



RIBBLE VALLEY
BOROUGH COUNCIL

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

24 OCT 2011

For office use only

Application No

920110867P

Date received

Fee paid £

Receipt No:

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: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of the Proposal

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

CONSTRUCTION OF NEW DORMA BUNGALOW TO REPLACE EXISTING DWELLING.
- see attached e-mail

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)

Louise Blatchford

From: david houghton [hbfinance@aol.com]
Sent: 27 October 2011 16:39
To: Louise Blatchford
Subject: Re: Planning application - Homestead, Barker Lane, Mellor
Follow Up Flag: Follow up
Flag Status: Red
 Louise

320110867P

I confirm I am in agreement to change the description of the application in question 3 to read as you suggest below.

I can also confirm that the existing dwelling has been demolished by the previous owners.

The additional information you requested in your previous email will be sent to you asap.

Thanks for your help and prompt reply.

Regards

David

David J Houghton
 hbfinance
 Meadowside
 Brooklyn Rd
 Clayton le Dale
 Blackburn
 BB1 9PP
 T. 01254 246680
 F. 01254 243952
 M. 07768833530
 E. hbfinance@AOL.com

----- Original Message -----

From: Louise Blatchford
To: hbfinance@aol.com
Sent: Thursday, October 27, 2011 1:25 PM
Subject: Planning application - Homestead, Barker Lane, Mellor

Dear Mr Houghton

Following on from our telephone conversation please alter the description on question 3 of the application form to read as follows: 'Substitution of house type approved under application 3/2009/0306P including erection of detached garage and amendments to access track approved under application 3/2007/0287P'. If you want to e-mail me confirmation that you agree with this description I will attach this to the application form.

Also, please can you confirm by e-mail reply that the existing dwelling that was on the site has been completely demolished

Kind regards
 Louise

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<!--[if !supportEmptyParas]--> <!--[endif]-->

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01/11/2011

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix: House name: HOMESTEADAddress 1: BARKER LANEAddress 2: MELLORAddress 3: Town: BLACKBURNCounty: Postcode (optional): BB2 7EE

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:

GRAEME THORPE

Reference:

KV/2011/ENQ/2006Date (DD/MM/YYYY):
(must be pre-application submission)11.7.11

Details of pre-application advice received?

EMAIL ATTACHED IN DESIGN & ACCESS STATEMENT.**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 ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo 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 CollectionDo 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	PREFABRICATED	2 COURSES OF LOWER BLACK BRICKWORK TO DPC WHITE RENDER ABOVE DARK GUTTERING	☐	☐
Roof	TILE	SLATE PVs TO SOUTHERN SIDE	☐	☐
Windows	DOUBLE GLAZED WITH MIXTURE OF ALUMINIUM & PVC	DARK FRAMED DOUBLE GLAZED WINDOWS	☐	☐
Doors	PVC	TIMBER DOORS	☐	☐
Boundary treatments (e.g. fences, walls)	HEDGEROW TO NORTH, EAST & WEST WOODEN FENCE TO SOUTH BOUNDARY	HEDGEROWS TO BE RETAINED RENEW WOODEN FENCE	☐	☐
Vehicle access and hard-standing	CRUSHED HARDLODE / GRAVEL	AS EXISTING	☐	☐
Lighting	NA		☒	☐
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:

SEE DRAWINGS & APPENDIX IN DESIGN & ACCESS STATEMENT.

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	3	+ 1
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):

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 ☒ NoWill 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:

PRIVATE DWELLING

Is the site currently vacant? ☒ Yes ☐ No

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

PRIVATE DWELLING

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

2006 (APPROX)

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 ☒ NoLand where contamination is suspected for all or part of the site? ☐ Yes ☒ NoA 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 ☐ NoAnd/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 EffluentDoes 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) - see attached e-mailDoes 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

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) =

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) =**Total proposed residential units (A + B + C + D) =****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) =

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) =**Total existing residential units (E + F + G + H) =****TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

Louise Blatchford

320110867P

From: david houghton [hbfinance@aol.com]
Sent: 11 November 2011 15:49
To: Louise Blatchford
Subject: Re: Planning application - The Homestead, Barker Lane, Mellor
 Louise

I confirm the answer to question 17 should be 'Yes'.
 The application is for a 4 bedroom dormer bungalow.

regards

----- Original Message -----

From: Louise Blatchford
To: david houghton
Sent: Friday, November 11, 2011 1:50 PM
Subject: RE: Planning application - The Homestead, Barker Lane, Mellor

Hi David

I'm just sorting out all the paperwork and plans for your application and noticed that question 17 on the application form should actually be answered 'Yes' (I've attached this page for you). Looking back over the previous planning applications the existing house would appear to have been a two-bedroom dwelling and then your proposal is for a four-bedroom dwelling. Please can you just confirm this by e-mail reply and I'll attach it to the application form.

Many thanks
 Louise

From: david houghton [mailto:hbfinance@aol.com]
Sent: 10 November 2011 10:04
To: Louise Blatchford
Subject: Re: Planning application - The Homestead, Barker Lane, Mellor

Louise

the measurement of the trees is the circumference.

I have attached copies of the plans - can you print off at A3 ?

Any questions please give me a call

Regards
 David

David J Houghton
 hbfinance
 Meadowside
 Brooklyn Rd
 Clayton le Dale
 Blackburn
 BB1 9PP
 T. 01254 246680
 F. 01254 243952
 M. 07768833530
 E. hbfinance@AOL.com

11/11/2011

----- Original Message -----

From: Louise Blatchford

To: hbfinance@aol.com

Sent: Thursday, November 10, 2011 9:38 AM

Subject: Planning application - The Homestead, Barker Lane, Mellor

Dear Mr Houghton

RE: Planning application at The Homestead, Barker Lane, Mellor

Thank you for the additional information which we received yesterday

Can I just check, in relation to the information about the existing trees is the measurement given on the plan the diameter at breast height or the circumference?

The plans that have been sent in are all A4 size but I see that they are to scale at A3 size. We do need the plans to be to scale - this is important if the case officer needs to measure or scale off anything from the plans. Please can you send them in at A3 size?

I'm going to be away from my desk for most of the morning so if you could please e-mail me back I'll pick it up when I return.

Kind regards
Louise

Louise Blatchford
Technical Admin Assistant
Planning Department
Ribble Valley Borough Council

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<!--[if !supportEmptyParas]--> <!--[endif]-->

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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 AreaPlease state the site area in hectares (ha) See existing tree survey

22. Industrial or Commercial Processes and Machinery

320110867 P

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):




22/9/11

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):

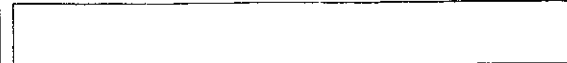
On the following date (which must not be earlier than 21 days before the date of the application):




Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):


24. Ownership Certificates (continued)

320110867P

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:

Date (DD/MM/YYYY):

23/9/14

(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):

23/9/14

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):

22/9/11

(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:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

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

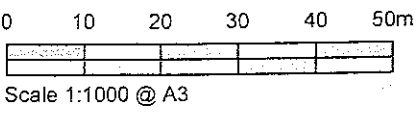
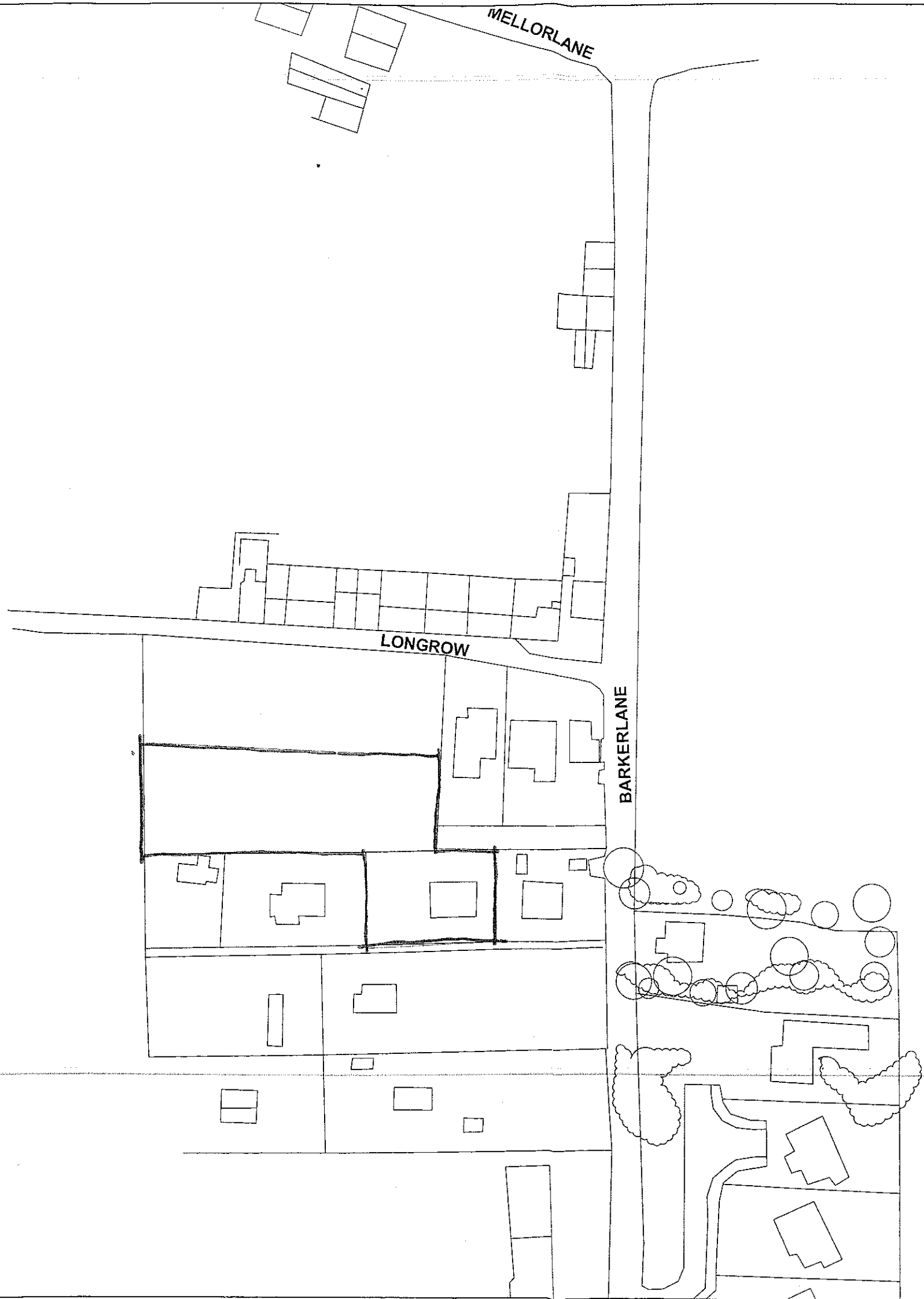
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

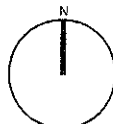
Telephone number:

Email address:



320110867P

NOTES
All dimensions and levels are to be checked on site
All drawings to be reviewed as part of construction development



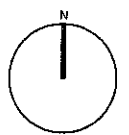
REV	DATE	DRAWN	CHECKED
A	17/10/11	rh	RH
Initial Issue			
drawing stage PLANNING			
drawing status FOR APPROVAL			
client MR&MRSD HOUGHTON			
project HOMESTEAD AMENDED R VALLEY			
drawing title EXISTING LOCATION PLAN			
date	27.05.11	1:1000	RH
scale	1:1000 @ A3	1:1000 @ A3	RH

PA100 REVA

NOTES

- All dimensions and levels are to be checked on site
- All drawings to be reviewed as part of construction development

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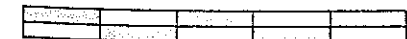


APPROXIMATE
EXISTING FOOTPRINT

FOOTPRINT OF
DEMOLISHED BUILDING

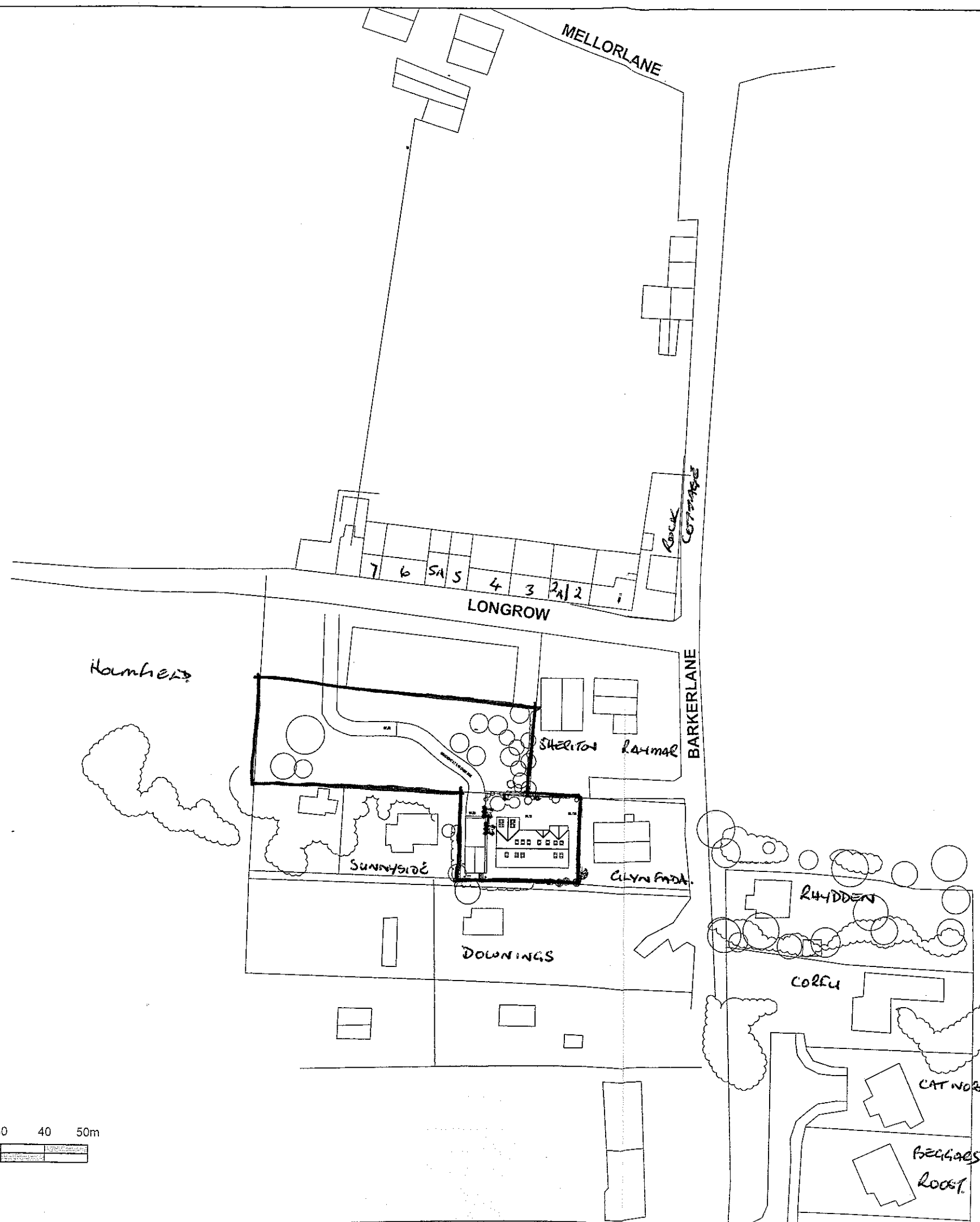
rev	date	drawn	checked
A	12/10/11	m	RH
Initial Issue			
drawing stage PLANNING			
drawing status FOR APPROVAL			
client MR&MRSD HOUGHTON			
project HOMESTEAD AMENDED R VALLEY			
drawing title EXISTING SITEPLAN			
scale	27.06.11	drawn	RH
1:200 @ A3		checked	RH

0 2 4 6 8 10m



Scale 1:200 @ A3

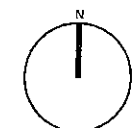
PA101 REVA



320110867P

NOTES

- All dimensions and levels are to be checked on site.
- All drawings to be reviewed as part of construction development.



EXISTING APPROVAL

REV	DATE	DRAWN	CHECKED
D	22/05/11	rh	RH
Gradient altered to lower garage as per LA comment			
C	16/07/11	rh	RH
Updated as per local authority comment			
B	15/07/11	rh	RH
Floor to ceiling height and sun lounge amended			
A	30/05/11	rh	RH
Initial issue			

drawing stage PLANNING

drawing status FOR APPROVAL

client MR&MRSD HOUGHTON

project HOMESTEAD
AMENDED
R VALLEY

drawing title LOCATION PLAN

date 27.06.11
scale 1/1000 @ A3
drawn rh
checked rh

0 10 20 30 40 50m
Scale 1:1000 @ A3

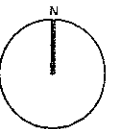
PA00 REV D

NOTES

All dimensions and levels are to be checked on site.
All drawings to be reviewed as part of construction development.

320110867P

GRADIENT AT 1:10 OVER 30M



APPROXIMATE
EXISTING FOOTPRINT

REV	DATE	DRAWN	CHECKED
D	22/08/11	rh	RH
C	18/07/11	rh	RH
B	18/07/11	rh	RH
A	30/06/11	rh	RH

PLANNING

FOR APPROVAL

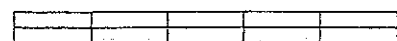
MR & MRS D HOUGHTON

HOMESTEAD
AMENDED
R VALLEY

SITEPLAN

DATE	27/08/11	DRAWN	RH
SCALE	1:200 @ A3	CHECKED	RH

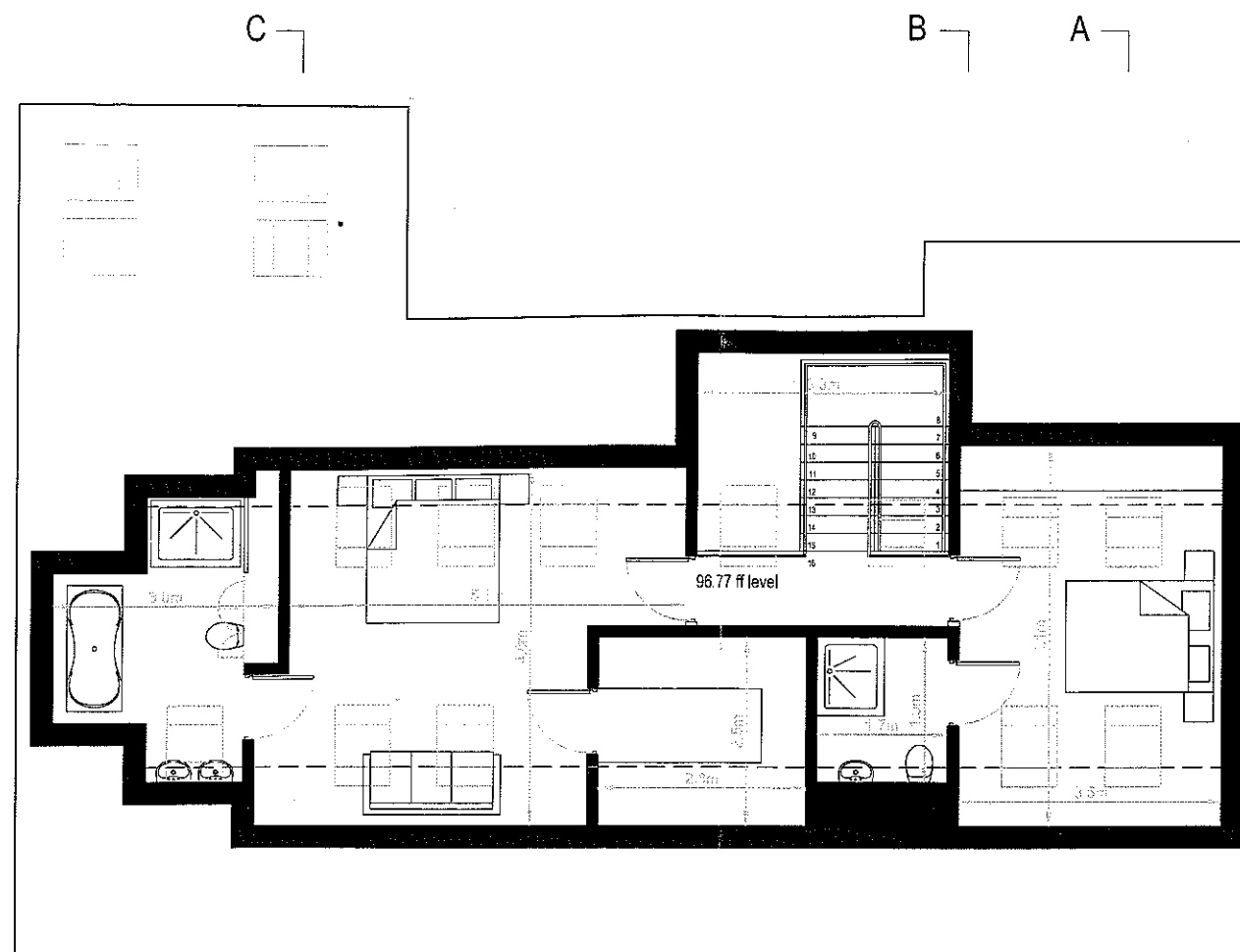
0 2 4 6 8 10m



Scale 1:200 @ A3

PA01 REVD

FIRST



NOTES

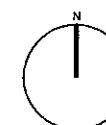
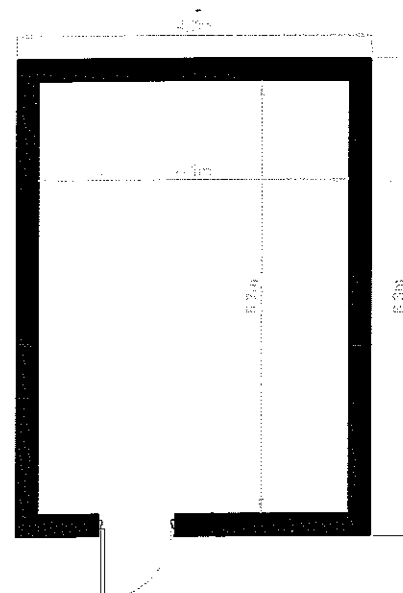
- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.

0 1 2 3 4 5 6 7 8 9 10m

SCALE 1:100
@A3

320110867P

GROUND



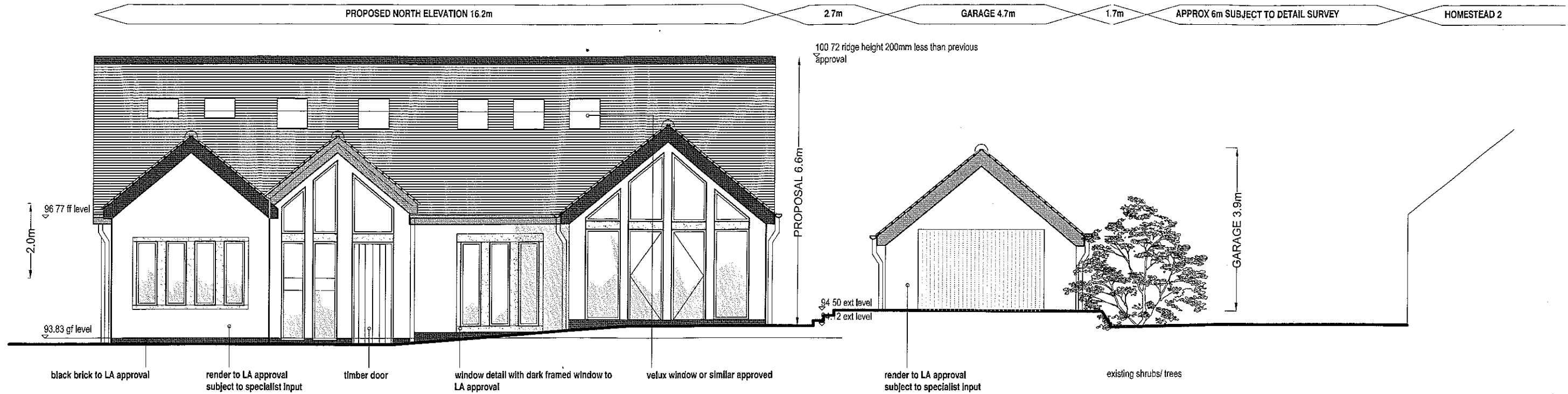
rev	date	drawn	checked
D	26/10/11	rh	RH
Preliminary dms added as per LA comment subject to construction detail input			
C	09/09/11	rh	RH
Updated as per Local Authority comment			
B	15/07/11	rh	RH
Floor to ceiling height and sun lounge amended			
A	30/06/11	rh	RH
Initial Issue			
drawing stage PLANNING			
drawing status FOR APPROVAL			
client MR&MRSD HOUGHTON			
project HOMESTEAD AMENDED R VALLEY			
drawing title FLOORPLAN GROUND/FIRST			
date	27.06.11	drawn	RH
scale	1/100@A3	checked	RH

PA02 REV D

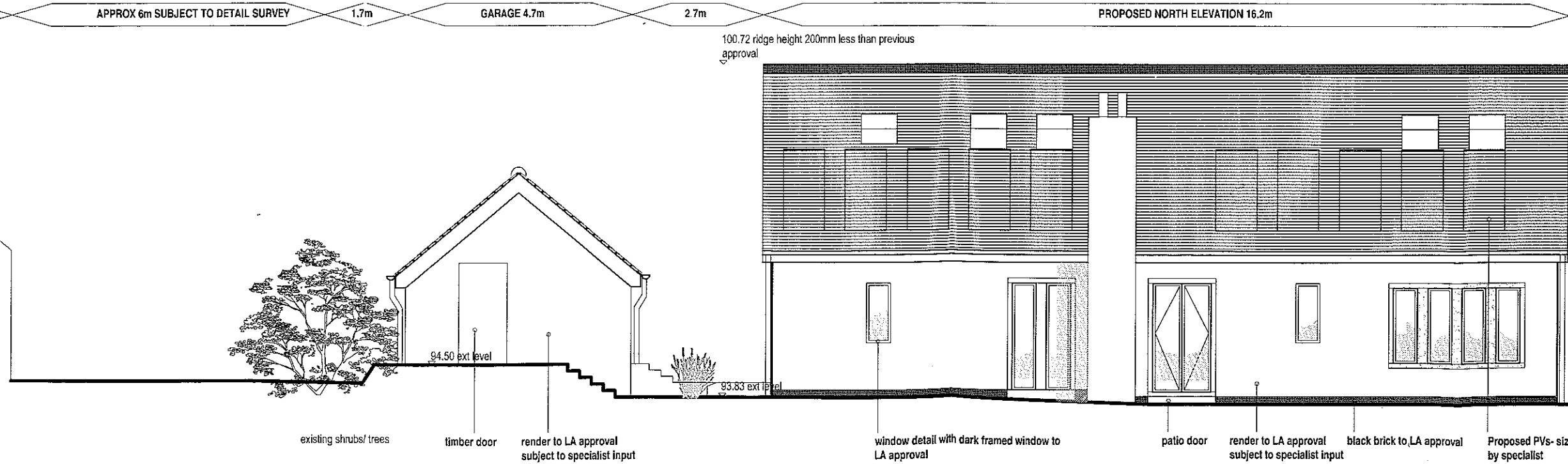
NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.

NORTH FACING ELEVATION



SOUTH FACING ELEVATION



320110867P

rev	date	drawn	checked
E	26/10/11	rh	RH
D	22/09/11	rh	RH
C	09/09/11	rh	RH
B	16/07/11	rh	RH
A	30/06/11	rh	RH
Initial Issue			

drawing stage: PLANNING

drawing status: FOR APPROVAL

MR&MRSD HOUGHTON

project: HOMESTEAD AMENDED R VALLEY

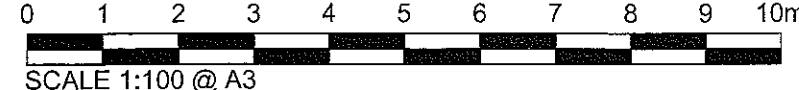
drawing title: ELEVATIONS

date: 27.06.11

scale: 1:100@A3

drawn: RH

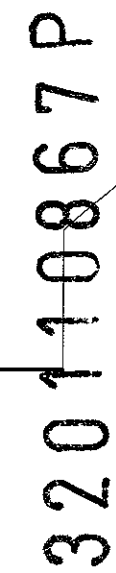
checked: RH



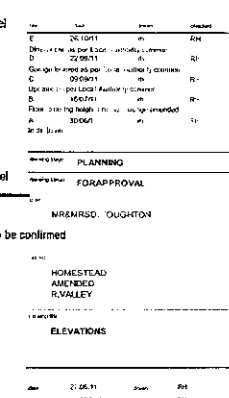
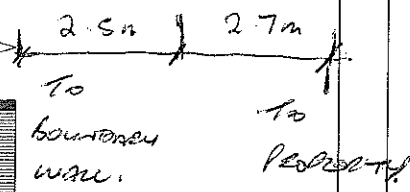
PA03 REVE

NOTES

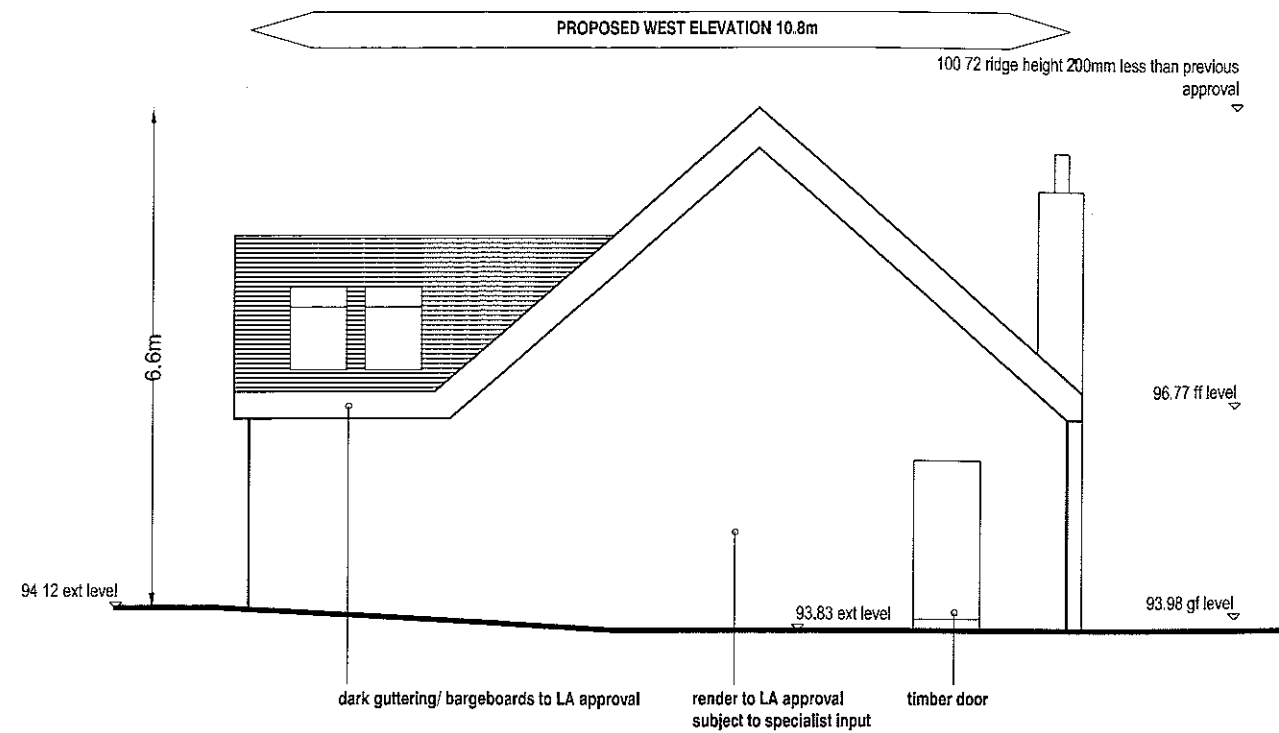
- All dimensions and levels are to be checked on site.
- Any glassy surfaces are to be removed to a high standard before any work commences.



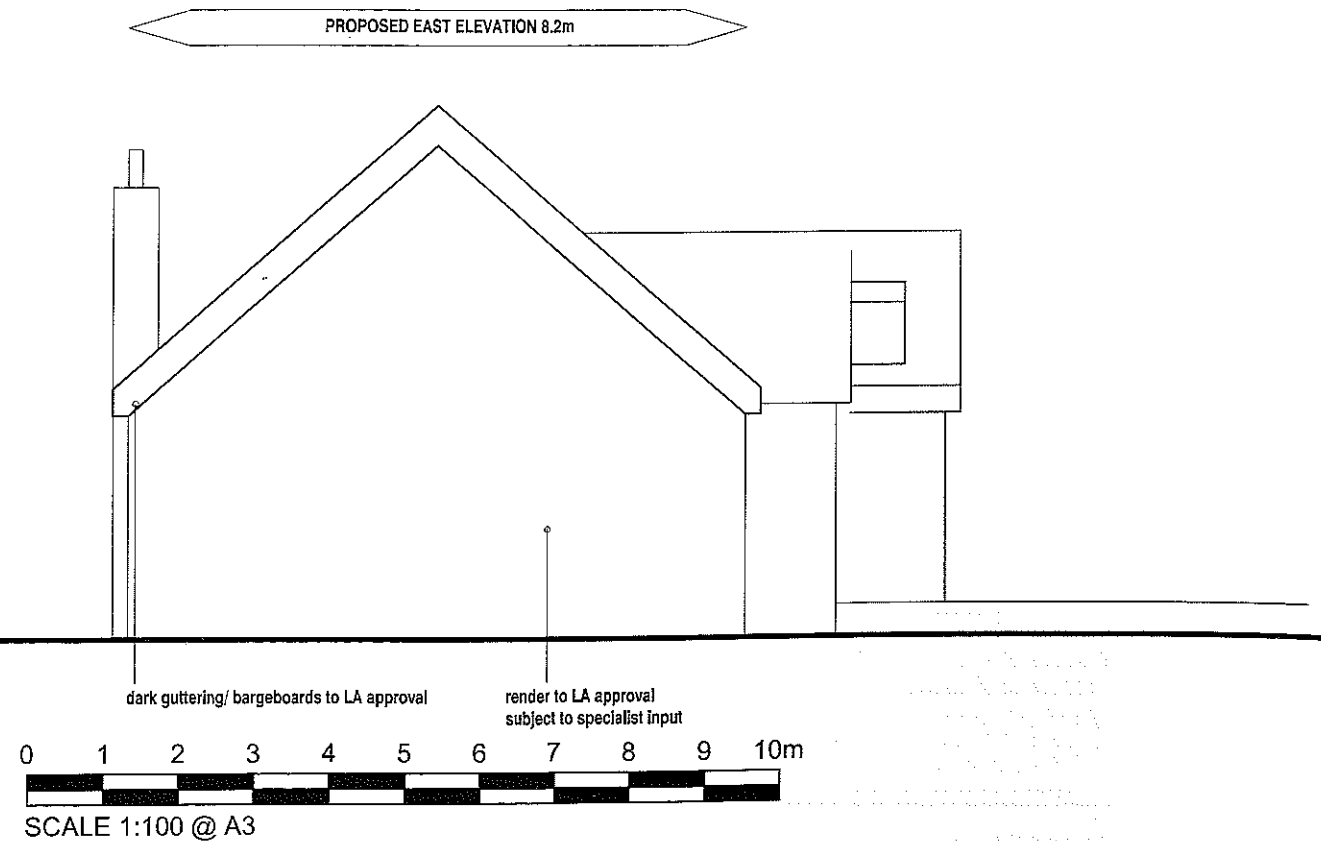
APPROX 6m SUBJECT TO DETAIL SURVEY 1.7m GARAGE 4.7m 2.7m PROPOSED NORTH ELEVATION 18.2m



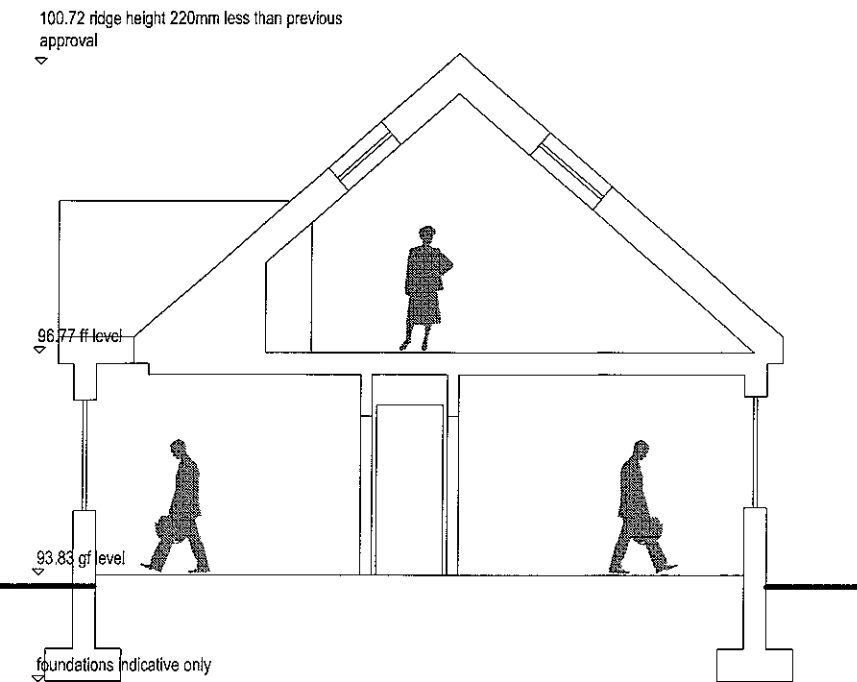
WEST FACING ELEVATION



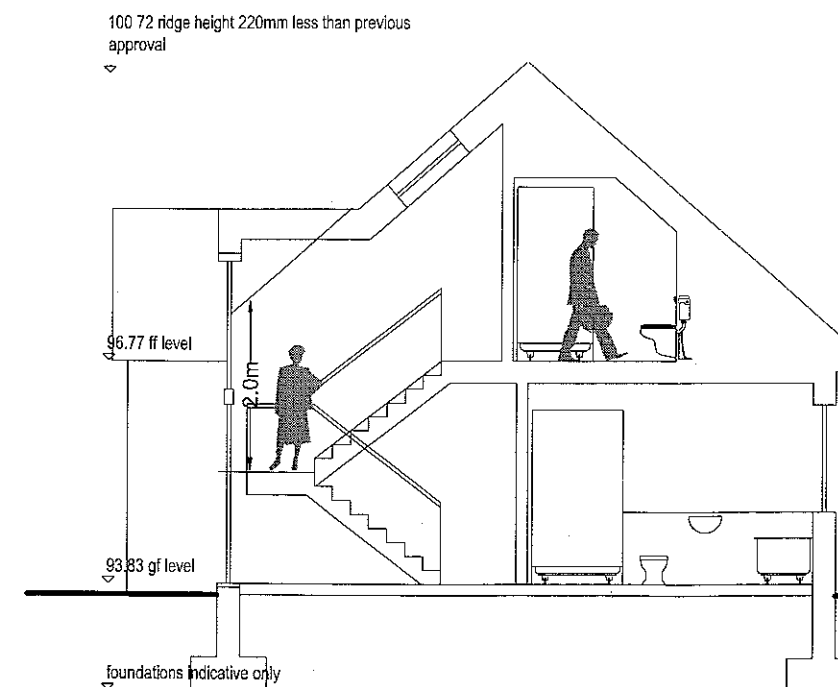
EAST FACING ELEVATION



SECTION A-A



SECTION B-B



NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.

320110867P

rev	date	drawn	checked
D	26/10/11	rh	RH
Din's added as per Local Authority comment			
C	09/09/11	rh	RH
Updated as per Local Authority comment			
B	15/07/11	rh	RH
Floor to ceiling height and sun lounge amended			
A	30/06/11	rh	RH
Initial issue			

drawing stage: **PLANNING**

drawing status: **FOR APPROVAL**

client: **MR&MRS D HOUGHTON**

project: **HOMESTEAD
AMENDED
R VALLEY**

drawing title: **ELEVATIONS/CONT/SECTIONS**

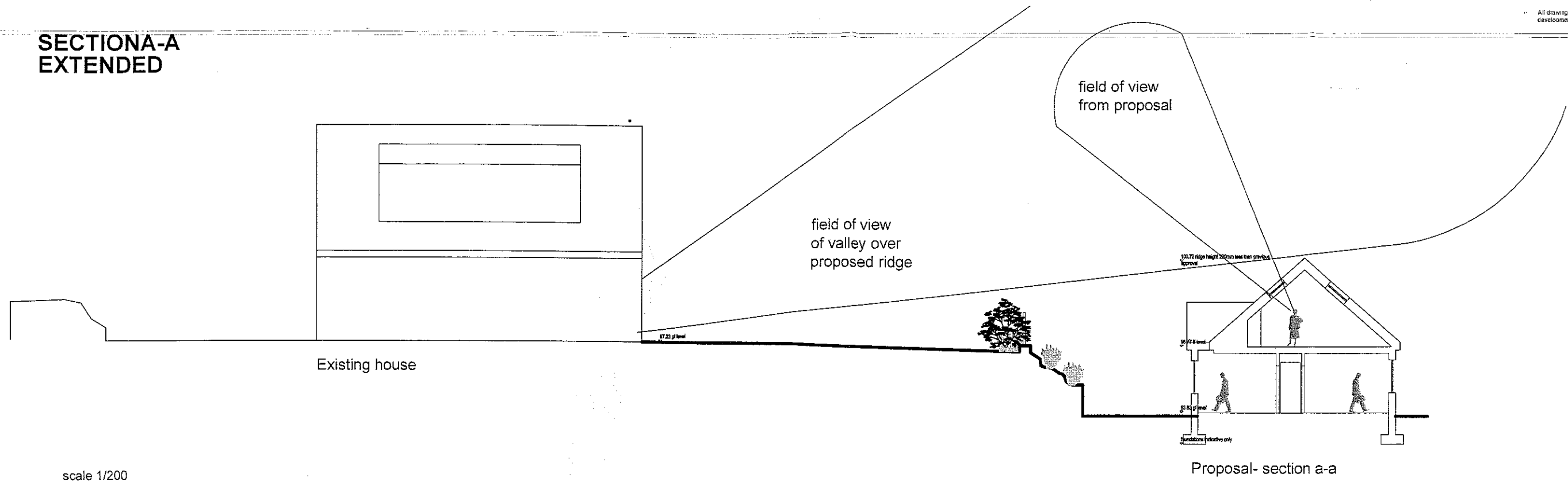
drawn	27.06.11	drawn	RH
scale	1/100@A3	checked	RH

PA04 REV D

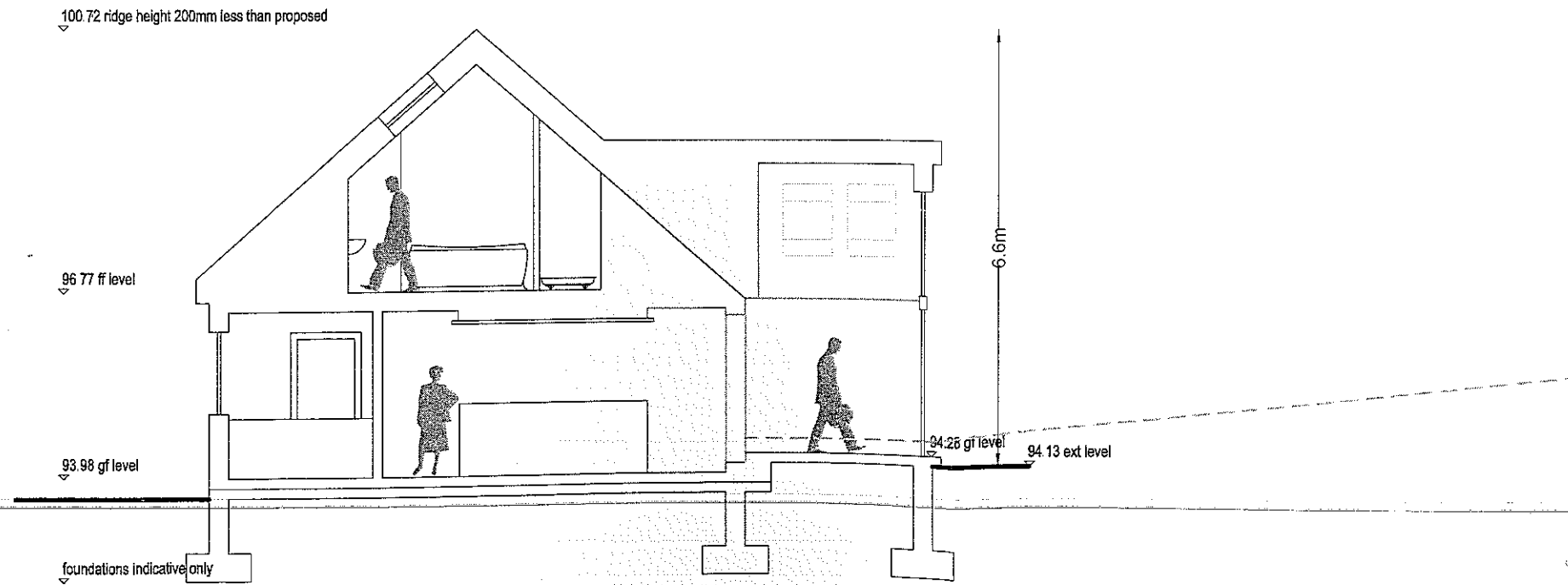
NOTES

- .. All dimensions and levels are to be checked on site
- .. All drawings to be reviewed as part of construction development

SECTION A-A
EXTENDED



SECTION C-C



320110867 P

rev	date	drawn	checked
A	09/09/11	rh	RH
Initial Issue			
drawing stage PLANNING			
drawing status FOR APPROVAL			
Client: MR&MRSD HOUGHTON			
Project: HOMESTEAD AMENDED R.VALLEY			
Drawing title: ELEVATIONS/CONT/SECTIONS			
dra	27.08.11	ds	RH
scale	1/100@A3	checked	RH

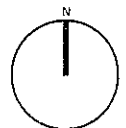
PA05 REVA

NOTES

- All dimensions and levels are to be checked on site
- All drawings to be reviewed as part of construction development

0 1 2 3 4 5 6 7 8 9 10m
SCALE 1:100
@A3

320110867P



rev	date	drawn	checked
A	18/10/11	rh	RH
Initial Issue			
drawing stage PLANNING			
drawing title FOR APPROVAL			
client MR&MRSD HOUGHTON			
project HOMESTEAD AMENDED R VALLEY			
drawing title ROOFPLAN			
date	27.08.11	drawn	RH
scale	1/100@A3	checked	RH

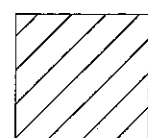


slate or similar approved to LA approval

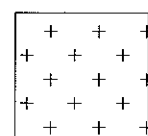
Rooflights- spec as per part 1 requirements type
subject to LA approval and specialist input

Proposed PVs- size and amount to be confirmed
by specialist

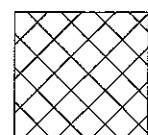
SECTION Z-Z



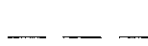
EXISTING



EXISTING REMOVED



PROPOSED REGRADING AT 1:10



PREVIOUS APPROVAL AT 1:4.8

GRADIENT AT 1:10 OVER 30M. ROAD WIDTH 3.2M

0 2 4 6 8 10m

Scale 1:200 @ A3

rev	date	drawn	checked
A	26/10/11	rh	RH
Initial Issue			
drawing stage PLANNING			
drawing stage FOR APPROVAL			
client MR & MRS D. HOUGHTON			
project HOMESTEAD AMENDED R VALLEY			
drawing title ENTRANCE DETAIL			
date	26.10.11	drawn	RH
scale	1/200 @ A3	checked	RH

PA06 REA

EXISTING TREES

1. CHERRY - TO BE REMOVED
2. Plum. 65 cm
3. SILVER BEECH 55 cm
- 4 SILVER BEECH 95 cm
5. SKAMORE 92 cm.
6. Plum - DISEASED/DEAD.

320110867P

SITE AREA=

0.45 ACRES/ 0.18 HECTARES

0 2 4 6 8 10m
Scale 1:200 @ A3

DATE	07/01/01	BY	REV
REVISION			
DESCRIPTION	PLANNING		
	FOR APPROVAL		
APPROVED	JANIS Houghton		
PROJECT	ROADS/ROAD		
	AMENDED		
	REVALUATE		
EXISTING	TREES SURVEY		

PA103 REVA