



RIBBLE VALLEY  
BOROUGH COUNCIL

18 NOV 2011

For office use only

Application No.

Date received **320110965 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: | A                 | Surname:         | Riding            |
| Company name:                                                                                                     | A Riding Builders Ltd |             |                   |                  |                   |
| Street address:                                                                                                   | The Barn              |             | Country Code:     | National Number: | Extension Number: |
|                                                                                                                   | Alston                |             | Telephone number: |                  |                   |
|                                                                                                                   |                       |             | Mobile number:    |                  |                   |
| Town/City:                                                                                                        | Preston               |             | Fax number:       |                  |                   |
| County:                                                                                                           |                       |             | Email address:    |                  |                   |
| Country:                                                                                                          |                       |             |                   |                  |                   |
| Postcode:                                                                                                         | PR3 3BL               |             |                   |                  |                   |
| Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No |                       |             |                   |                  |                   |

**2. Agent Name, Address and Contact Details**

|                 |                                |             |                   |                  |                   |
|-----------------|--------------------------------|-------------|-------------------|------------------|-------------------|
| Title:          | Mr                             | First Name: | Peter             | Surname:         | Bamber            |
| Company name:   | PGB Architectural Services Ltd |             |                   |                  |                   |
| Street address: | Lily Cottage                   |             | Country Code:     | National Number: | Extension Number: |
|                 | 12 Glen Avenue                 |             | Telephone number: | 01254820092      |                   |
|                 | Knowle Green                   |             | Mobile number:    |                  |                   |
| Town/City:      | Preston                        |             | Fax number:       |                  |                   |
| County:         | Lancashire                     |             | Email address:    |                  |                   |
| Country:        | United Kingdom                 |             |                   |                  |                   |
| Postcode:       | PR3 2ZQ                        |             | info@pgb-arch.com |                  |                   |

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

Proposed detached 2 bed bungalow on vacant land

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)

Description:

|                 |                      |         |                      |
|-----------------|----------------------|---------|----------------------|
| House:          | <input type="text"/> | Suffix: | <input type="text"/> |
| House name:     | Land Adjacent to     |         |                      |
| Street address: | 14 Crumpax Avenue    |         |                      |
|                 | LONGRIDGE            |         |                      |
| Town/City:      | PRESTON              |         |                      |
| County:         | <input type="text"/> |         |                      |
| Postcode:       | PR3 3JQ              |         |                      |

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

|           |        |
|-----------|--------|
| Easting:  | 360254 |
| Northing: | 437709 |

#### 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:             | Mr               | First name:                          | G | Surname: | Thorpe |
| Reference:         | RV\2010\ENQ\0090 |                                      |   |          |        |
| Date (DD/MM/YYYY): | 01/04/2010       | (Must be pre-application submission) |   |          |        |

Details of the pre-application advice received:

One dwelling acceptable in principle

#### 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)

2495-02

#### 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:

3 waste bins see drawing 2495-02

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

☒ Yes ☐ No

If Yes, please provide details:

3 waste bins see drawing 2495-02

#### 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):

## 9. (Materials continued)

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### Walls - description:

Description of *existing* materials and finishes:

Combination of random rubble walling with stone heads and cills and rendered walls

Description of *proposed* materials and finishes:

Combination of random rubble walling with stone heads and cills and rendered walls

### Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Slate to match existing

### Windows - description:

Description of *existing* materials and finishes:

timber effect uPVC

Description of *proposed* materials and finishes:

timber effect uPVC

### Doors - description:

Description of *existing* materials and finishes:

timber effect uPVC

Description of *proposed* materials and finishes:

timber effect uPVC

### Boundary treatments - description:

Description of *existing* materials and finishes:

500mm high post and rail fence and facing brick wall to No 14 Crumpax

Description of *proposed* materials and finishes:

existing 500mm high post and rail fence and facing brick wall to No 14 Crumpax with timber panel fence against boundary to No 14 Crumpax

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac drives

Description of *proposed* materials and finishes:

Tarmac drive drained to soakaways

### Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Only on the bungalow

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:

2495 -01 to 04 inclusive; 04 includes location plan

2495 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                                         | 0                         | 2                                          | 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

Private drainage passing through plot

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):

Drawing 2495-02 and 03

### 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:

Vacant land

Is the site currently vacant? ☒ Yes ☐ No

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

Entrance to farm yard - note ground stripped and decontaminated during construction of Crumpax Croft. This area was included in the red edge as part of the development of 7 Units Application No 3\1997\0091

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

01/01/1997

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

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## 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            |                    |   |   |    |         |
| Flats/Maisonettes |                    |   |   |    |         |
| Live-Work units   |                    |   |   |    |         |
| Cluster flats     |                    |   |   |    |         |
| Sheltered housing |                    |   |   |    |         |
| Bedsit/Studios    |                    |   |   |    |         |
| Unknown           |                    |   |   |    |         |

Existing Market Housing Total

0

### Overall Residential Unit Totals

|                                  |   |
|----------------------------------|---|
| Total proposed residential units | 1 |
| Total existing residential units | 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?

380

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:  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: ☐

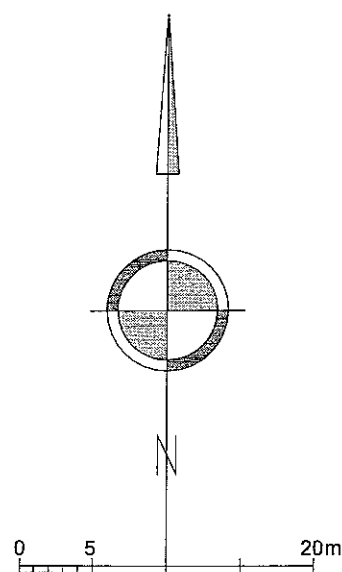
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

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

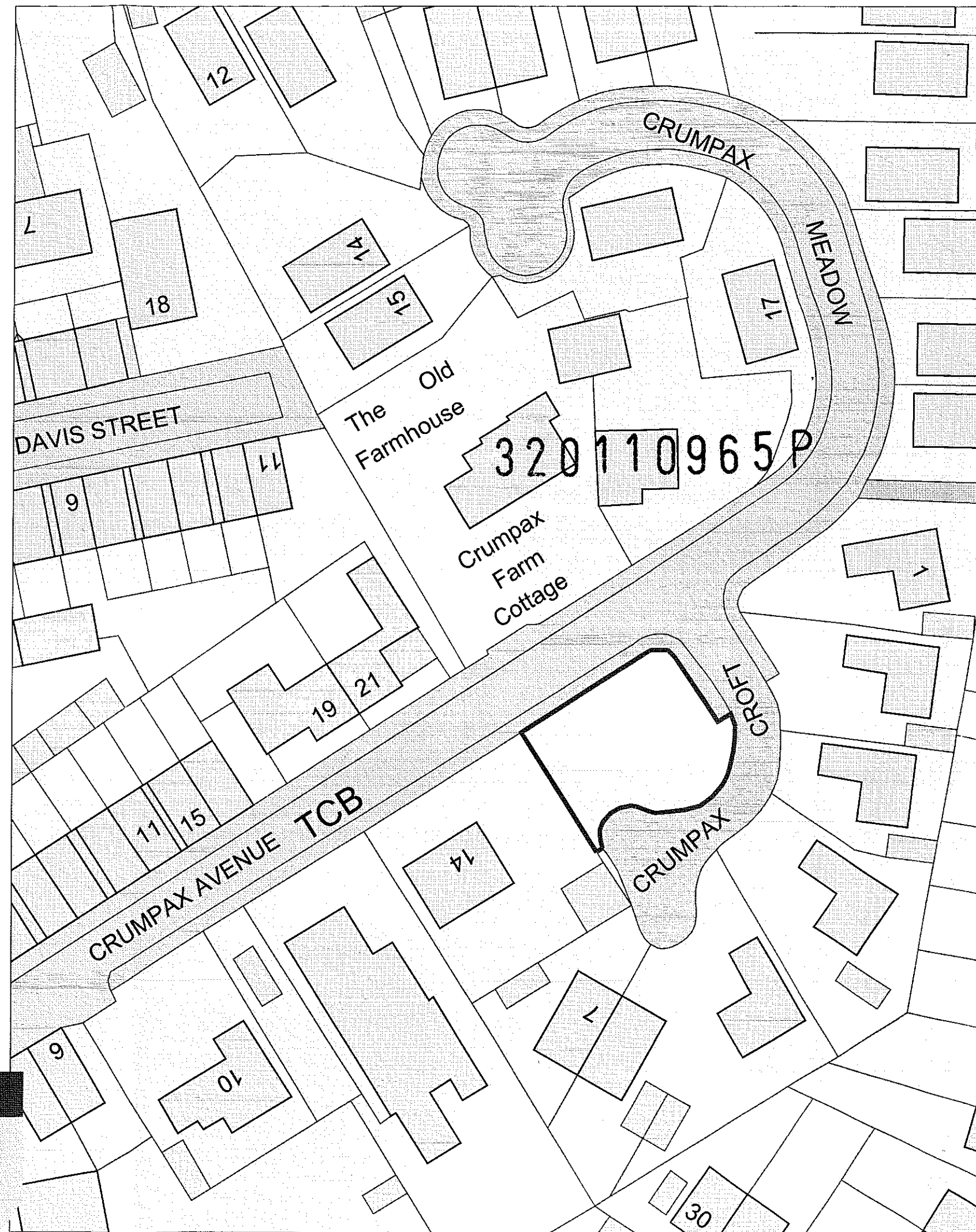
## 26. Declaration

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

Date

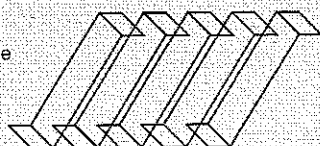


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**PGB** Architectural Services LTD

Lily Cottage  
12 Glen Avenue  
Knowle Green  
Preston  
PR3 2ZQ



CLIENT  
A Riding Builders Ltd

PROJECT  
Land Adjacent to  
14 Crumpax Ave

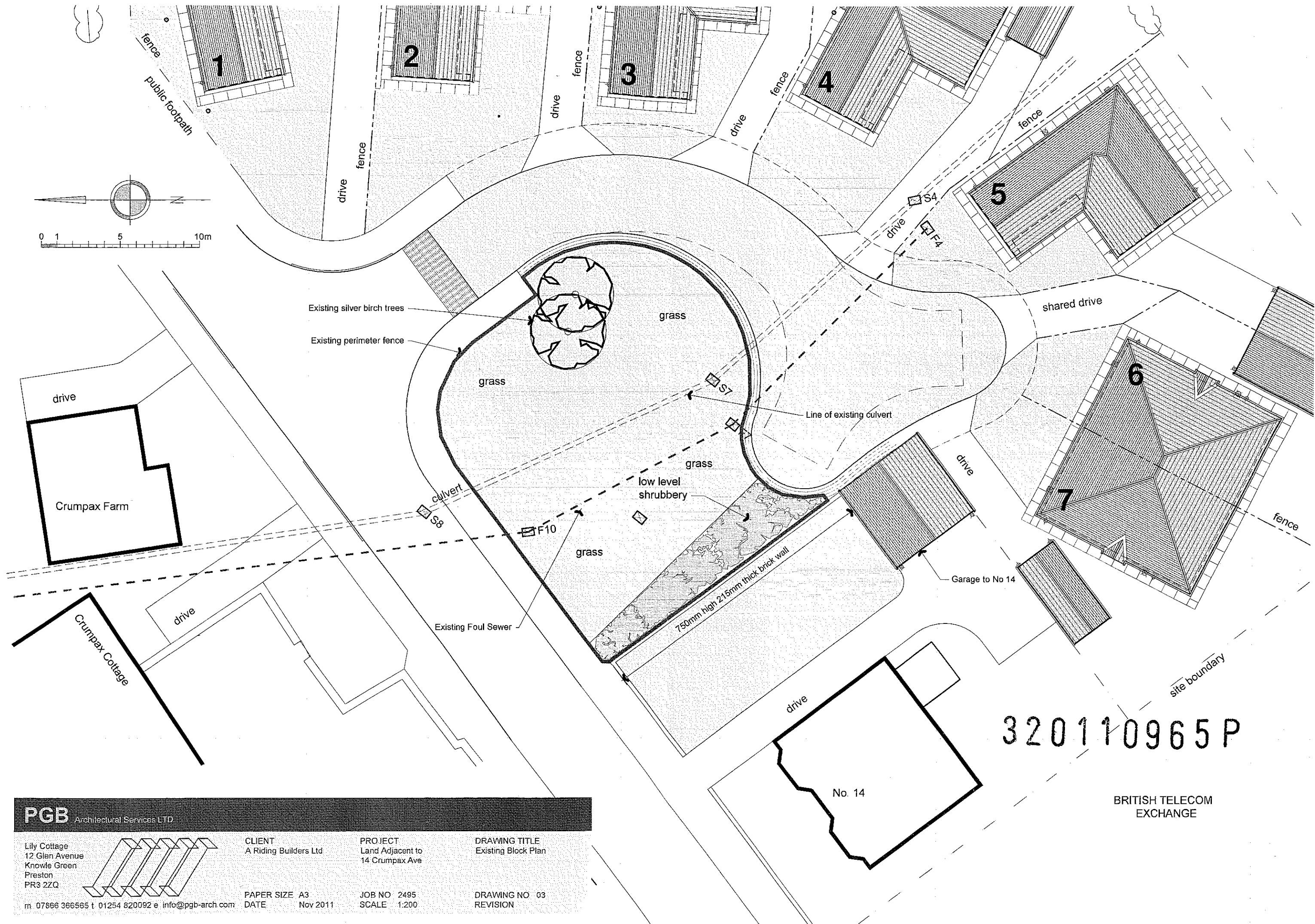
DRAWING TITLE  
Location Plan

PAPER SIZE A3  
DATE Nov 2011

JOB NO. 2495  
SCALE 1:500

DRAWING NO. 04  
REVISION

m. 07866 386585 | 01254 820092 e. info@pgb-arch.com

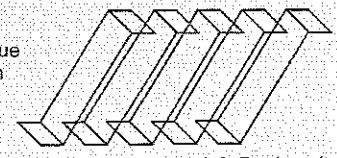


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BRITISH TELECOM  
EXCHANGE

**PGB** Architectural Services Ltd

Lily Cottage  
12 Glen Avenue  
Knowle Green  
Preston  
PR3 2ZQ



m 07866 366565 t 01254 820092 e info@pgb-arch.com

CLIENT  
A Riding Builders Ltd

PAPER SIZE A3  
DATE Nov 2011

PROJECT  
Land Adjacent to  
14 Crumpax Ave

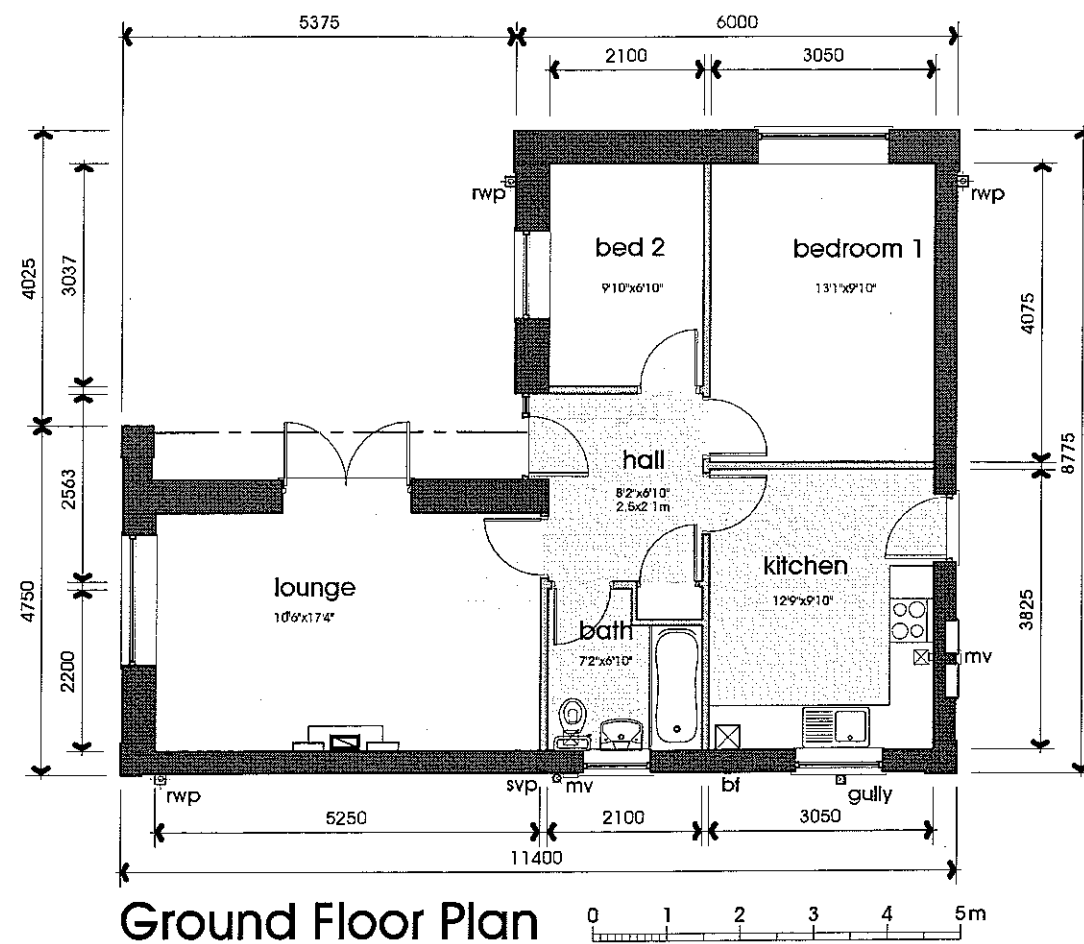
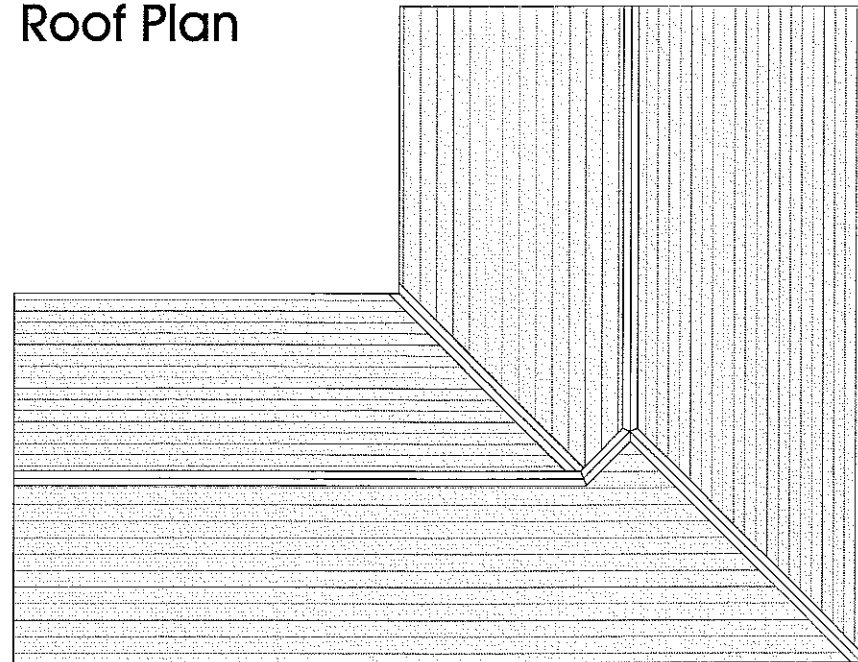
JOB NO 2495  
SCALE 1:200

DRAWING TITLE  
Existing Block Plan

DRAWING NO 03  
REVISION



## Roof Plan



## Ground Floor Plan

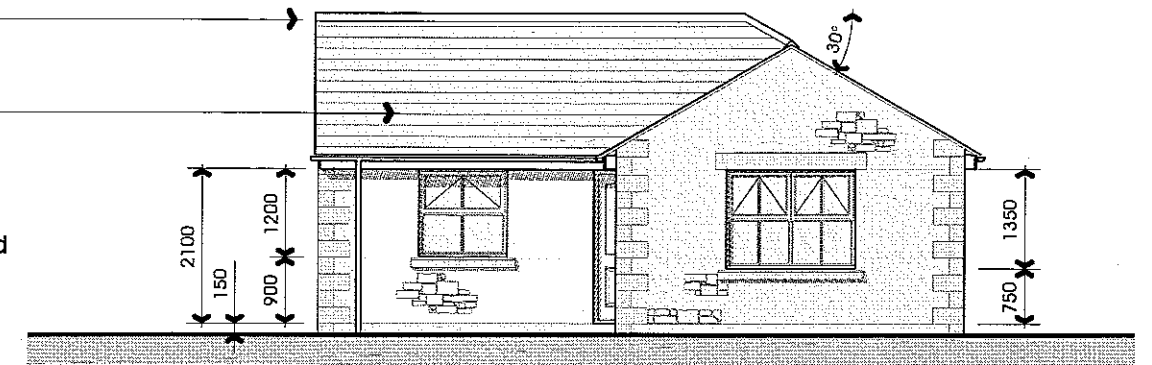
contrasting ridge tile

slate roofing

stone quoins to all external corners

random stone to gables as indicated

though tone coloured render to all other walls

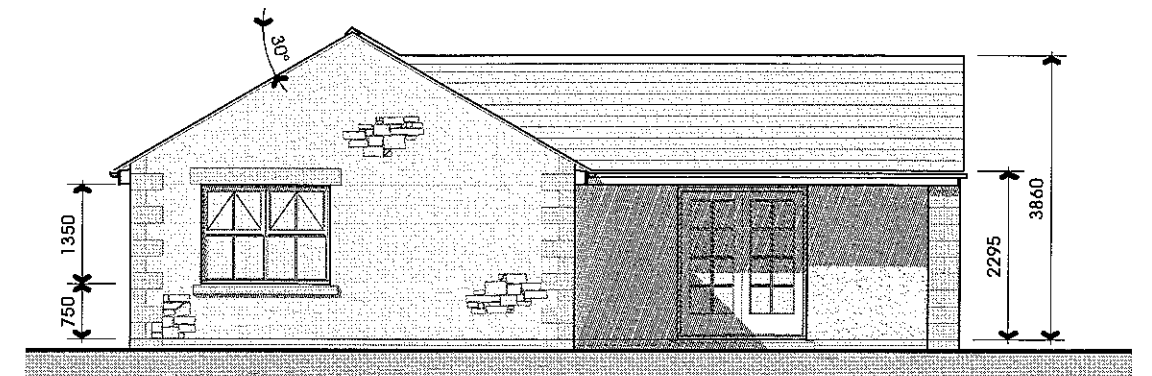


## South West Elevation

cut stone cills and lintols to punched windows

white uPVC double glazed doors and windows

contrasting brick up to dpc level on rendered walls

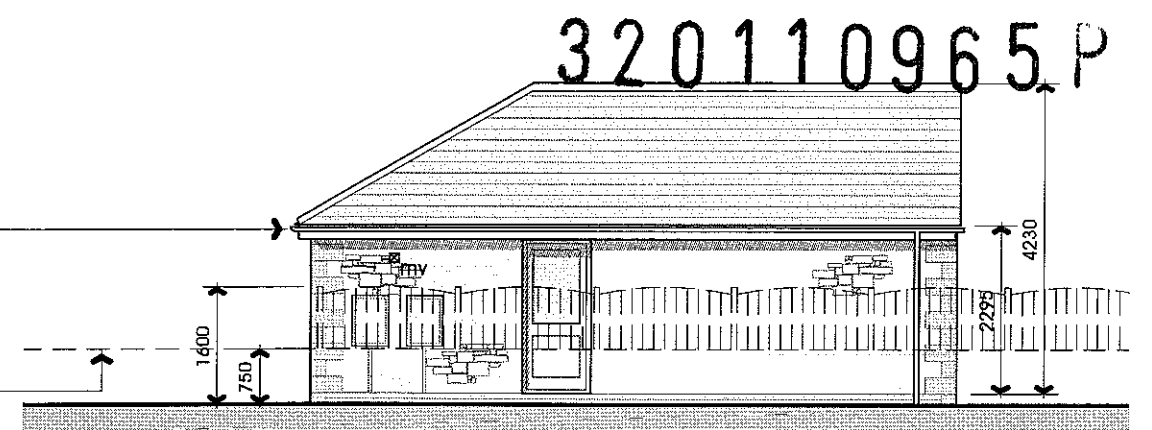


## South East Elevation

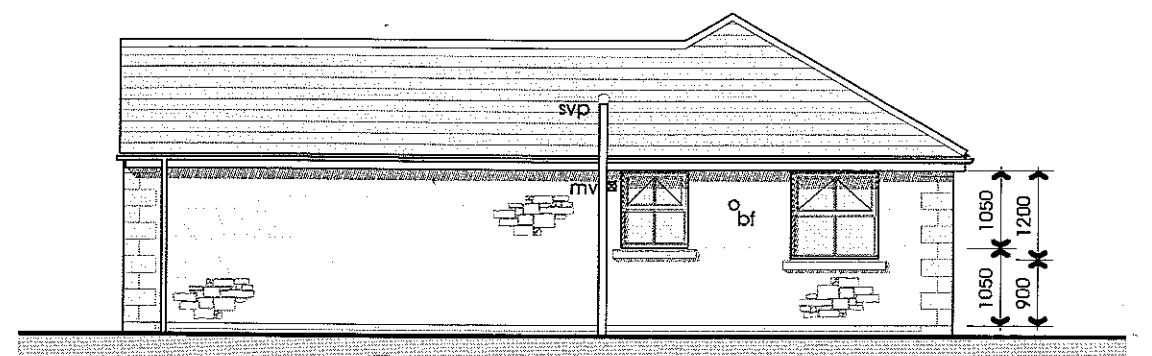
rwp's and gutters in pvc

1.6m high pvc fencing shown as dashed line

existing brick boundary wall omitted for clarity



## North East Elevation



## North West Elevation

**PGB** Architectural Services LTD

Lily Cottage  
12 Glen Avenue  
Knowle Green  
Preston  
PR3 2ZQ

CLIENT  
A Riding Builders Ltd

PROJECT  
Land Adjacent to  
14 Crumpax Ave

DRAWING TITLE  
Plan & Elevations

m 07866 366565 t 01254 820092 e info@pgb-arch.co.uk

PAPER SIZE  
A3  
Nov 2011

JOB NO  
2495  
SCALE  
1:100

DRAWING NO  
01  
REVISION

# Design and Access Statement

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*Land Adjacent 14 Crumpax Avenue Longridge*

*Proposed detached 2 bed bungalow*

## **Planning History**

The land historically was part of Crumpax Farm and was subject to a planning application 3/1997/0091 to create 7 No bungalows. The application left an area in front of these bungalows which was expected to be adopted when the cul-de-sac Crumpax Croft was adopted. LCC were not prepared to do this. For the last 12 years Mr Riding has fenced and maintained the land for the visual benefit of residents in the area until such time a solution could be found.

## **Layout**

The land is surrounded on three sides by roads and bounded on the other side by a low brick boundary wall to No 14 Crumpax Ave. The proposed bungalow is sited to virtually abut the boundary to No 14 but to have its parking and main entrance off Crumpax Croft. Being a very exposed plot the amenity area has been incorporated behind a fenced area adjacent to No 14 Crumpax enabling the remainder of the plot to be garden without the paraphernalia of sheds, washing lines and garages.

## **Scale**

The single storey two bed bungalow is L shaped on plan 11.4m x 8.8m with a 4m x 5.4m cut-out. The eaves is 2.3m high and the ridges 3.9m and 4.2m. The property is highly suited to elderly residents with a double and single bedroom. The property is significantly lower than No 14 Crumpax and slightly lower than those on Crumpax Croft.

## **Appearance**

The bungalow is designed to reflect the style of the existing with stone and rendered walls and a grey tiled roof including a roof overhang over French windows to the Lounge. This roof overhang has proved very popular for sitting out and helps to create a community spirit.

## **Landscaping**

The plot currently contains two silver birches and a small shrubbery and otherwise is grassed with a small timber post and single rail fence to the roadsides and a low facing brick wall to No 14 Crumpax. Apart from forming an opening to create two car spaces the boundaries will remain with an additional timber panel fence against the boundary to No 14 to help create an amenity area. The existing trees will be retained and the proposed bungalow will have a paved path on all sides with the remainder of the land lawned.

## **Use**

All 7 existing bungalows have proved very popular with the elderly being close to local amenities and transport networks. These amenities are also all accessible on relatively level

footways. This type of property is highly sought after and meets the recently identified housing needs criteria.

#### Access

The proposal readily provides for two parking spaces and level access to both front and back doors. Parking is provided off the cul-de-sac Crumpax Croft ensuring safe access and egress without disruption to general traffic on Crumpax Ave.