



RIBBLE VALLEY
BOROUGH COUNCIL

FOR THE

27 NOV 2011

For office use only

Application No: 020110939P

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 and conservation area consent.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas 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: Keith & Janet Surname: Rudd

Company name:

Street address: Otter House
9 Mitton Rd

Town/City: Whalley

County: Lancs

Country:

Postcode: BB8 9RX

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

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

2. Agent Name, Address and Contact Details

Title: First Name: Nicholas Surname: Charlton

Company name: FCS Consultants

Street address: 31 Woodbank House 31
Summervale

Town/City: Holmfirth

County: West Yorkshire

Country: England

Postcode: HD9 7AG

Telephone number: Country Code: National Number: Extension Number: 00 44 1484 687804

Mobile number: 00 44 7880 795323

Fax number:

Email address: nickcharlton@fcsconsultants.co.uk

3. Description of Proposed Works

Please describe the proposed works:

Alterations to form self contained Holiday Accommodation

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:	9	Suffix:	
House name:			
Street address:	MITTON ROAD		
	WHALLEY		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 9RX		

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

Easting:	372819
Northing:	436536

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

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

☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

Kr / 2010 / 05

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. 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:

Natural Stone

Description of *proposed* materials and finishes:

Natural Stone

Roof - description:

Description of *existing* materials and finishes:

Blue Slate

Description of *proposed* materials and finishes:

Blue Slate

Windows - description:

Description of *existing* materials and finishes:

White Painted Timber

Description of *proposed* materials and finishes:

White Painted Timber

10. (Materials continued)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

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If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Architectural Drawings KR/2010/02, 03, 04, and 05
Site Layout plan showing parking arrangements
Access and design statement dated October 11

11. Explanation for Proposed Demolition Work

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

N/a

12. 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

13. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

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

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

Title: Mr First name: Nicholas Surname: Charlton

Person role: Agent Declaration date: 31/10/2011 ☒ Declaration made

13. 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: Nicholas Surname: Charlton

Person role: Agent Declaration date: 31/10/2011 ☒ Declaration Made

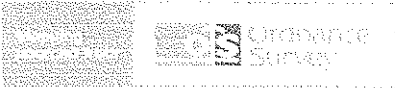
14. Declaration

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

Date: 31/10/2011



Site Location Plan



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F. C. S. Consultants

*(Incorporating Freelance Construction Services
& Architects Huddersfield)*

Construction Management Engineering and Planning

E mail :- nickcharlton@FCSConsultants.co.uk

*31 Summervale
Bridge Lane
Holmfirth
HD9 7AG*

*Tel 01484 687804
Mob 07880 795323*

Oct 2011

Access & Design Statement

For

**Alterations to the Barn to form self contained Holiday
Accommodation**

At

**Otter House Mitton Rd Whalley
Front Elevation Facing Mitton Rd**



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Existing Use

The Barn forms part of the dwelling of Otter House and is separated from the dwelling by a single storey corridor and forms a link to the existing rear garage area and garden.

The ground floor consist of a Kitchen scullery area , Sauna , internal coal and log storage sheds , boiler house and general storage area.

The first floor which is accessed by a timber staircase is used as an open games room area.

The central section is spanned by an open timber king post truss and the floor is open to underside of the roof structure exposing character beams.

The first floor is lite by a circular stone window in the gable , a period square window to the side elevation and a more modern window overlooking the garden and fields to the rear

The front elevation of the existing stone building has a mixture of stonework some in poor condition , but with a feature stone opening at present blocked up. Next to this is a 1960's style window which is at present out of character with the rest of the adjacent dwelling

Both ground and first floor areas are in need of modernisation and the applicants who bought and moved into the property approx 2 yrs ago have found that the living space provided by the existing barn is largely un used .

Proposals

The proposals are to bring the building back into full time use by making self contained holiday accommodation

This would have a kitchen , washing drying room and cycle store downstairs and lounge and two en suite bedrooms at first floor level

Whilst being self contained it would still form part of the main dwelling with a large proportion of the ground floor of the barn still being used for ancillary purposes to the main dwelling.

Design Proposals

The design allows for full internal modernization whilst keeping the period features and returning the front elevation to its former glory. The stonework is to be patch repaired with reclaimed stone and re pointed . The existing 1960 style window in the front elevation is to be altered to form a new access doorway with period re claimed ashlar head a jambs thereby matching the adjacent dwelling

Two additional windows have been added to the side elevations which will allow natural light into the proposed bedrooms but do not affect the privacy of adjoining and adjacent properties.

The rear window has been shown modified and the sill level lowered to create patio doors with a black painted cast iron Juliet balcony so as to obtain the benefits of the panoramic views.

Access and Parking

Parking facilities are provide both in front of the existing dwelling with the recently approved new access way garage and off road parking and facilities are to be provided to store bikes within the Laundry area.

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Level flat pedestrian access is shown directly from the footpath to the highway and existing access from the link corridor is maintained.

Evaluation .

The proposals form an integral part of a phased plan by the applicant to upgrade modernise and restore this important road front property ensuring the long term improvement of the local housing stock

Side Elevation



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Rear Elevation



Internal features to be maintained

