RIBBLE VALLEY
BOROUGH COUNCIL

OCT 2011

For office use only
Application No
Date received 3 2011 0909 P
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: Geoff Surname: Bogle

Company name

Street address: 22
Waddow Grove
Waddington
Town/City Clitheroe
County: Lancashire
Country:
Postcode: BB7 3JL

	Country Code	National Number	Extension Number
Telephone number:	[redacted]	[redacted]	
Mobile number:	[redacted]	[redacted]	
Fax number:			

Email address: [redacted]

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposal for a 3 bedroom detached dwelling house to be built in the garden on the corner plot of 22 Waddow Grove, adjacent to the existing single storey bungalow.

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: 22 Suffix:
House name:
Street address: WADDOW GROVE
WADDINGTON
Town/City: CLITHEROE
County:
Postcode: BB7 3JL

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

Easting: 373048
Northing: 443786

Description:

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: | First name: Sarah | Surname: Westwood

Reference: SW/CMS/RV/2007/ENQ/00014

Date (DD/MM/YYYY): 28/07/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Dear Mr Bogle
RE: PRE-APPLICATION ENQUIRY – 22 WADDOW GROVE, WADDINGTON
I write with regard to the above pre-application advice enquiry following your submission of revised plan for the erection of the dwelling within your side garden area. When we met previously I recall that I explained as the site is within the settlement limit of the village, I concluded that in principle the erection of a dwelling was appropriate. The key issue would be design in relationship with surrounding dwellings, namely 22 Waddow Grove and the dwellings to the opposite site of the cul-de-sac in terms of privacy and potential scale of development. I had raised concerns about the scale and massing of your original scheme and that there would be privacy issues in terms of overlooking of number 22's rear garden area – both of these you have tried to address in your most recently submitted plans.
The dwelling now put forward would have a height of approximately 6m, a footprint area of approximately 11m x 7.5m and provide four bedroomed accommodation over two floors. The west elevation which would face towards the side elevation of number 22 would have a two storey projecting gable to accommodate an entrance lobby with bathroom above as well as a large dormer window for the proposed en suite between master bedroom. The east elevation which would overlook the fields to the east of this cul-de-sac would have two dormer windows and a series of Velux windows. The reduction in height is welcomed but I do have some concerns over the size of the dormer projections and indeed the two storey projection on the western elevation. I appreciate that you are trying to provide as much living accommodation as much as possible but this should not be at the cost of the visual amenities of the area. My concern is that the design appears too top heavy and imbalances the design of the dwelling. I do not have a problem with the insertion of dormer windows but these should be of a reduced size and set down from the ridge and up from eaves. I know that we have had discussions about the recently constructed dwelling elsewhere on Waddow Grove and I suggest that you look at the roof design of that scheme. That dwelling does have a larger f[redacted]an yo[redacted]l and it only manages to provide three bedroom accommodation. Therefore I would recommend that you re-visit the design and incorporate a single storey entrance porch and reduced dormers which would, I believe, mean that you need to reduce the scale of accommodation to be provided and recognise the limitations of dwelli[redacted]such as this ie it is not a true two storey house.
Having regard to the relatio[redacted]umbe[redacted]ave shown the removal of a previous doorway/balcony feature to the master bedroom with no windows in the gable to serve that room with only large glazed areas at ground floor. This would, I believe, be acceptable as any overlooking at ground floor can be mitigated by the erection of appropriate boundary fencing between respective garden areas. In terms of relationship with properties to the opposite side of the cul-de-sac, there would be a distance of approximately 20m between the front gable of this dwelling and them. The dwellings are set at a slightly different angle to each other but it will be important for you to make sure that the site layout plans shows the front building line of the facing properties in order that distances between windows to habitable rooms at first floor can be accurately measured. The rule of thumb is 21m but regard can be had to the relationship between surrounding properties if the stated distance is less than this.
In respect of parking arrangements, I have spoken to Martin Nu[redacted]would be agreeable to a parking area in front of the proposed dwelling served directly off the turning head to the cul-de-sac. He cannot see an objection to this in principle provided off-street spaces are provided clear of the turning head and thus that area can be kept free of parked vehicles. Doing this would enable the previously shown driveway to be re-designed and the land split between the existing dwelling and proposed dwelling.
Therefore having regard to all the above, my advice is that the level of accommodation will need to be scaled down in order that the over-sized dormers can be reduced to the point whereby they do not dominate the roofscape. I am of the opinion that it may be possible to fit a dwelling on this plot of land but you need to recognise the limitations of these types of properties.
I trust you find these observations of use and stress they represent an officer opinion only given without prejudice to the final determination of any application submitted
Yours sincerely
SARAH WESTWOOD
SENIOR PLANNING OFFICER

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)

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7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

The driveway will be used to store the council owned bins.

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Local Council issued waste bins for paper, glass, cans and biological waste etc.

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

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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:

The existing houses are finished externally using a blend of sandstone slips at ground floor, and either timber boarding or rendered masonry to the first floor elevations.

Description of *proposed* materials and finishes:

Sandstone slips up to window cill height at ground floor level and external corners, with self coloured external render above.

Roof - description:

Description of *existing* materials and finishes:

Cementitious tiles to the existing bungalow roof.

Description of *proposed* materials and finishes:

The roof will be clad in blue slates which are prevalent in the region and maintain the vernacular of the local country side.

Windows - description:

Description of *existing* materials and finishes:

White UpVC double glazed windows to the existing bungalow.

Description of *proposed* materials and finishes:

Timber effect UpVC double glazed windows.

Doors - description:

Description of *existing* materials and finishes:

White UpVC double glazed doors to the existing bungalow.

Description of *proposed* materials and finishes:

Timber effect UpVC double glazed doors.

Boundary treatments - description:

Description of *existing* materials and finishes:

Timber panelled fencing with concrete posts and hedges (typically 2m high).

Description of *proposed* materials and finishes:

Modified/extended timber panelled fencing and hedges (typically 2m high), separating No. 22 from the proposed dwelling.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac driveway to the existing bungalow.

Description of *proposed* materials and finishes:

Block paved driveway to the North of the proposed dwelling house and pedestrian access to the rear patio area facing south.

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material:

Description 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:

006_A_01_002_Rev P01
111012_22 Waddow Grove_Design and Access Statement

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	2	4	2
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):

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Refer to the Proposed Site Layout @ 1:200

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:

Residential, single storey bungalow dwelling house

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

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

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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

Market 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 Market Housing Total: 1

Market Housing - Existing

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

Existing Market Housing Total: 1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

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? 815 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:

N/A

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: Mr First name: Geoff Surname: Bogle

Person role: Applicant Declaration date: 12/10/2011 ☒ 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: Mr First Name: Geoff Surname: Bogle

Person role: Applicant Declaration date: 12/10/2011 ☒ 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 12/10/2011

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Design and Access Statement

Proposal for a 3 bedroom

Detached dwelling house

To be built in the garden

On the corner plot of

22 Waddow Grove,

Waddington,

Clitheroe, BB7 3JL

Process

A detached house was recently granted Planning Permission in 2008 and built at 13A Waddow Grove. The current owners of 22 Waddow Grove, having seen the successful completion of the house, realised that the large corner plot they occupy lends itself perfectly to a modest sized detached dwelling with stunning uninterrupted views across to Pendle Hill.

The scale and materials are in keeping with the surrounding houses which were built in and around the late 1960's. They are finished using a blend of sandstone slips for the ground floor external cladding, either timber boarding or rendered masonry to the first floor elevations, and slate roofing to the pitched roofs.

The proposed dwelling responds to the massing and form of the chalet type dwellings facing No. 22 to the North and West. The pitched dormers along the east and west elevations of the proposed house are similar in style and scale to the ones recently approved at 13a Waddow Grove.

Use

The proposed development will be used as a family home with a patio and cultivated lawns to the south and west, whilst retaining a generous proportioned private garden and patio area to the rear of the existing bungalow at 22 Waddow Grove.

Amount

The footprint of the proposed dwelling is 11m long x 7.5m wide x 5.95m high, with a gross internal floor area at ground floor level of 74m^2 and 61m^2 at first floor level (Total 135m^2).

Layout

The internal layout is planned to create efficient use of space within a relatively compact footprint. At ground floor level, the main living space is south facing to benefit from the surrounding views and sunlight throughout the day. The adjoining kitchen/dining spaces are orientated towards the east to enjoy the morning sun and views across to Pendle Hill.

At first floor level, the reduced footprint in the eaves space is made more efficient by the introduction of dormers along the east and west elevations to create 2 good sized bedrooms (1 with an En-suite) and bathroom. Windows are absent from the North and South facing elevations to avoid any possibility of overlooking issues.

Scale

The proposed dwelling is similar in size and massing to the houses North and West (No. 23 to No. 29). The dormers are sized appropriately externally and allow good use of the space internally to maximise the potential use of the eaves space.

Landscaping

The driveway to the North, footpath down the sides of the house and patio to the South will have block paving and water permeable surfaces such as gravel.

The existing hedges to the East of No. 22 will be retained to form the natural boundary with No. 22a. Additional hedge rows will be planted along the remainder of the proposed boundary line and around the driveway to form some privacy to the North facing bedroom at ground level. The rest of the area will be laid with cultivated lawns.

Appearance

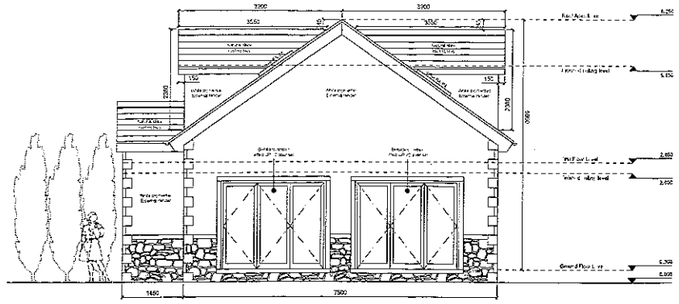
The elevations will be finished with white, self colour render on a base of locally sourced sandstone slips up to the cill of the ground floor windows. The external corners and window/door surrounds will also be finished with local sandstone. The insulated glass window units will be timber effect uPVC or aluminium to meet current building regulations, and retain the character of the local area.

The roof will be clad in blue slates which are prevalent in the region and maintain the vernacular of the local country side. The 2 No. roof lights above the master bedroom will be timber composite Velux windows and are strategically positioned to allow additional natural daylight into the room whilst maintaining privacy.

Access

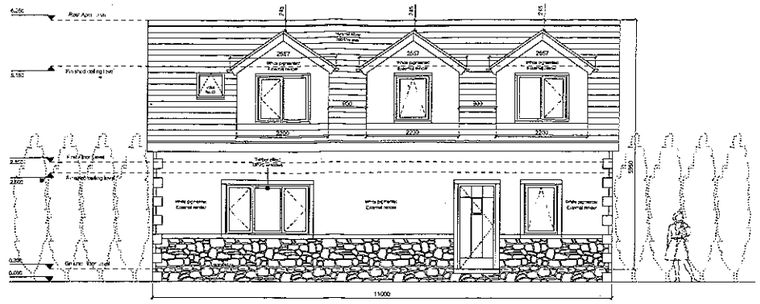
The proposal is to remove a small section of the fence along the Northern perimeter of the existing garden at No.22 Waddow Grove, and create level access into the block paved driveway area immediately in front of the house which will allow space for 2 vehicles within the curtilage of the proposed site.

Waste collection and pedestrian access to the proposed No. 22a Waddow Grove will use the driveway to gain access and the latter will reach the property via the existing footpaths to the West and North.



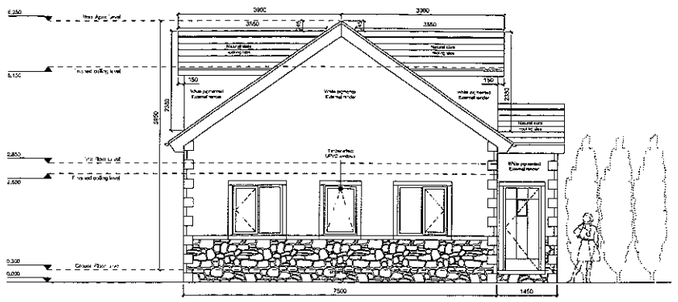
Rear Elevation (South facing) with Side Entrance Porch

Scale 1:50



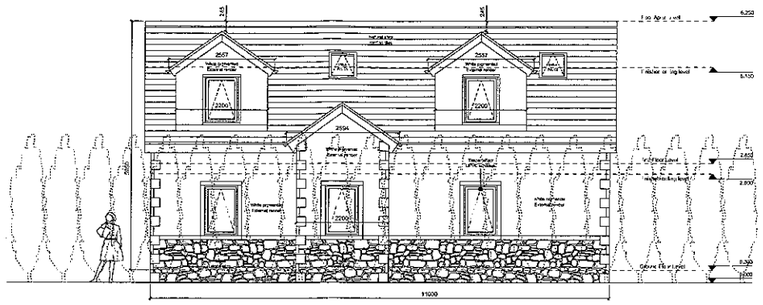
Side Elevation (East facing)

Scale 1:50



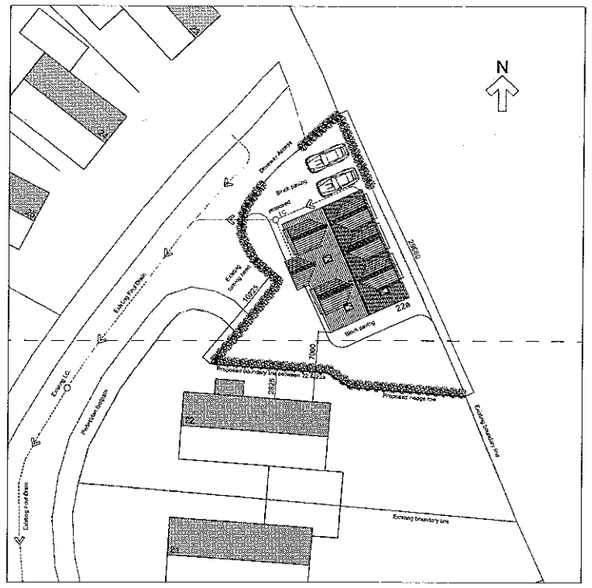
Front Elevation (North facing) with Side Entrance Porch

Scale 1:50



Side Elevation (West facing) with Entrance Porch

Scale 1:50



Proposed Site Layout

Scale 1:200

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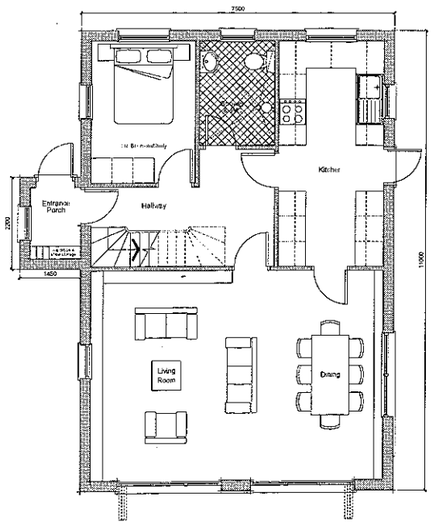
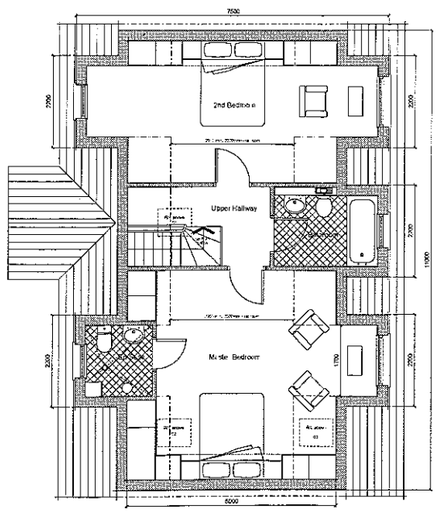


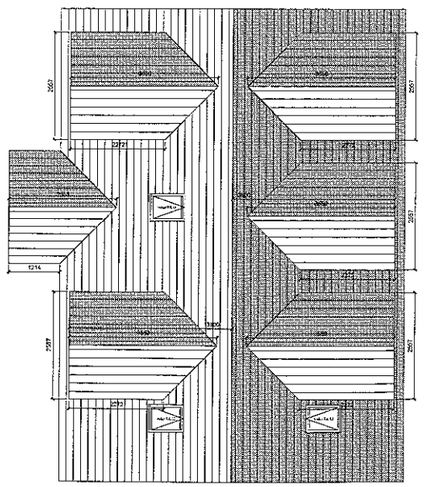
Proposed Ground Floor Plan

Scale 1:50



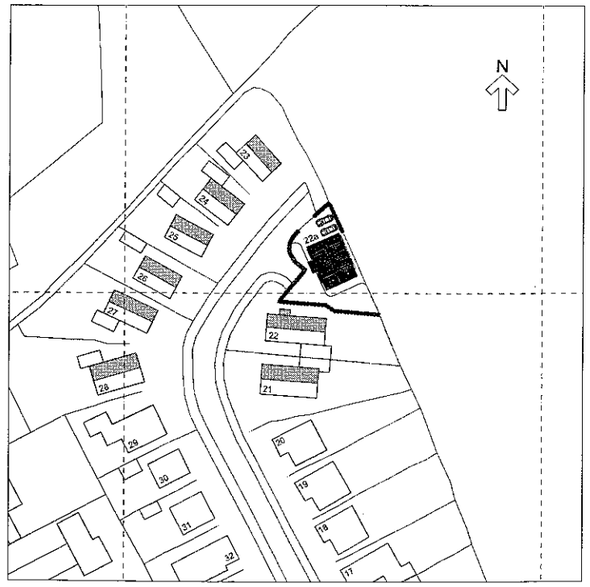
Proposed First Floor Plan

Scale 1:50



Proposed Roof Layout Plan

Scale 1:50



Proposed Site Location Plan

Scale 1:500

Rev	Description	Drawn	Date
P02	Dormer dimensions added	CJW	19/10/11
P01	Issued to Ribble Valley Borough Council for Approval	CJW	18/10/11

Do not scale this drawing.
Notes:

Client
Mr G.Bogle and Miss A. Jones
22 Waddow Grove. Waddington
Clitheroe. BB7 3JL

Project Title
New Dormer Bungalow proposal
to be located in the existing garden of
22 Waddow Grove, Waddington
Clitheroe BB7 3JL

Drawing Title
Proposed Plans, Elevations,
and Site Location Plans

Date	Scale	Size
07/10/11	VAR	A0

Drawing No. 006/A/01/002 Rev. P02