



RIBBLE VALLEY
BOROUGH COUNCIL

27 OCT 2011

For office use only

Application No.

320110902 P

Date received

Fee paid £

Receipt No:

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

Householder Application for Planning Permission for works or extension to a dwelling.
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 & Mrs	First name:	Jeremy	Surname:	Rawkins		
Company name:							
Street address:	Alston Cottage Farm,				Country Code	National Number	Extension Number
	Alston Lane,				Telephone number:		
	Alston				Mobile number:		
Town/City:	Preston				Fax number:		
County:	Lancashire				Email address:		
Country:	UK						
Postcode:	PR3 3BN						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:		First Name:	George	Surname:	Mackin		
Company name:	Chartered Architect						
Street address:	16 Cedar Close				Country Code	National Number	Extension Number
	Grimsargh				Telephone number:		
					Mobile number:		
Town/City:	Preston,				Fax number:		
County:	Lancashire				Email address:		
Country:	United Kingdom						
Postcode:	PR2 5LJ				mail@georgemackinarchitect.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Proposed alteration to:

1. South East rear elevation to change existing combined door & window opening into a full width window opening, with new vertical boarded panel below
2. South West rear elevation to change existing window opening into a door opening with new glazed external door.

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	ALSTON COTTAGE FARM		
Street address:	ALSTON LANE		
	ALSTON		
Town/City:	PRESTON		
County:			
Postcode:	PR3 3BN		

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

Easting:	360552
Northing:	434405

5. 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

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

6. 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: Ms First name: Jane Surname: Tucker

Reference:

Date (DD/MM/YYYY): 21/10/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Following submission of a Domestic Enquiry Form on the 20th October '11 requesting advice as to whether or not planning permission was required for the proposed alterations, a visit was made by Mr Mackin to RVBC Offices to carry out a PD Search. Ms Tucker confirmed that PD Rights have been removed under an earlier planning permission Ref 3/99/0178/P, and that the new proposals therefore require planning permission.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. 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

10. 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

11. Materials

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

11. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

Fair-faced random rubble stonework

Description of *proposed* materials and finishes:

Fair-faced random rubble stonework - made good at adapted openings

Vertical T+G timber boarding treatment below new window on SE elevn, stained to match existing external timbers.

Roof - description:

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

New canopy set over new external door on SE elevation: slate finishes on timber construction: lead flashings. Stain finishes to timber to match existing stained external timbers

Windows - description:

Description of *existing* materials and finishes:

timber framed side-hung cottage style casement windows: stain finish

Description of *proposed* materials and finishes:

Timber framed side-hung cottage style casement windows: stain finishes to match existing

Doors - description:

Description of *existing* materials and finishes:

Solid timber external door & frame : stain finishes

Description of *proposed* materials and finishes:

New double-glazed timber external door & frame: stain finishes to match existing

Boundary treatments - description:

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

not applicable

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

not applicable

Lighting - add description

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

not applicable

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:

Drawings (see drawing List)

18-ACF/W03-P Elevations as Existing - including photographs

18-ACF-W07-P Elevations as Proposed

Location Block Plan

Design & Access Statement dated 26Oct11

12. 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

12. 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

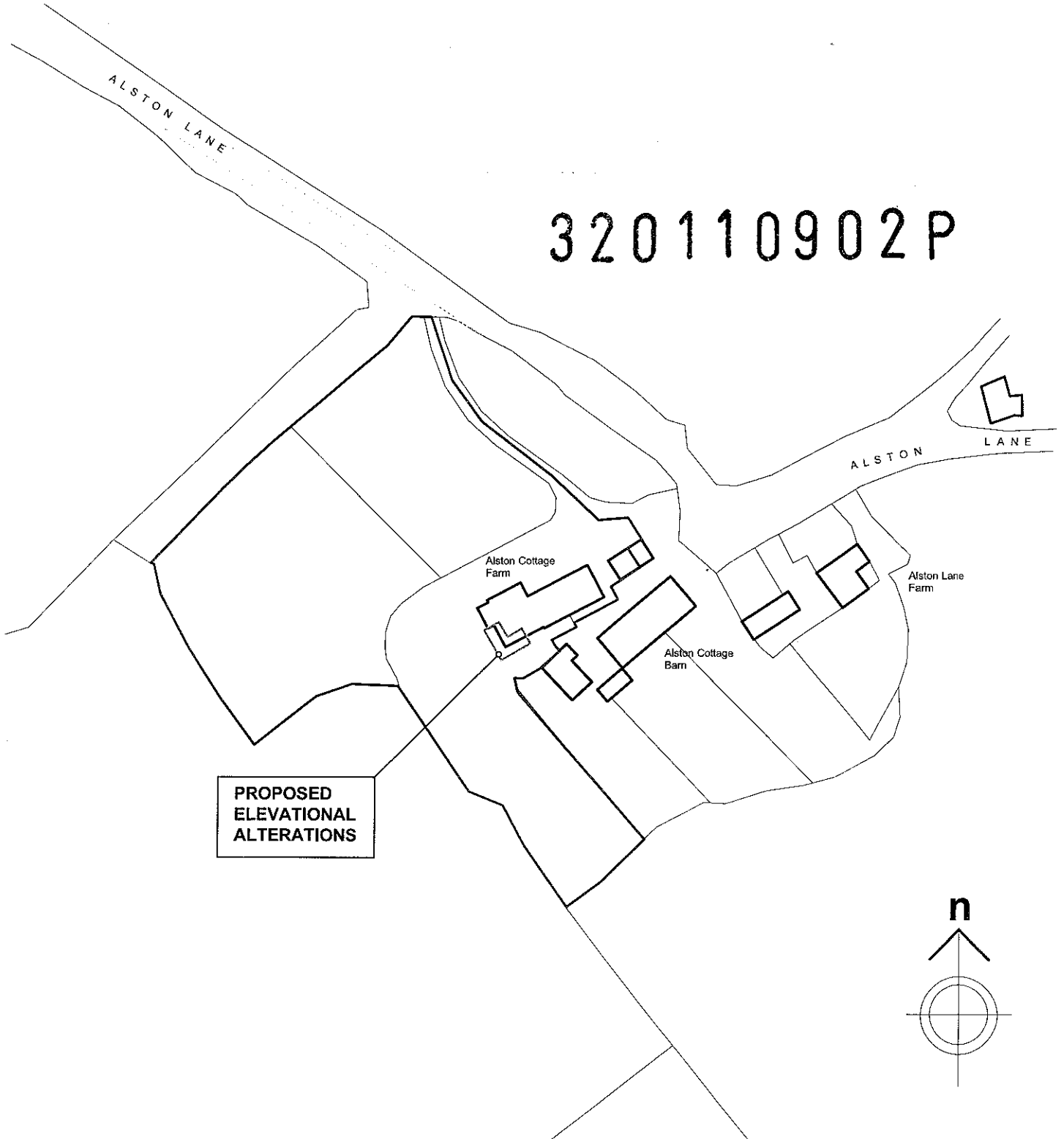
13. Declaration

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



Date

320110902P



Proposed Elevational Alterations

Alston Cottage Farm,
Alston Lane, Alston
Preston PR3 3BN

LOCATION BLOCK PLAN
1:1250

October 2011

PLANNING APPLICATION

26 October 2011

Design and Access Statement

PROPOSED ALTERATIONS TO REAR ELEVATIONS

(arising from proposed internal alterations)

320110902P

Alston Cottage Farm, Alston Lane, Alston. Lancs PR3 3BN

Design Statement (refer to Location Block Plan & drawings 18-ACF/W03-P & W07-P)

Alston Cottage Farm is a private dwelling. It is part of a group of buildings which constitute a total of 4 individual dwellings set around a cobbled courtyard, and is located in a rural agricultural area with dual access off Alston Lane.

The dwelling consists of an original farmhouse, that has been enlarged & extended over the years by the incorporation of a two-storey extension to the rear, and a barn at the side.

The proposed works are for the improvement and refurbishment of the existing kitchen and utility rooms at the rear, including structural alterations to improve the circulation & natural lighting within the spaces, renewal of fixtures & fittings, and adaption of existing external window/door openings on the SW & SE elevations.

The existing combination door & window opening on the SE elevation is to be adapted to form a new full-width window opening, with lowered cill height to improve natural lighting and to provide a window seat within the family dining area. To maintain the external character of this part of the property, a vertical timber boarding treatment is proposed to the new infill panel below the window, set over a recessed stone plinth. The new window is to be a proprietary timber-framed cottage style casement design, with stain finishes externally to match the existing window treatment.

The existing window opening on the SW elevation is to be adapted to form a new external door opening, to receive a three-quarter glazed external timber door – to match the design of the existing glazed porch door within the kitchen area – with stain finishes to match existing external timber finishes.

A new canopy is proposed on the SW elevation set over the new external door, with natural slate finishes and lead flashings to match the existing main roof finishes. The timber canopy construction is to be set to gallows brackets and is to receive stain finishes to match existing external timber finishes. New half-round black pvc rainwater fittings are to match existing rw gutters & downpipes.

Access Statement

Alston Lane is a metalled (tarmac) highway, with grass verges. There are no made footwalks in the vicinity of the site. The road width is sufficient for two-way car traffic, but care needs to be taken when used by commercial traffic. The roadway is generally level.

Pedestrian & vehicular access into the site is up a short incline to a wide gateway with stone gate posts each side, and across a cattle grid. It takes the form of a curving driveway with broad paving set either side of gravel finishes. The hardstanding area at the frontage of the house is of loose gravel, and is generally level. The proposals do not affect the existing means of access within the site.

continued over ...

PLANNING APPLICATION : PROPOSED ALTERATIONS TO REAR ELEVATIONS - Alston Cottage Farm

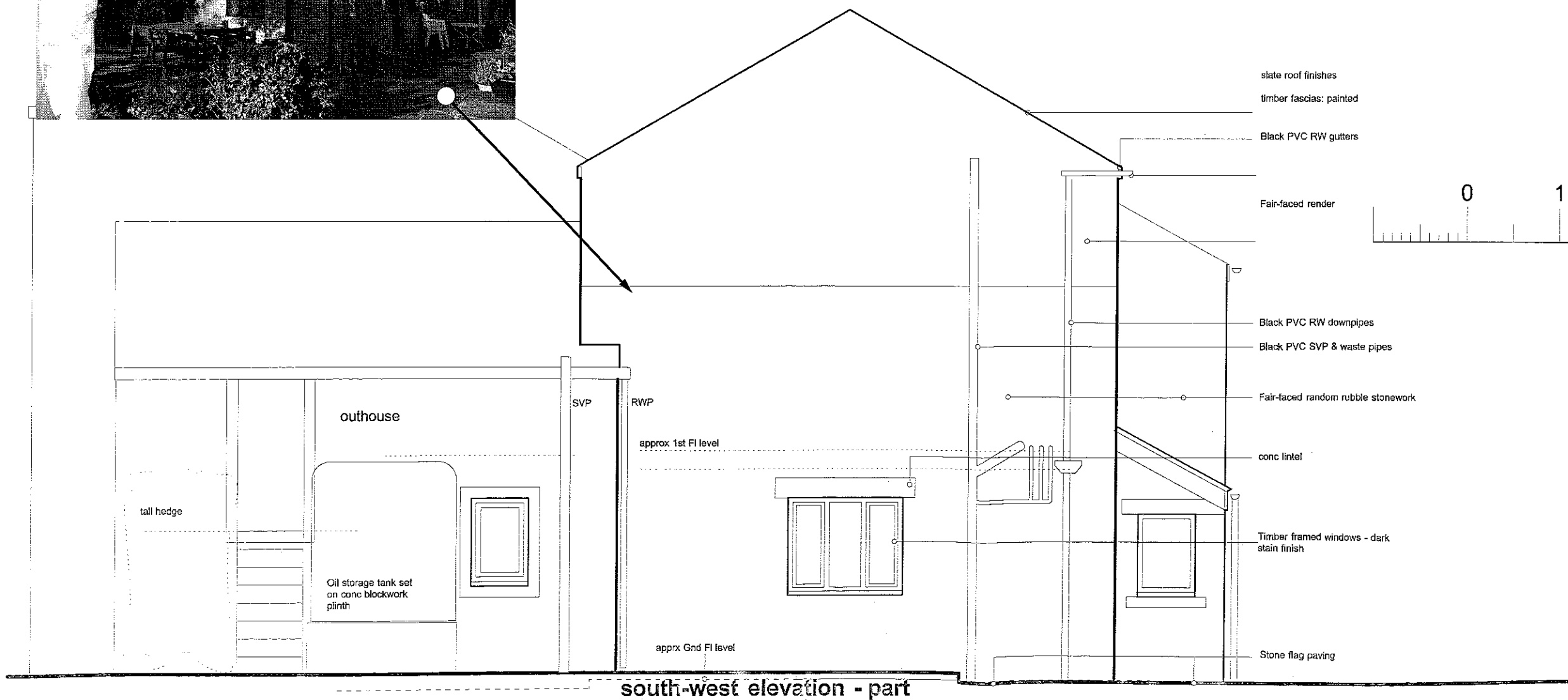
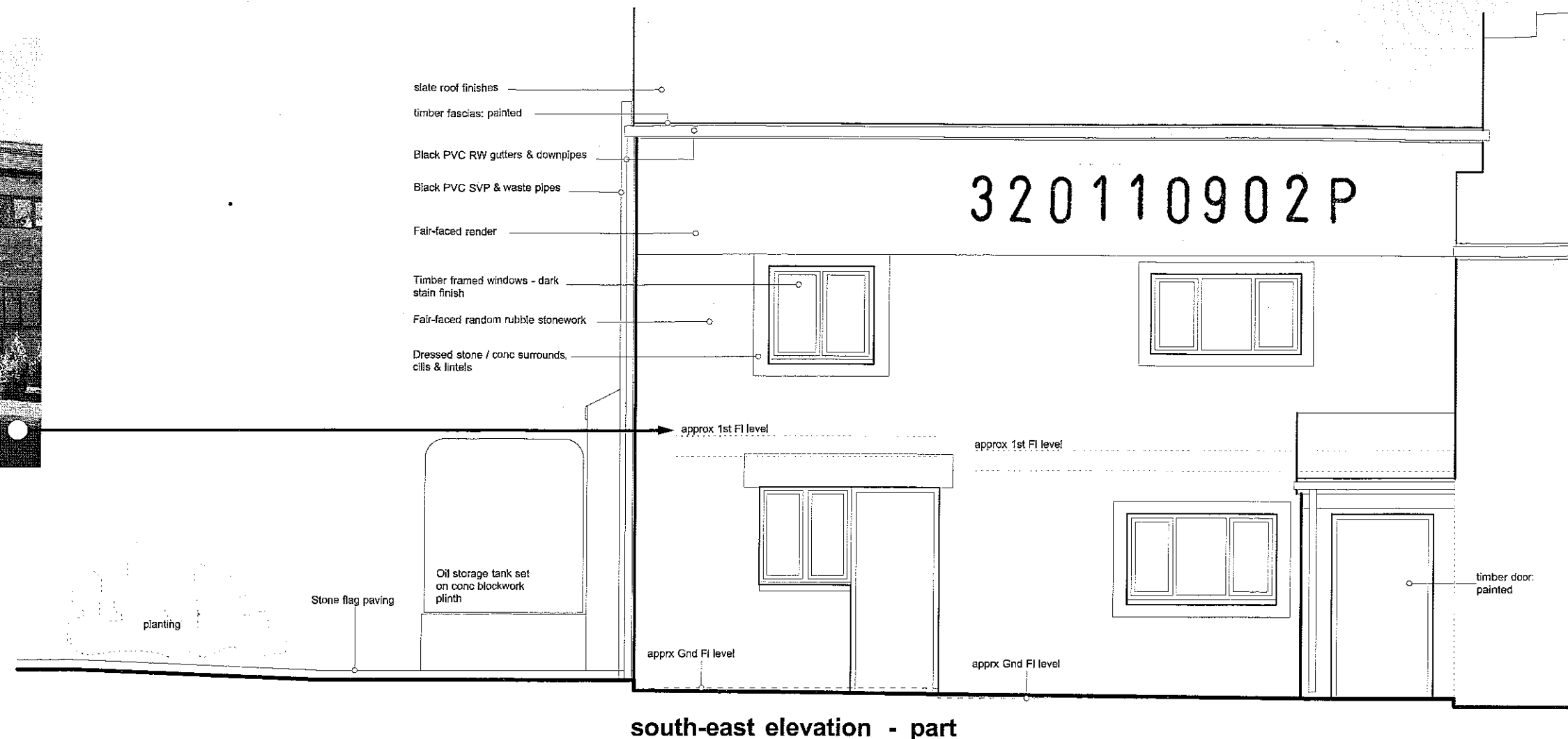
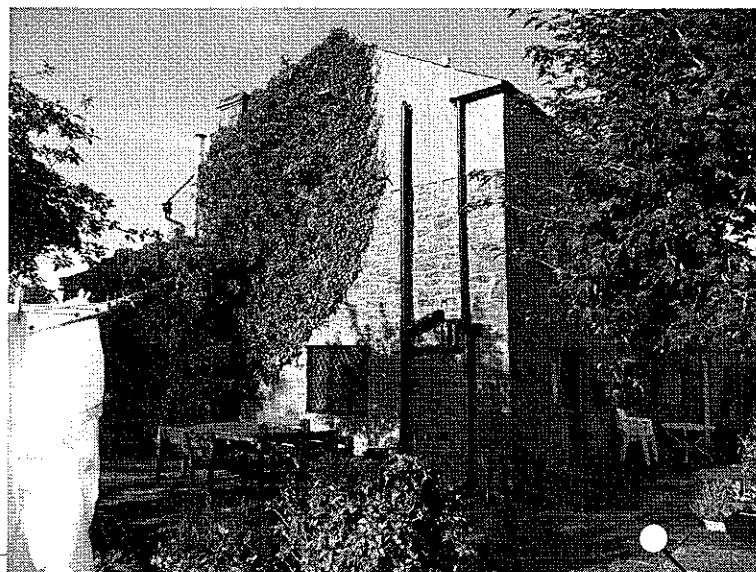
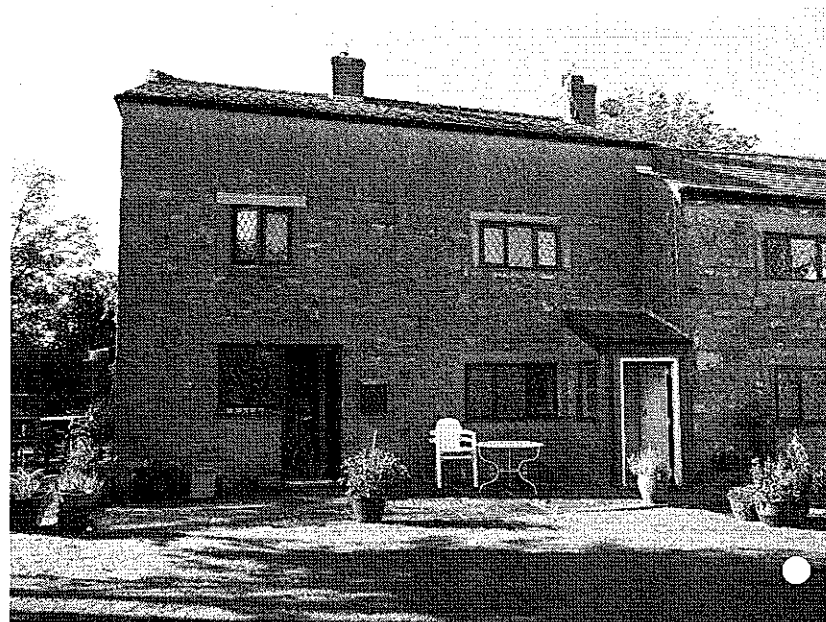
Design and Access Statement

26 October 2011

continued

Implications for Part M Related Items

- Owing to the existing difference in floor level between the kitchen & utility areas, a single step of approximately 100mm is present at the new through-doorway. Care has been taken to ensure that suitable artificial lighting is provided at this position, and that the treatment of floor finishes provides a visual contrast
- External access at the rear is to be maintained on the SE elevation by retaining one of two doorways, with level entry. The second doorway is to be adapted to form a new window, with window seat internally.
- A new doorway with level entry is to be provided on the SW elevation, giving a clear width opening exceeding 900mm.
- The stone paved area adjacent to the new doorway is to be adapted to accommodate new levels, with provision of steps 300mm width, and existing paving reset to falls no greater than 1:20.
- Access from within the main body of the dwelling is not affected.



LINEAR SCALE metres

26 October 2011
Planning Application

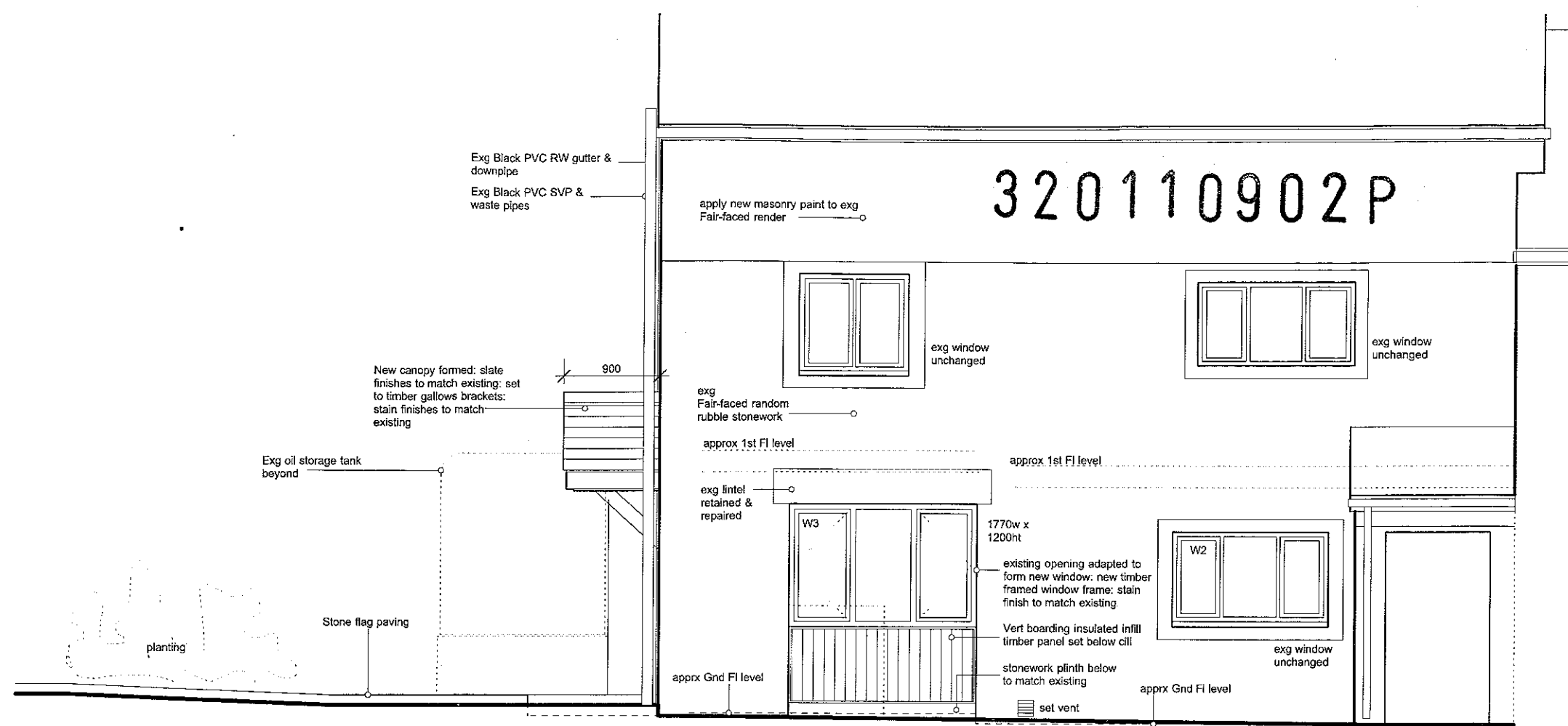
Do not scale off this drawing

PROPOSED KITCHEN ALTERATIONS
Alston Cottage Farm, Alston Lane, Alston,
Preston
for
Mr & Mrs J Rawkins

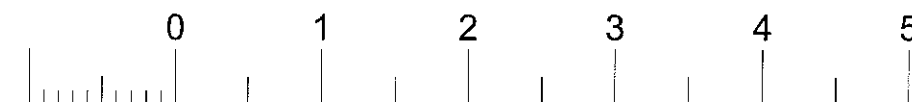
**Sketch ELEVATIONS
AS EXISTING**

1:50 at A3 Oct 2011 **18-ACF/ W03-P**

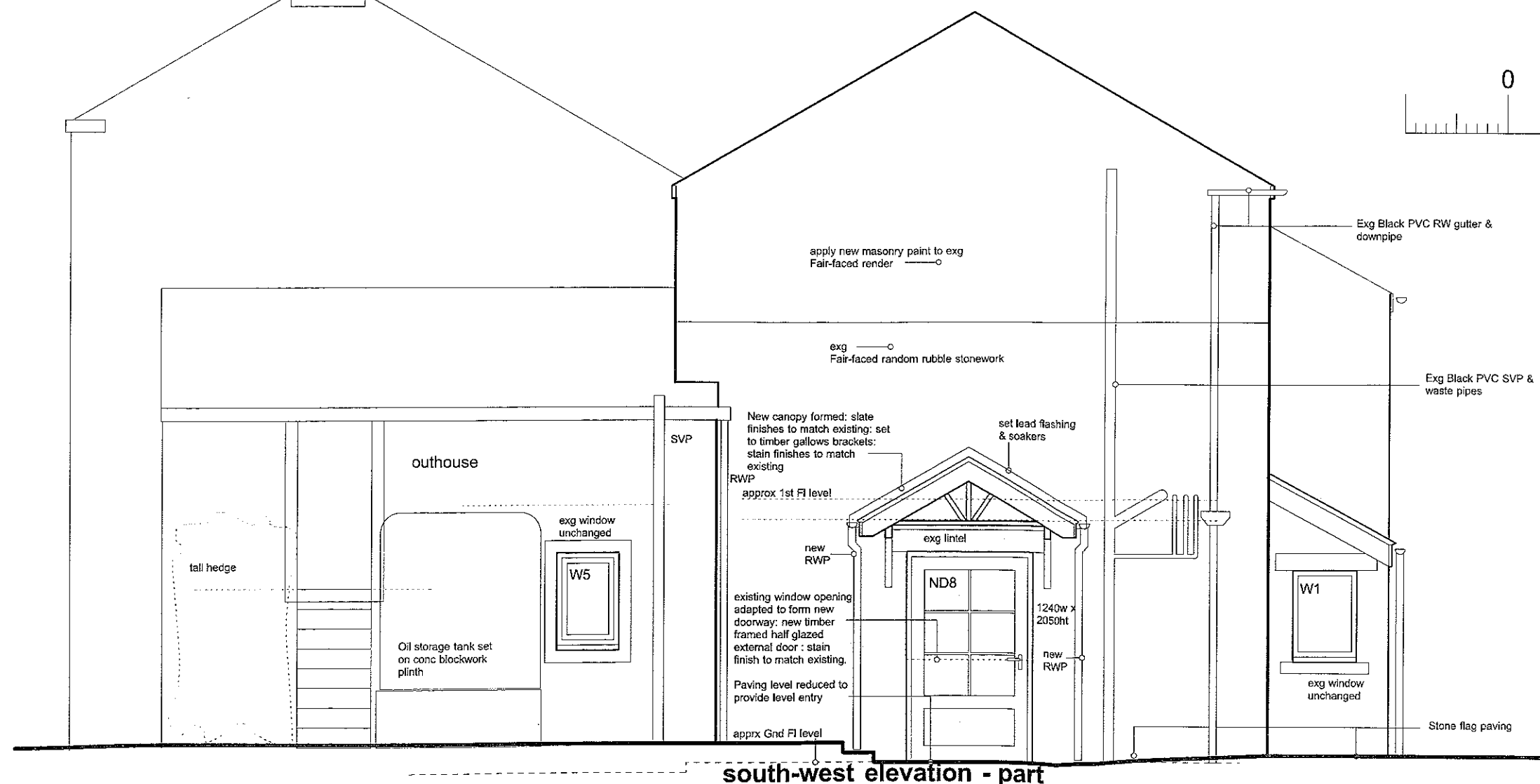
GEORGE MACKIN - Chartered Architect
16 Cedar Close, Grimsargh, Preston PR2 5LJ
01772 651356 mail@georgemackinarchitect.co.uk



south-east elevation - part



LINEAR SCALE metres



south-west elevation - part

26 October 2011
Planning Application

Do not scale off this drawing

PROPOSED KITCHEN ALTERATIONS
Alston Cottage Farm, Alston Lane, Alston,
Preston
for
Mr & Mrs J Rawkins

Sketch ELEVATIONS
AS PROPOSED

1:50 at A3 Oct 2011 **18-ACF/ W07-P**

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