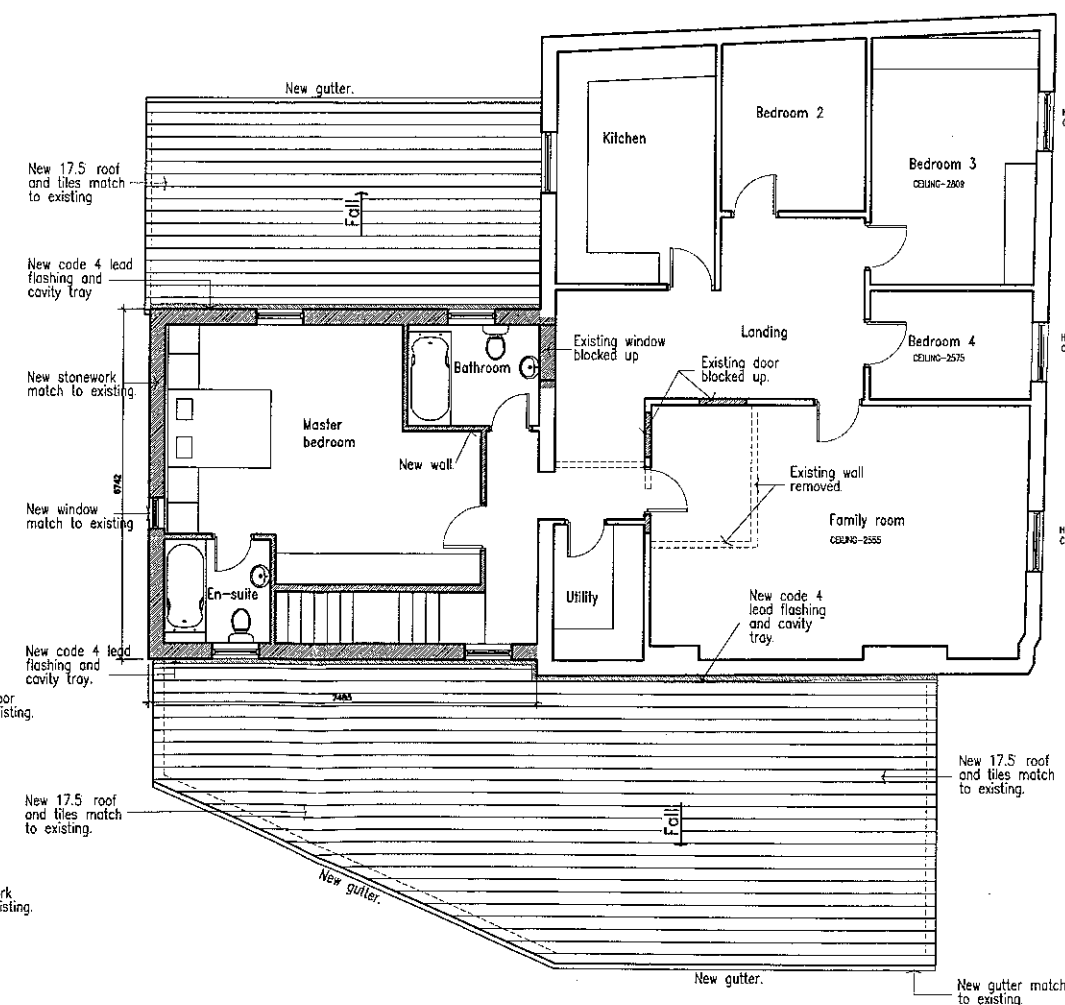
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



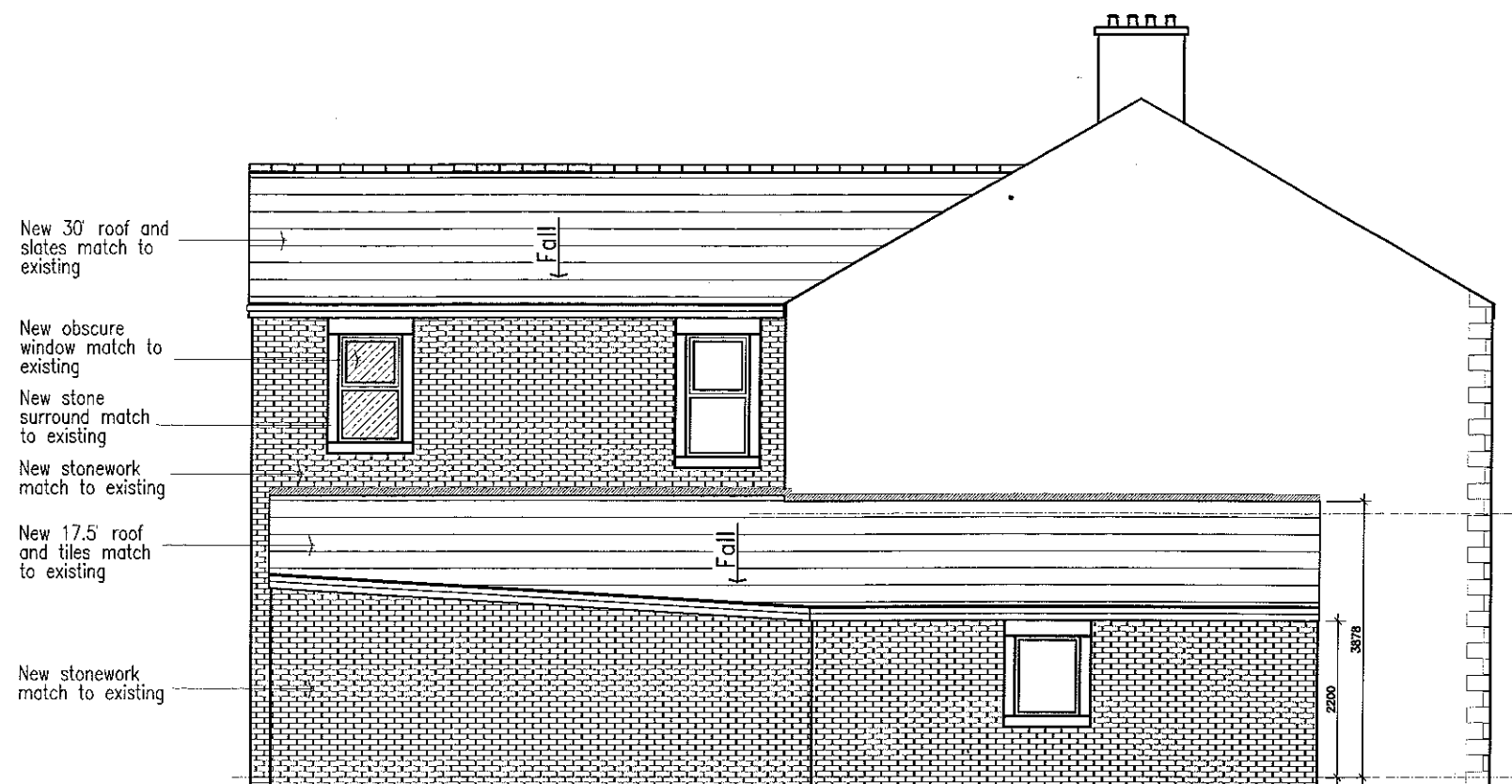
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

Rev-B Dimension added in elevation. 25-10-2011
Rev-A Dimension added. 24-10-2011

M M ARCHITECTURAL SERVICES	Project 1 & 1A, Wittingham Road Longridge Preston		
	Proposed Plans and Elevations.		
18B, York Avenue, Preston, PG2 8JL Tel: 0771 862224 Email: info@mmarchitectural.co.uk	Org No. 1124/SK/01	Rev. B	
Drawn By M.M.	Scale 1:100	Date Aug.11	



PROPOSED SOUTH ELEVATION

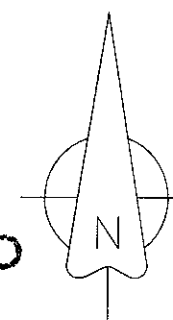


PROPOSED EAST ELEVATION



PROPOSED BLOCK PLAN

320110864P



Rev-A Dimension added 24-10-2011

M M

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1. Figures dimensions to be followed in preference to scale
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Project
1 & 1A, Wittingham Road
Longridge
Preston

Drg Title
Proposed Elevations

Drg No.
1124/SK/02

Rev.
A

Drawn By
M.M.

Scale
1:100

Date
Aug.11