



RIBBLE VALLEY
BOROUGH COUNCIL

04 NOV 2011

FOR THE
ATTENTION OF

For office use only

Application No

320110882 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.
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:	Neil	Surname:	Walsh
Company name:					
Street address:	10 Rye Gardens		Telephone number:	Country Code	National Number
	Oakdale				Extension Number
			Mobile number:		
Town/City:	Blackburn		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB2 4HF				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Dawn	Surname:	Hare
Company name:	DMH Architectural Services				
Street address:	36 Balderstone Road		Telephone number:	Country Code	National Number
	Freckleton				Extension Number
			Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR4 1YL				
			dawnhare64@gmail.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

new house type detached dwelling with attached garage

Has the building work or change of use already started?

☒ Yes ☐ No

If Yes, please state the date when the building work, or use started:

19/10/2011

Has the building work or change of use been completed?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	Plot 2		
Street address:	Franklin Hill		
	Brockhall Village		
Town/City:	Old langho		
County:	Lancashire		
Postcode:	BB6 8HY		

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

Easting:	370067
Northing:	436687

Description:

change of house type for detached house with attached garage

5. Pre-application Advice

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

☐ Yes ☒ No

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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)

2011-T/O-414-04c

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

white render with stone plinth, chimney breast, heads, surrounds and cills

Roof - description:

Description of *existing* materials and finishes:

Na

Description of *proposed* materials and finishes:

Clay or concrete inter-locking rooftiles

9. (Materials continued)

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Windows - description:

Description of *existing* materials and finishes:

Na

Description of *proposed* materials and finishes:

UPVC

Doors - description:

Description of *existing* materials and finishes:

Na

Description of *proposed* materials and finishes:

UPVC

Boundary treatments - description:

Description of *existing* materials and finishes:

bund with conifers and mature trees to rear

Description of *proposed* materials and finishes:

As existing with fence between new dwellings

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Na

Description of *proposed* materials and finishes:

Gravel drive with concrete paving

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:

2011-T/O-414-11g

2011-T/O-414-04c

Design and access statement

Location plan

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	3	3
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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

2011-T/O-414-11g

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☒ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

disused maintenance depot

Is the site currently vacant?

☒ Yes ☐ No

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

Maintenance depot

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

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

☐ Yes ☒ No

17. Residential Units

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

☒ Yes ☐ No

7. Residential Units (continued)

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Intermediate Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

Intermediate Housing - Existing

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	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Intermediate Housing Total

0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

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

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

558

sq metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Na

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

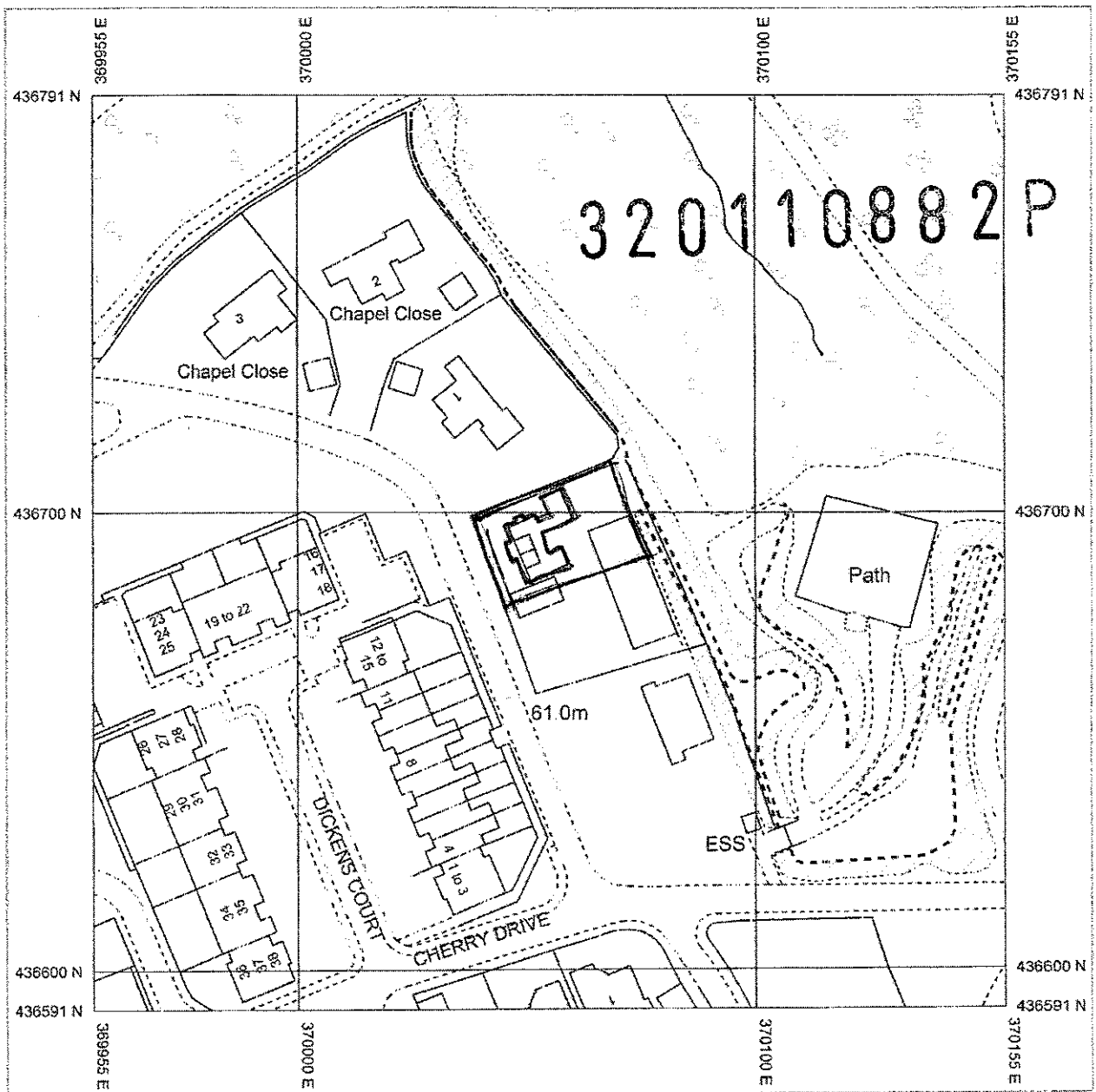
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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



Date



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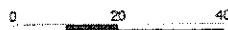
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The representation of a road, track or path is no evidence of a right of way

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



WALSH-LOCATION PLAN

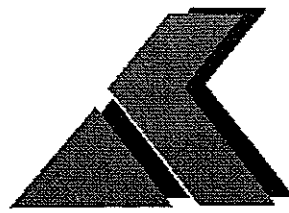


Scale 1:1250

Serial number: 001006410

Supplied By: **Granthams Preston**

Plot Centre Coordinates: 370055 436691



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DNH
Architectural
Services

**Design and access statement for Change of House Type at Plot 2
Franklin Hill, Brockhall Village, Old Langho.**

Introduction

The application involves the change of house type due to a change in timber Frame Company instructed to erect the building. This proposal is for the northern half of the site adjacent the Chapel Close development with a provision of a residential dwelling and vehicular access very similar in size, shape and appearance to that already approved.

Area

The property is situated along Franklin Hill between the residential dwellings of Chapel Close to the north and the Brockhall Village Hall to the south. To the west of the site are dwellings and flats off Dickens Court. The site is level with Franklin Hill Road and has a bund on the remaining three sides with conifer trees north and south and mature trees to the east. Brockhall Village is a primarily residential community and benefits from a manned gated access onto the estate.

Development

The proposal is for a residential dwelling on the northern half of the plot adjacent the chapel Close development. The dwelling is mainly a two storey property with double garage and further bedroom and ensuite in the loft space of the main house. The main habitable windows all face front and back (east and west) with some none habitable widows to first floor on the side elevations. The previous application has been approved for a similar dwelling with conditions this application is to change the house type design of the application based on the Oakworth timber frame The Copley house type. Construction has begun on site and the dwelling will be constructed with a new vehicular access to Franklin hill and a fence to adjacent new dwelling whilst maintaining bund around the remaining sides of the site to extra parking. This development area of the plot is approximately 540m² and will be residential only. The dwelling has been set back from Franklin hill to allow access around to garage and space for car parking on the plot.

Layout

The proposed dwelling is a large 5 bedroom family deluxe house, which will suit the area well as there are varying types and styles of dwellings within this area. The ground floor space allows for a large family space with attached double garage. The windows to the front aspect face the rear of Dickens Court but there is sufficient distance between the properties for they're to be adequate privacy.

As stated previously by Judith Douglas of Janet Dixon Town Planners Ltd, back in January 2011 design and access statement.

Scale

The building will be of appropriate size and scale fit for use, and is of a similar height and size to other residential properties on Brock Hall Village. The varying styles on Brockhall Village allow this design to contrast and complement the character within this area. There is no change to the positioning of the dwelling from the previously approved application. The design of the residential dwelling will provide a more pleasing outlook for neighbouring rear outlook of the existing dwellings along Dickens court than the disused former maintenance depot did.

Appearance

The proposed dwelling is to be constructed using a timber frame method with white rendered walls artificial stone plinth, chimneybreast, heads, cills and jambs. UPVC windows and clay or concrete interlocking roof tiles. The orientation of the dwelling is unchanged to the application already passed, as is the screening.

The client is keen to exploit and utilise all possible advances in technology regarding renewable and sustainable energy whilst trying to achieve zero carbon efficiency.

Access

A new vehicular access is to be created as previous approved application with good visibility and no changes to the grass verge along the front of the site for service strip. It will not require any felling of any trees or hedgerows for construction and no unfavorable impact is foreseen on the existing arboriculture within the site area. All potential users will be able to enter and move around the site in a safe manner. The site will be laid out in a logical, straightforward and clear to use method with a safe ramped footpath to the new front entrance of the house this is to encourage convenient and appropriate means of travel.

The proposal will not impede access for the emergency services, and refuse collections.

Landscaping

The proposal for the construction includes maintaining existing bunds and mature trees and protection has been provided to the trees as required by the planning tree.

No existing mature trees will be disturbed by this proposal and adequate protection to existing mature trees will be undertaken prior to commencement of any landscaping scheme nearby.

Car Provision

The site is served by vehicular access at the front this is to be retained with a further access to plot 2 therefore providing more than adequate provision for parking to this dwelling.

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Planning guidance policy

As stated in the previous design and access statement, issued by Judith Douglas of Janet Dixon Town Planners Ltd in January 2011.

The following policies are relevant;

Policy A2 - Brockhall Area Policy

Policy G1 - Development control

Policy G4 - Settlement strategy

Policy ENv3 - Development in open countryside

Planning was approved on 3rd May 2011 with 8 conditions with a relevant planning policy G1 - Development control.

Reasons for approval were, it is in accordance with the relevant policies and guidance relating to new residential development and would not have any seriously detrimental effects upon the visual amenity, the amenities of nearby residents or highway safety.

Conclusion

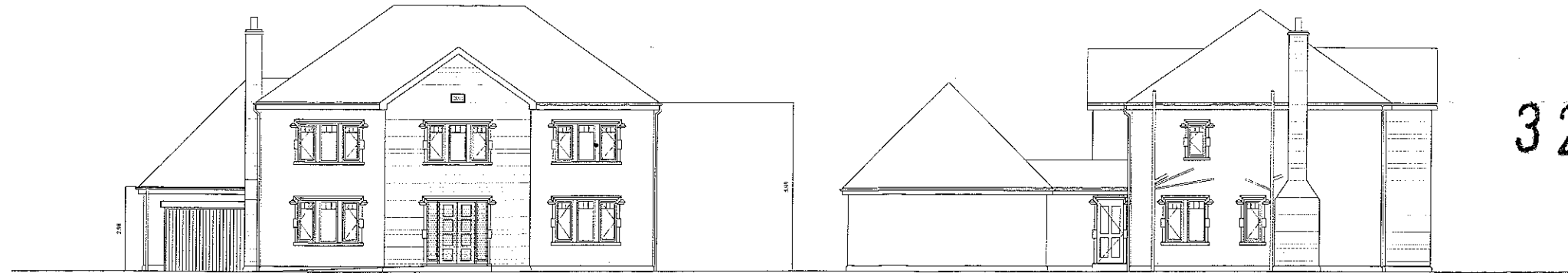
The house type proposed is very similar to that which has already been approved. And its size and shape is fundamentally the same as that approved. As such this change in house type does not affect any of the rudiments to which the previous application was gained therefore the application would welcome a positive response for approval by the local planning officers.

Dawn Hare Architectural Technician, Quantity and Build
Consultant.

Tel: 01772 462763 mobile: 07960 119040

www.DMHAarchitecturalservices.co.uk

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Front Elevation option a

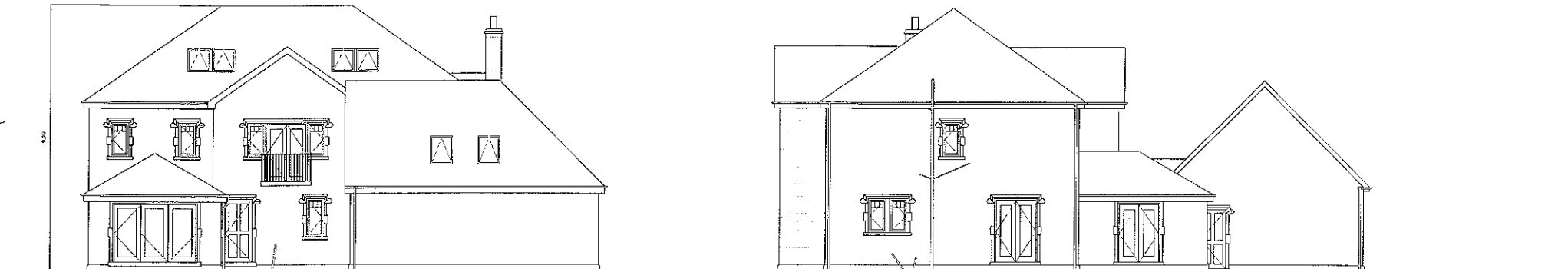
Side Elevation

Stone work front bay, chimney and stone plinth one course

Rendered blockwork walls white K render with stone cills, heads and window surrounds.

UPVC windows

Roof to be clay or concrete tiles



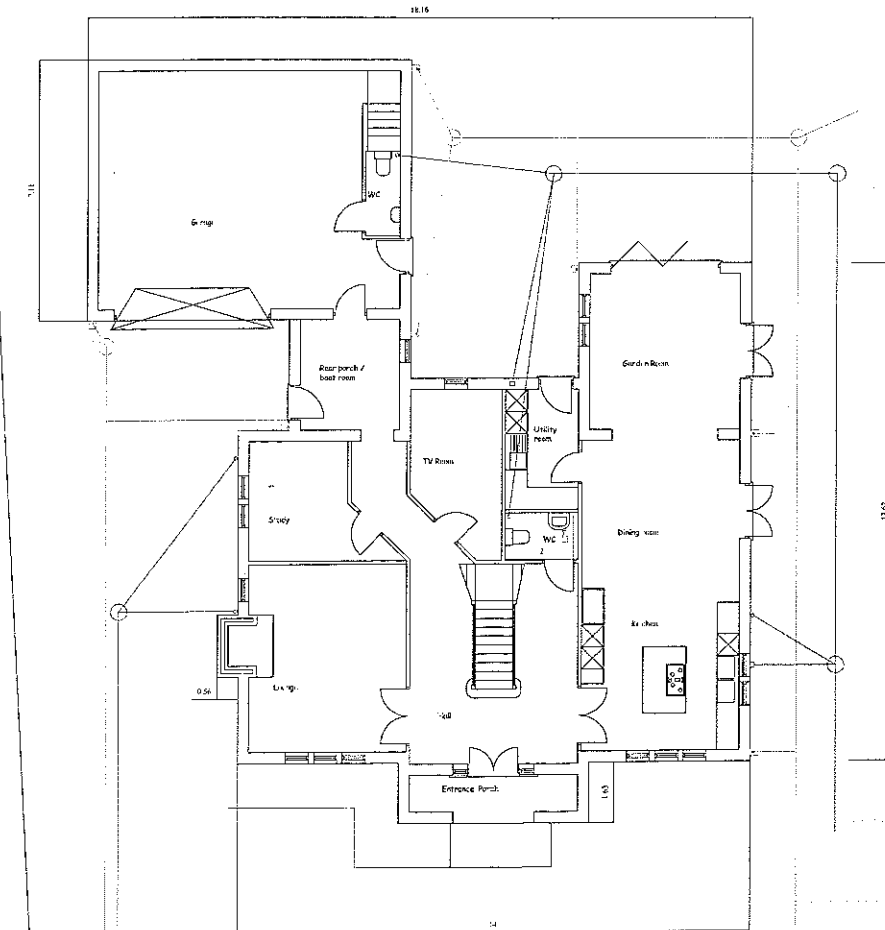
Rear Elevation

Side Elevation

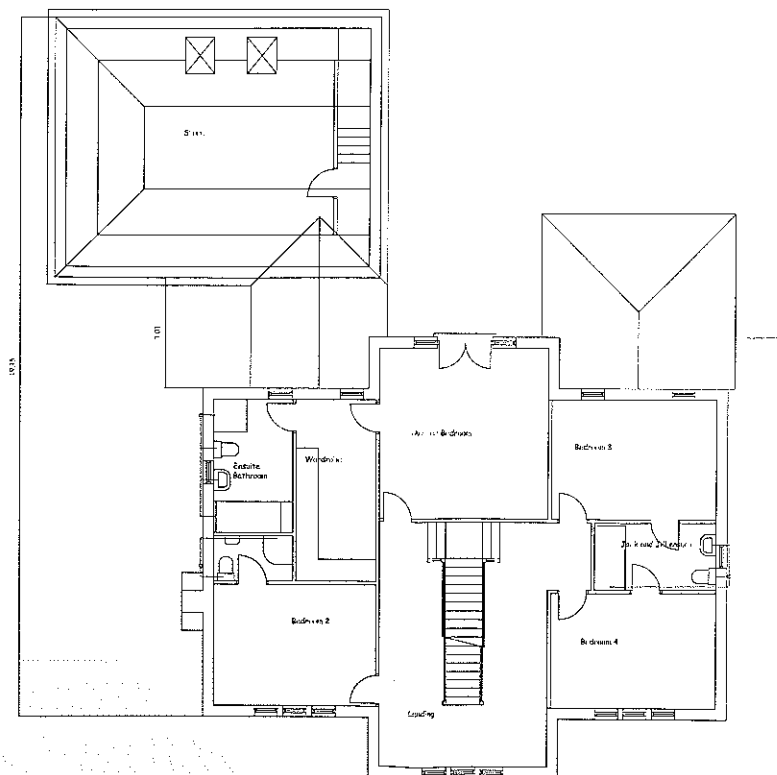
Plot 2

Plot 2

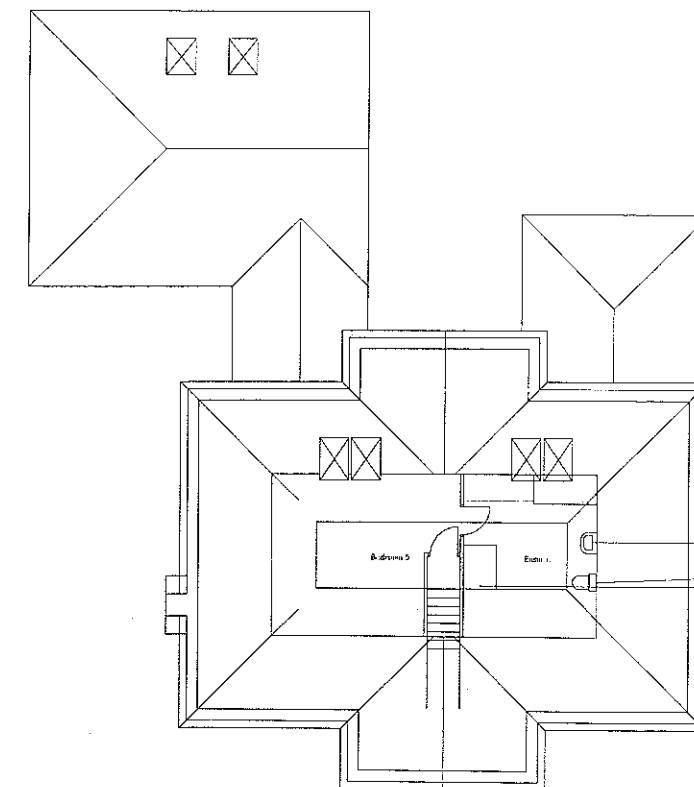
Plot 2



Ground floor Plan



First floor Plan



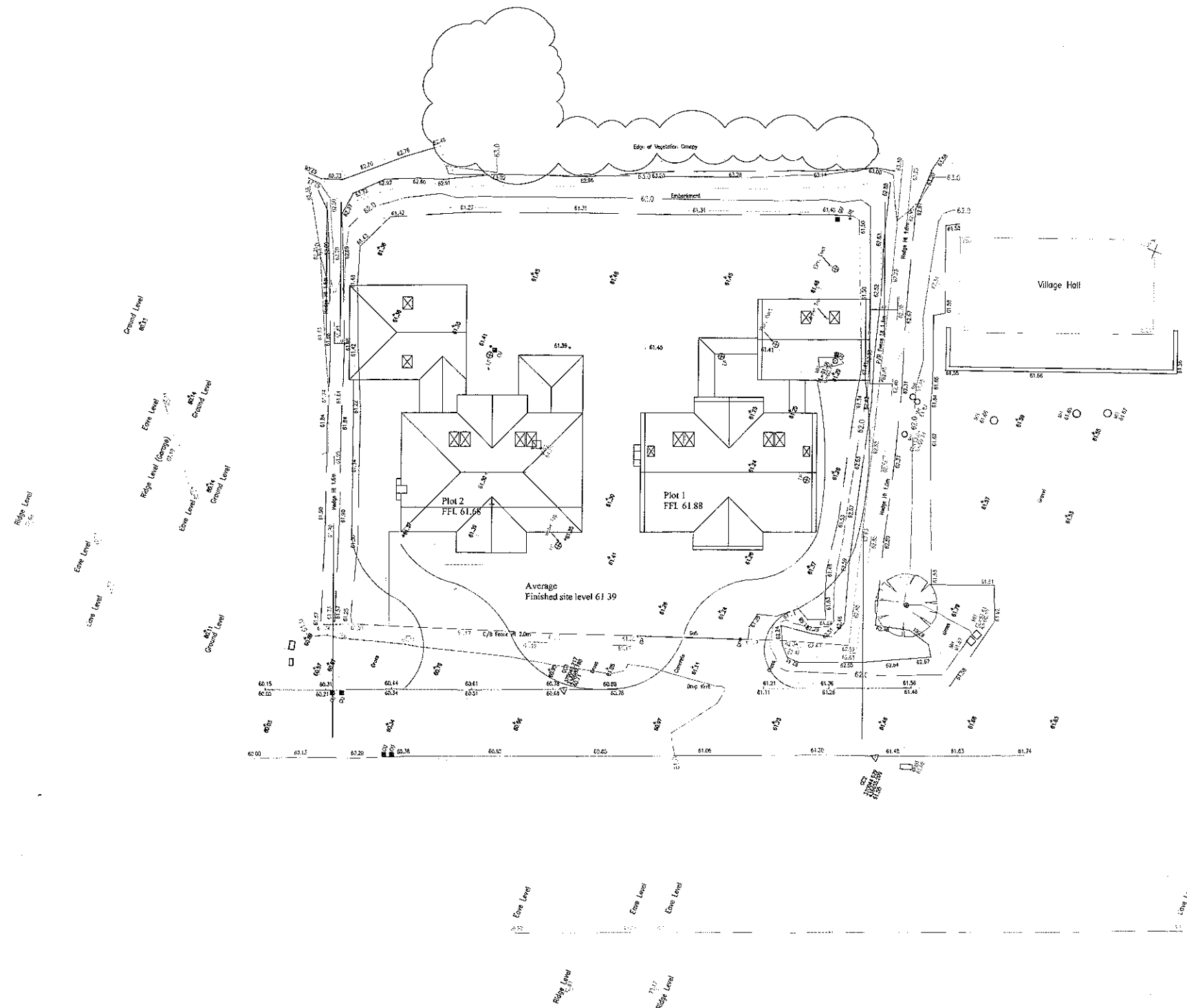
Second floor Plan

Design Based on Oakworth timber frame The Copley house type.

Plot 2

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All drawings are to be checked on a regular basis to ensure they are up to date and reflect any changes to the design. If in doubt, please contact the architect before making any work.			
Project Name	Plot 2	Client Name	Plot 2
Project Address	Plot 2	Project Address	Plot 2
Project Date	Plot 2	Project Date	Plot 2
Project Status	Plot 2	Project Status	Plot 2
Project Notes	Plot 2	Project Notes	Plot 2

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All drawings to be produced in A3 size, shall be on A3 paper. If you require drawings on other paper sizes, please contact us. It is advised that you order your paper in advance. 1/4 sheet A3 = 1/2 sheet A4.	
Client Mr D Lightbown & Mr N Walsh	DMH Architectural Services Down Hare Mobile: 07960 119040 36 Balderstone Road Freckleton Lancashire PR4 1YL Tel: 01772 462763 Email: Downhare64@gmail.com
Project Proposed site layout of 2 new dwellings at Franklin hill, Brockhall Village, Old Langho Blackburn BB6 8HY	Drawing No. 2011-T/O-414-04
	Scale 1:200 @ A1
	Date June 2011
	Revisions c