



Application No. 312011/0980

Date received 24 Nov 77

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 & Mrs	First name:	S	Surname:	Ainsworth
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Company name _____

Street address: Eastham House Farm

Clitheroe Road

Mitton

Town/City	Clitheroe
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County: Lancs

Country:

Postcode:	BB7 9PH
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	Country Code	National Number	Extension Number
Telephone number:			

Mobile number:

Fax number:

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Email address:

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

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas
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Company name: Janet Dixon Town Planners Ltd

Street address: 10A Whalley Road

[illegible][illegible]

Town/City	Clitheroe
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County:	Lancs
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Country:

Postcode:	BB7 1AW
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	Country Code	National Number	Extension Number
Telephone number:		01200 425051	

Mobile number:

Fax number:

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Email address: _____

judith@jdixontownplanners.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of timber framed house and farm office. Erection of a granny annex and use of land for that purpose

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:		Suffix:	
House name:	EASTHAM HOUSE FARM		
Street address:	CLITHEROE ROAD		
	MITTON		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 9PH		

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

Easting:	371180
Northing:	439903

Description:

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

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:

There is adequate space within the curtilage to store waste

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage to store recyclable waste

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:

Random natural stone

Description of *proposed* materials and finishes:

Random natural stone

Roof - description:

Description of *existing* materials and finishes:

Existing home and farm office concrete interlocking tiles, house natural blue slate

Description of *proposed* materials and finishes:

Natural blue slate

9. (Materials continued)

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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

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:

Planning Statement

PH/SA/1000 Existing site plan

PH/SA/2000 Existing plan

PH/SA/3000 Existing elevations

PH/SA/4000 Proposed plan

PH/SA/5000 Proposed plan

PH/SA/6000 Proposed plan and elevation

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	13	13	0
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):

PH/SA/6000

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:

Home and farm office

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

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

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	64.0	64.0	0.0	-64.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0

18. All Types of Development: Non-residential Floorspace (continued)

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C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	64.0	64.0	0.0	-64.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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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?

00 09

hectares

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: Mrs First name: Judith Surname: Douglas

Person role: Agent

Declaration date: 23/11/2011

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

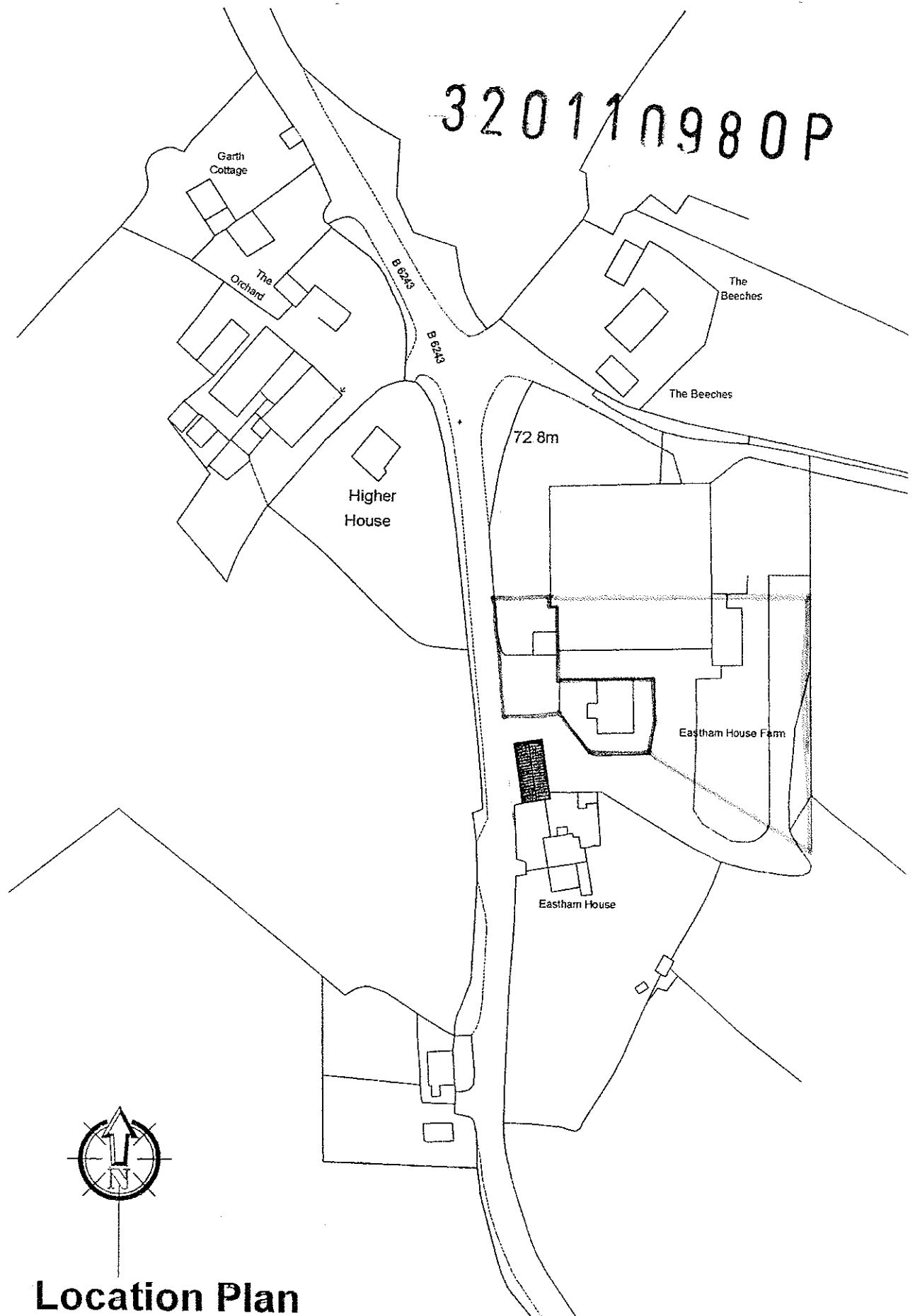
26. Declaration

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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Location Plan

Scale: 1:1250

SITE: EASTHAM HOUSE FARM, GREAT MITTON, CLITHEROE, LANCs
PROPOSAL: ERECTION OF GRANNY ANNEX AND USE OF LAND FOR THAT PURPOSE.

SITE DESCRIPTION

The application site is located 3.5 km south west of Clitheroe and within the hamlet which forms part of Great Mitton. The Eastham House Farm is situated on the eastern side of the B6243. It forms a group with other houses clustered along the road at this point. The group is surrounded by fields and the whole area has a rural agricultural character.

Eastham House Farm comprises a house and a detached home/farm office. The stone barn to the south of Eastham House Farm has recently been sold for conversion to a dwelling. Eastham House Farm retains a small amount of land and a small agricultural building.

PROPOSAL

The proposal is to demolish the existing timber framed home and farm office and to replace it with a detached annex accommodation. The annex accommodation comprises a lounge kitchen and two bedrooms. Car parking will be adjacent to the main house. The annex is required for Mr and Mrs Ainsworth. Mrs Ainsworth is suffering from increasing mobility impairment and finds using stairs increasingly more difficult. They currently occupy the main two storey house. The intention is that Mr and Mrs Ainsworth will occupy the annex accommodation and their daughter and her family will occupy the main house. This will allow their daughter to help Mrs Ainsworth with day to day tasks and provide a long term living arrangement that can provide increasing levels of care as needed.

PLANNING HISTORY

Applications relating to Eastham House Farm.

92/0310 – Outline application for erection of ten holiday cottages – refused.

91/0446 – Use of land as golf course – approved.

89/0792 – Barn conversion to one dwelling – refused.

10/0208 – Barn conversion to one dwelling approved

PLANNING POLICY

The following saved policies of the adopted Ribble Valley Local Plan are relevant to proposal.

Policy G1 – expect high standards of design

Policy ENV3 – development in open countryside areas will be required to be in keeping with the character of the landscape and reflect local vernacular/materials.

Policy H9 - sets out circumstances where planning permission will be granted for accommodation for elderly or dependent relatives

ASSESSMENT AND EVALUATION

Policy H9 of the Local plan acknowledges that there is often a desire for families to accommodate elderly relatives close to home. The policy stipulates that the development must be capable of integration into the main dwelling or a use which is ancillary to the use of the main dwellinghouse when circumstances change. It suggests that in some circumstances the annex accommodation can be detached and that a section 106 agreement may be required to regulate future uses.

The proposed annex building will replace an existing home and farm office. This building has a footprint of approximately 8.0m x 8.0m and a height of 3.8m. The proposed annex has a footprint of 12m x 11.6m and a height of 6 m. The position of the proposed annex is next to the courtyard area in front of the main house which is a general circulation space for vehicles. It is also adjacent to an outbuilding which is use for storage. To the rear of this is a large agricultural building which is not in the applicant's ownership.

The house has a very modestly sized garden which is defined by a stone boundary wall. There is insufficient space within the garden to provide annex accommodation. The proposed siting of the annex accommodation has been carefully chosen to have the least impact on the landscape. It replaces an existing outbuilding and part of the existing store will be removed to provide space for the annex to be constructed. The annex is close to the main house and will appear closely related to other buildings within the group. It is intended that the occupants of the annex will share the garden and parking area that belongs to the main house.

The building is capable of re-use in the future as a garage, home office or gym. It may also be attractive to other multi-generation families seeking accommodation that enables elderly relatives to be cared for whilst retaining a certain level of independence.

The draft policy document "Addressing Housing Need in the Ribble Valley -Housing Policy" which is part of the Local Development Framework Evidence Base, states "providing housing for the elderly has been a priority within the Housing Strategy for many years." The Local Plan was adopted in 1998. Increasingly it is becoming evident that we have an ageing population who have specific needs in relation to housing. The provision of this annex accommodation contributes to the overall provision for the elderly in the Borough.

DESIGN

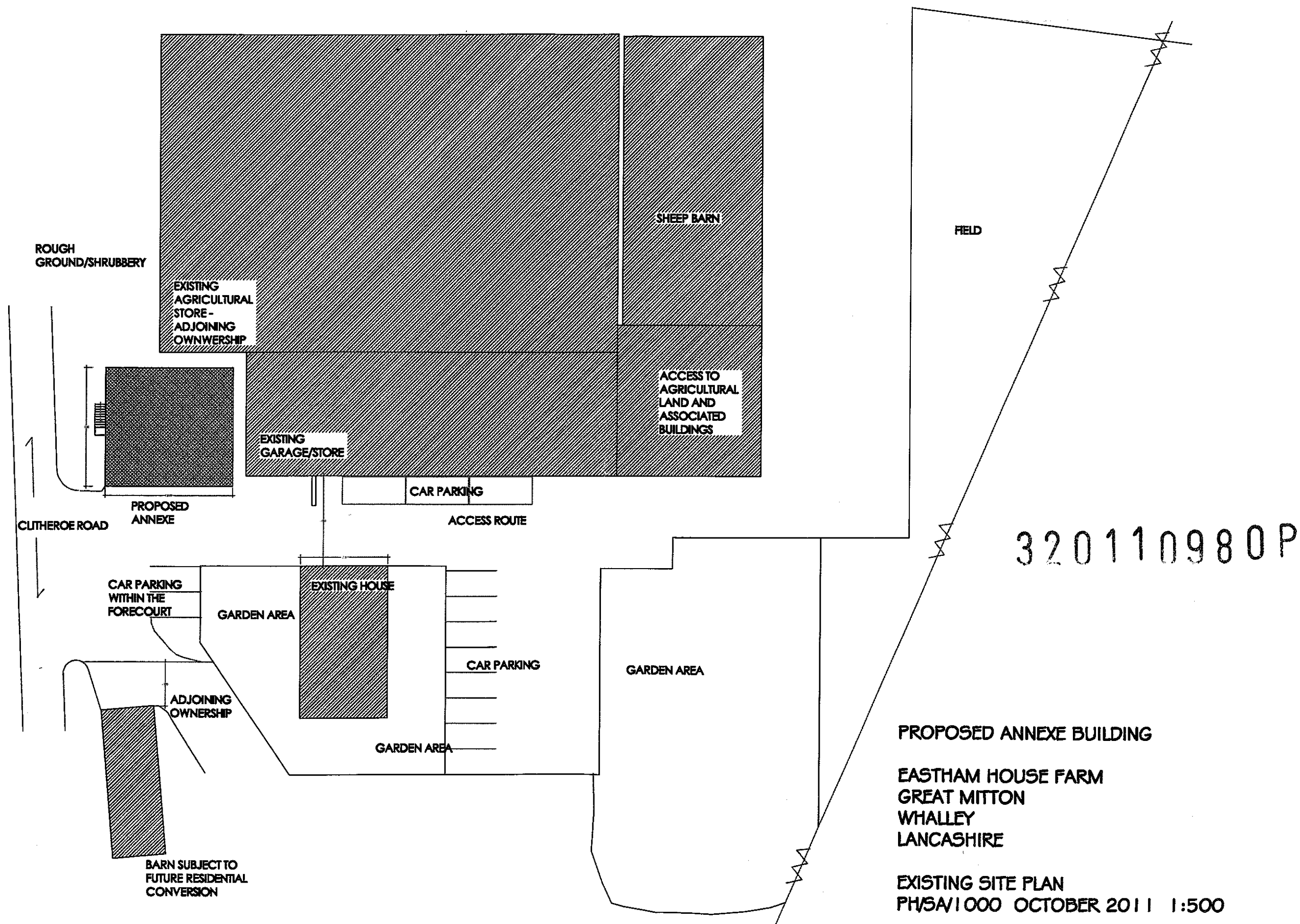
The proposed building is one storey high with storage within the roof space access by an external staircase. The wall are to be constructed reclaimed natural stone in random rubble courses with quoin feature to each corner, stone lintels and cills. The roof is proposed in natural blue slate. The window and doors are to be timber effect uPVC with conservation type roof-lights.

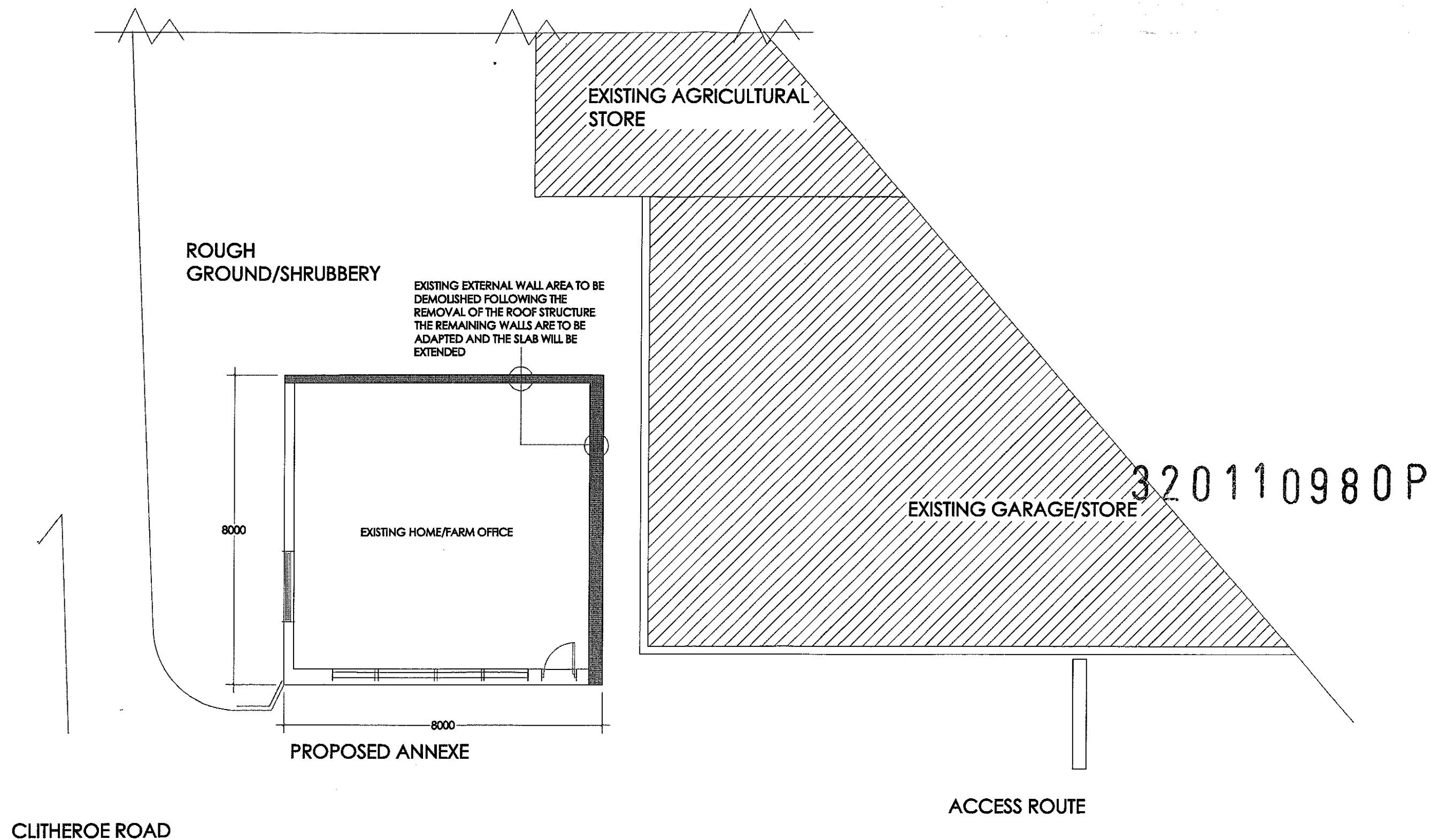
ACCESS

The proposals does not involve any alteration to the existing access to the site and there is ample areas of hard standing within the curtilage of the house for car parking.

Judith Douglas BSc (Hons) Dip TP MRTPI
Janet Dixon Town Planners Ltd.
10A Whalley Road, Clitheroe, Lancashire BB7 1AW
01200 - 425051

November 2011

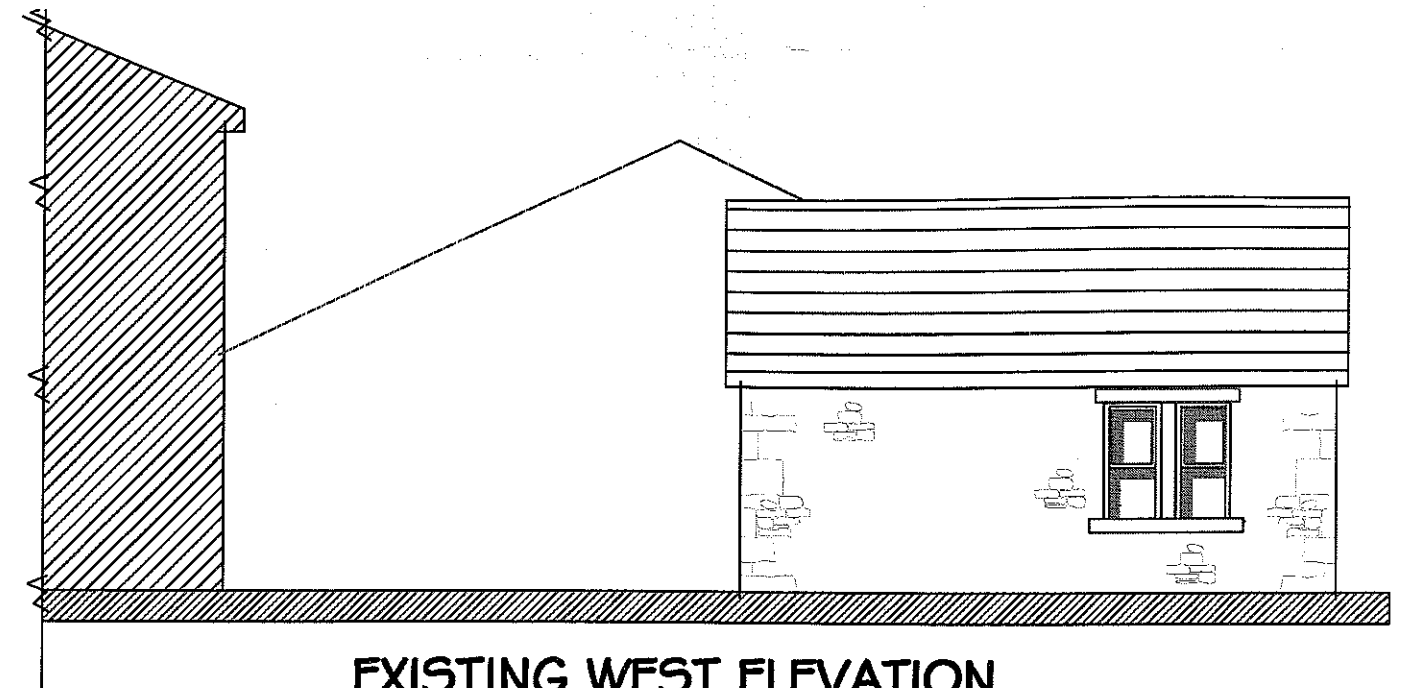




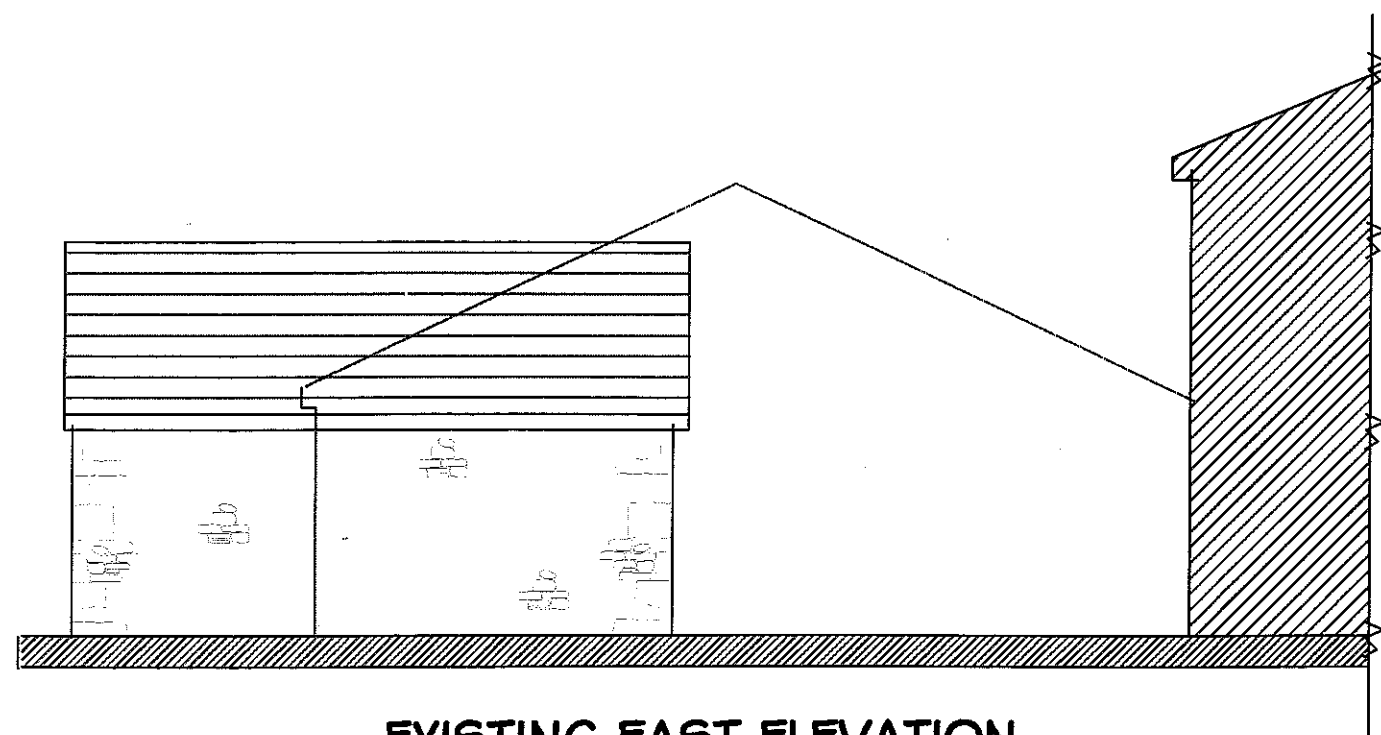
EXISTING PLAN OF THE OFFICE AT EASTHAM HOUSE FARM GREAT MITTON PH/SA/2000A
 NOV 2011 1:100
 Rev A - Demolition noted



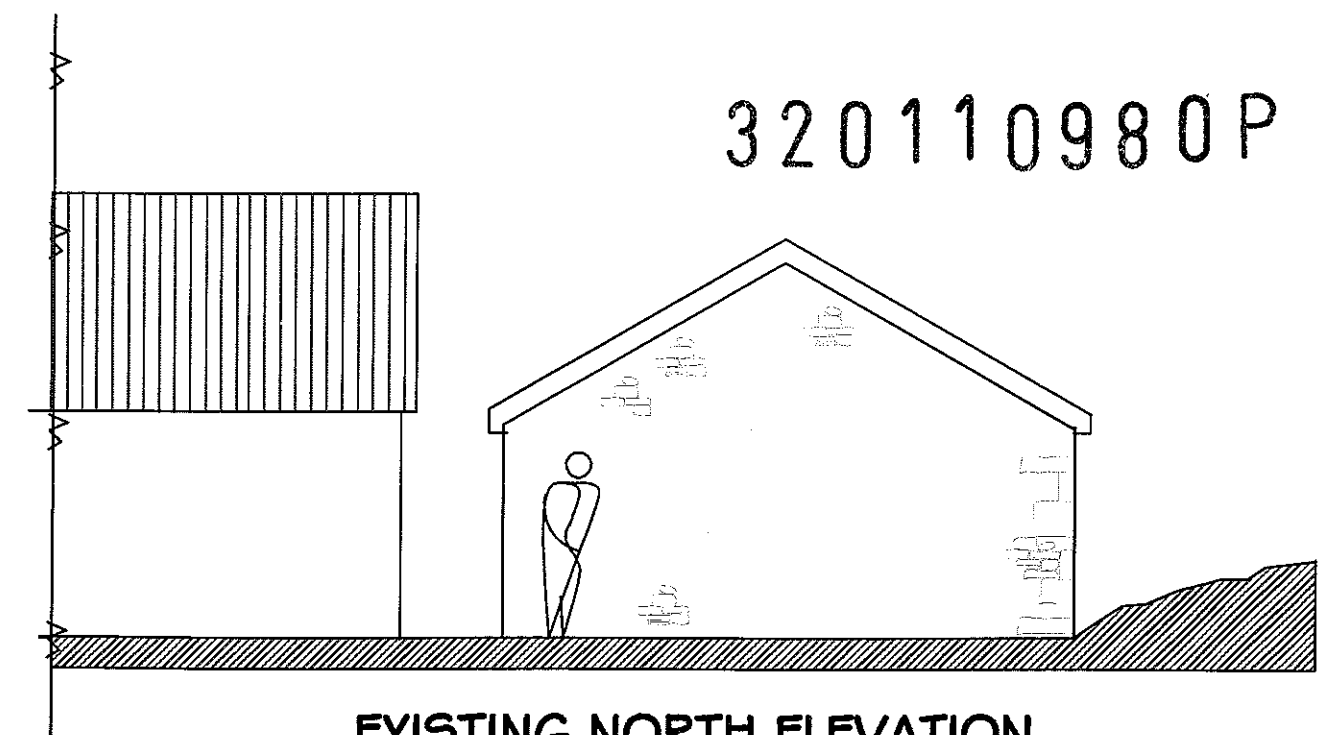
EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

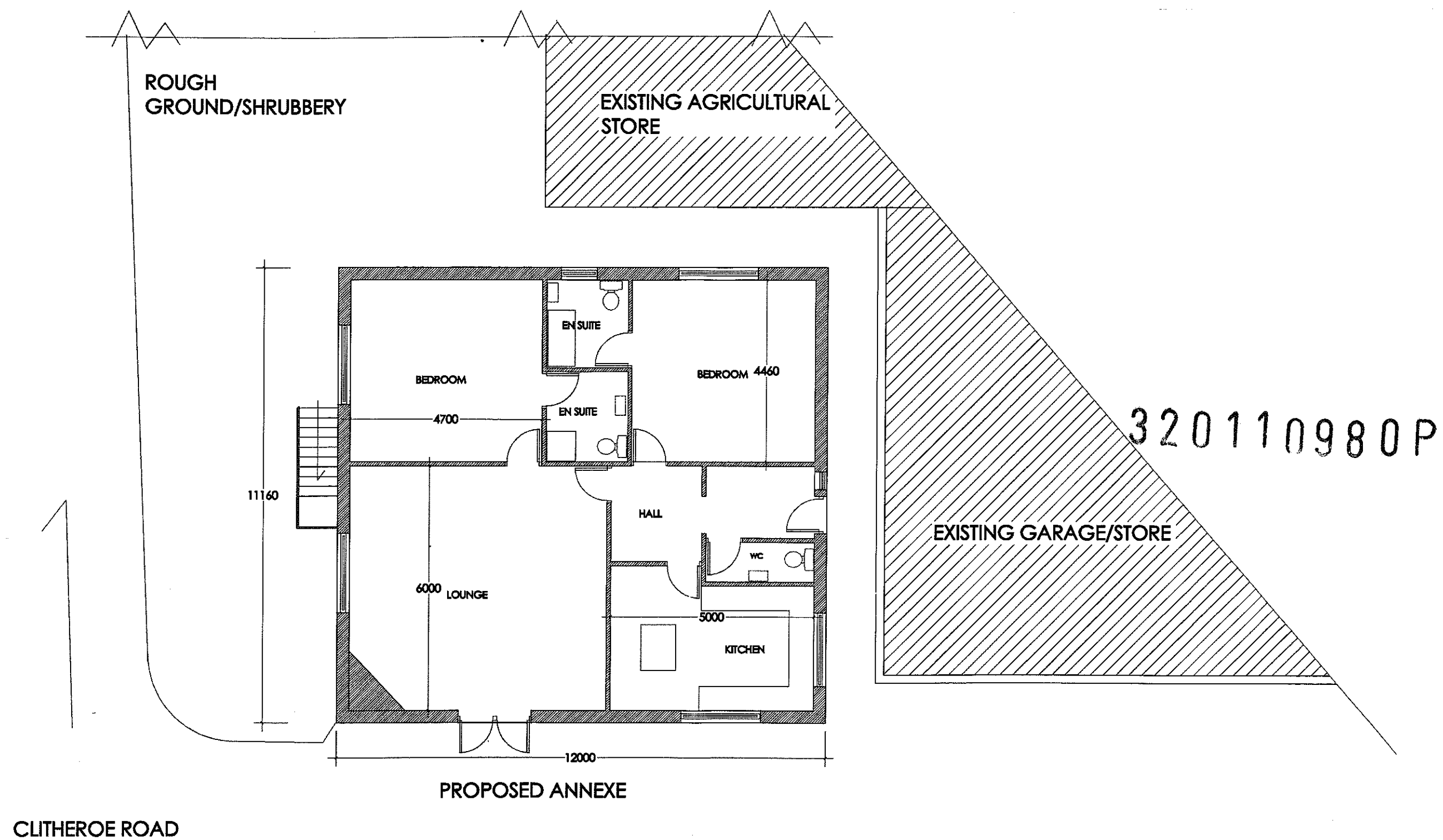


EXISTING EAST ELEVATION

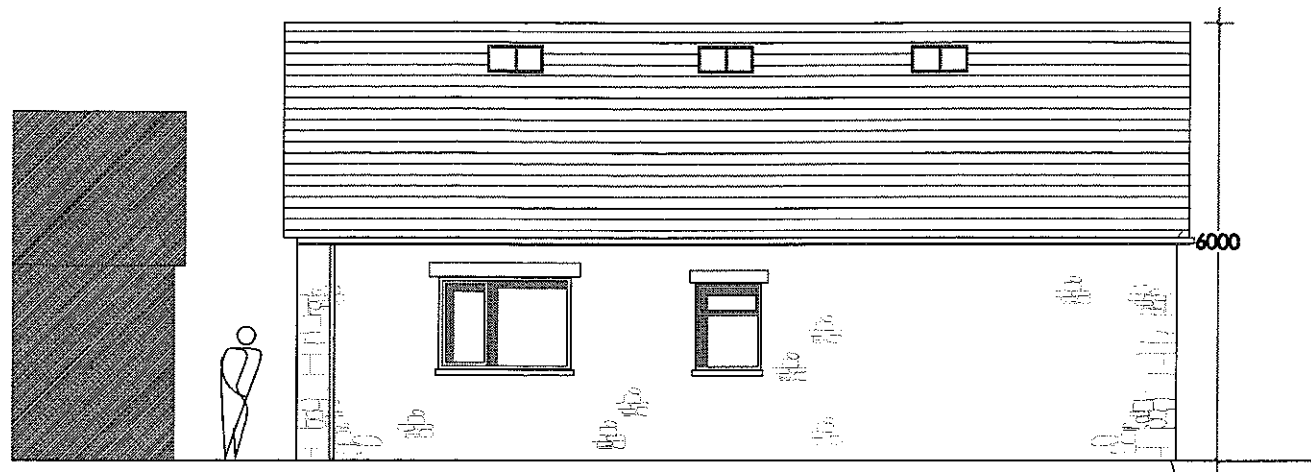


EXISTING NORTH ELEVATION

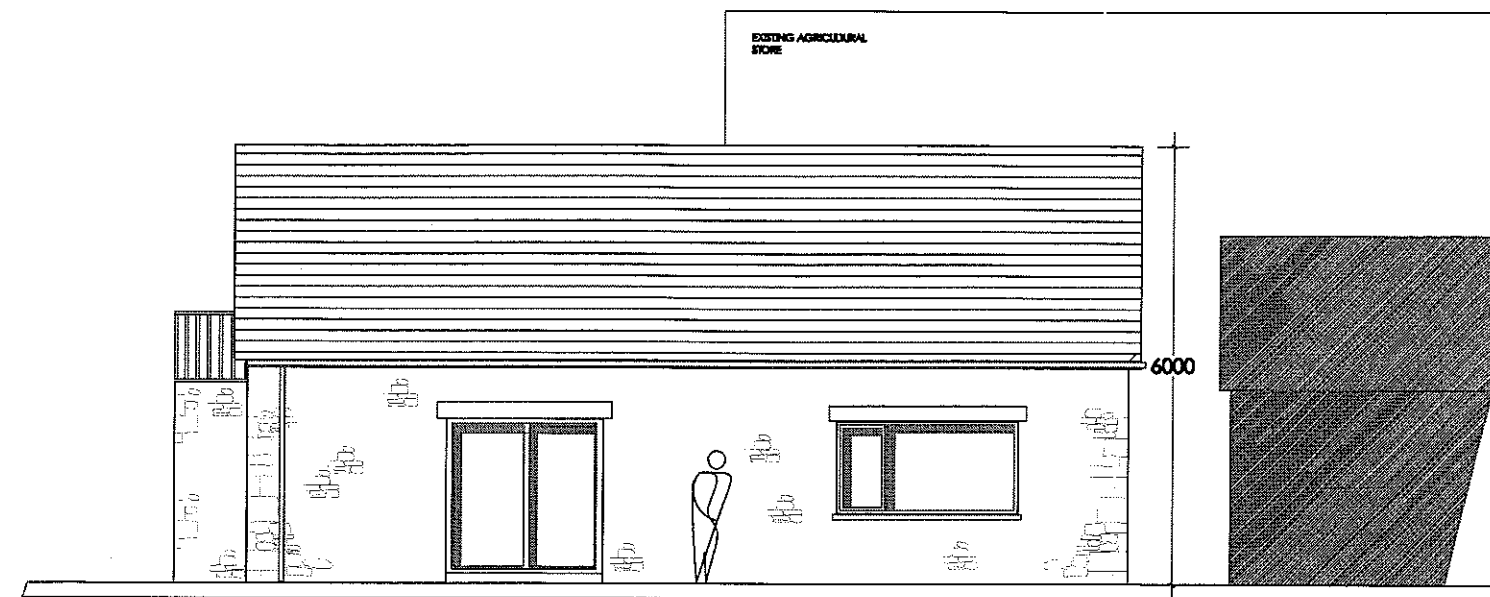
EXISTING ELEVATIONS OF THE OFFICE ANNEXE AT EASTHAM HOUSE FARM GREAT MITTON
PH/SA/3000 NOV 2011 1:100



PROPOSED PLAN OF THE ANNEXE AT EASTHAM HOUSE FARM GREAT MITTON PH/SA/4000
NOV 2011 1:100

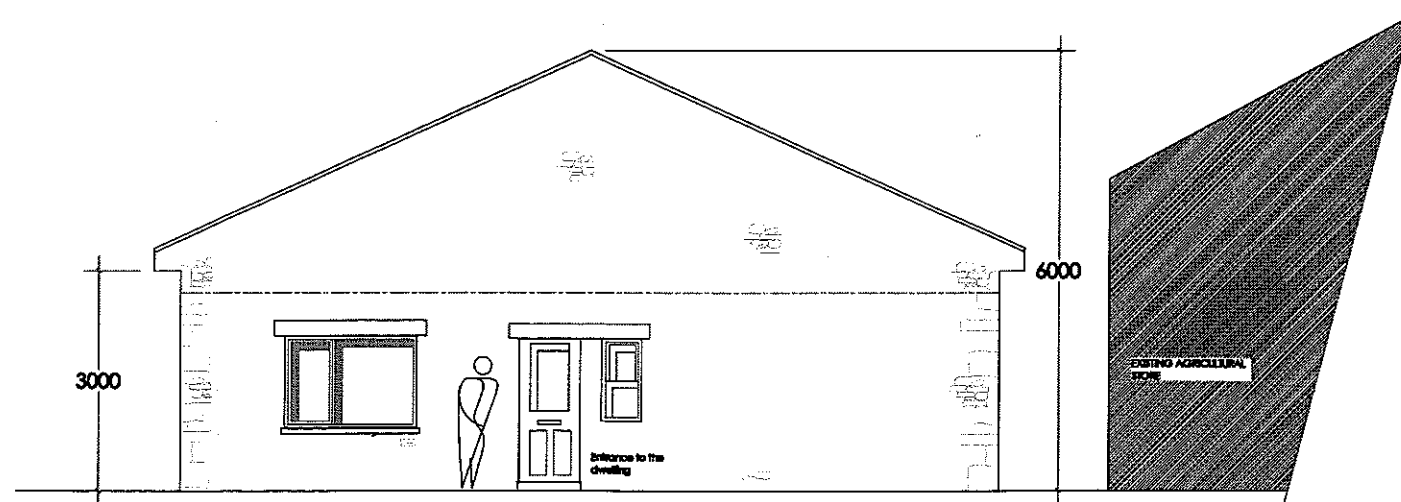


PROPOSED NORTH ELEVATION

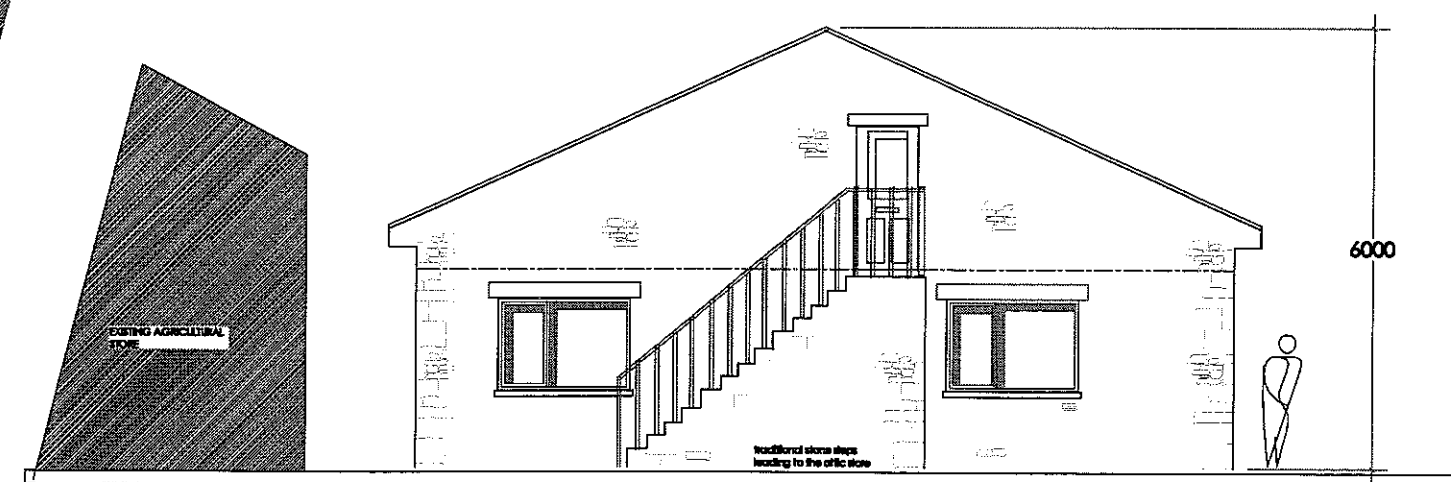


PROPOSED SOUTH ELEVATION

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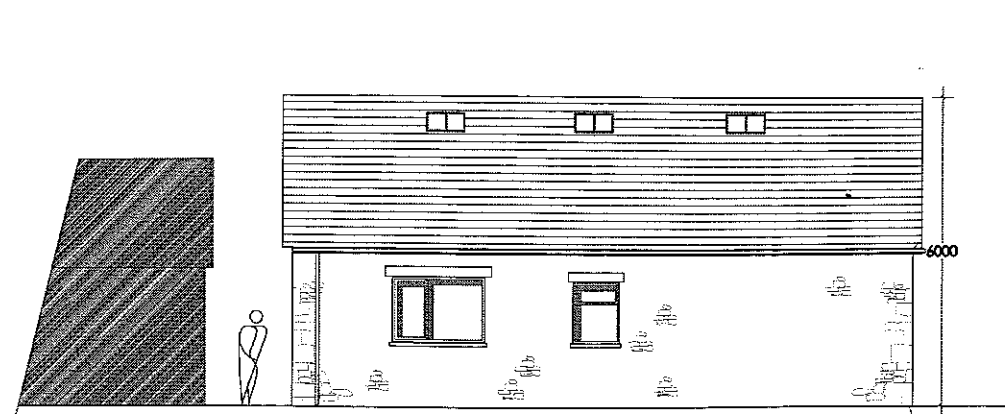


PROPOSED EAST ELEVATION

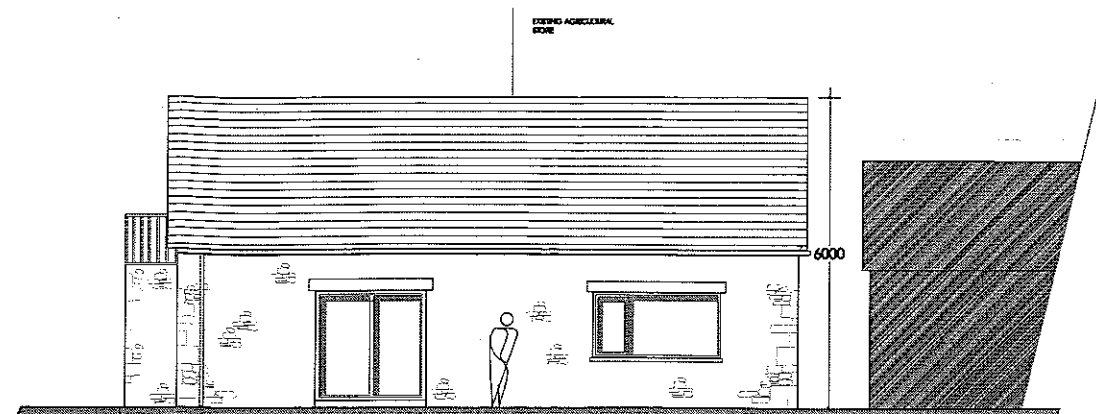


PROPOSED WEST ELEVATION

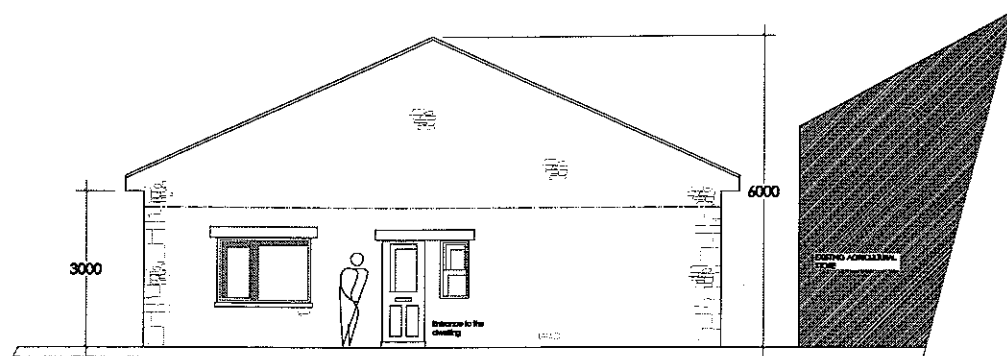
PROPOSED ELEVATIONS OF THE ANNEXE AT EASTHAM HOUSE FARM GREAT MITTON
PH/SA/5000 NOV 2011 1:100



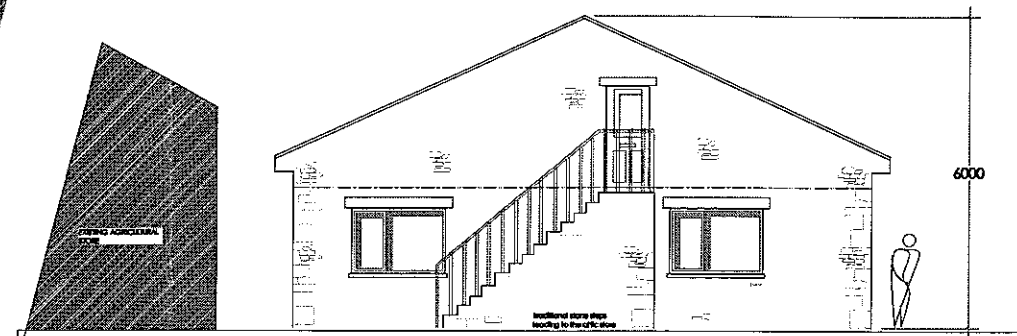
PROPOSED NORTH ELEVATION



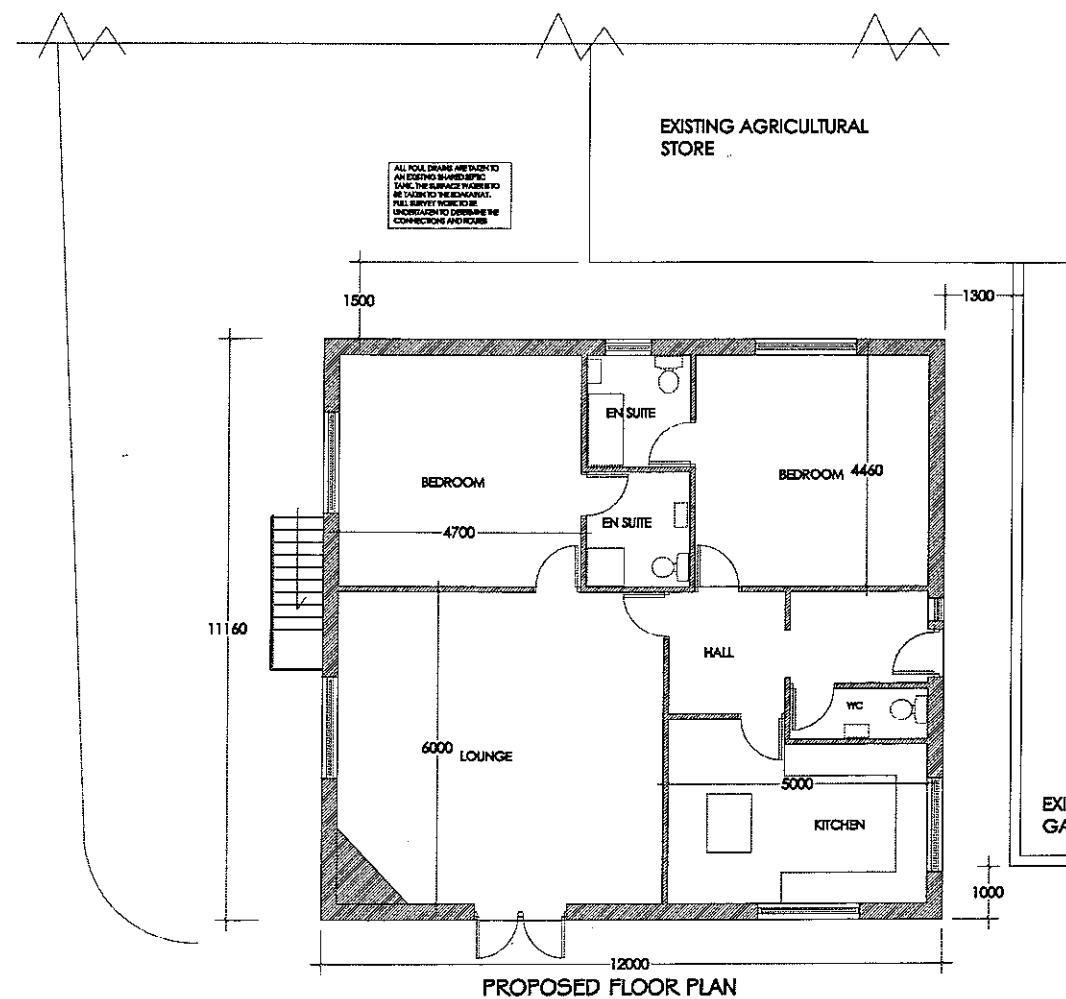
PROPOSED SOUTH ELEVATION



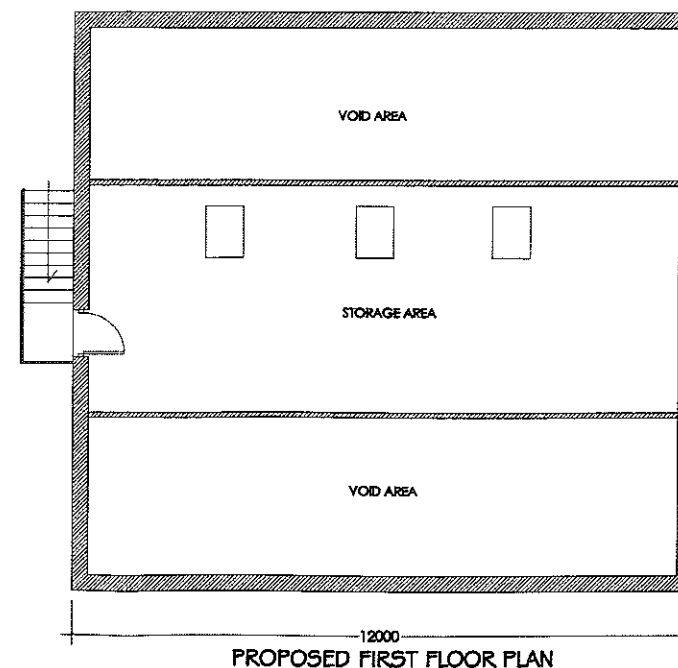
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

320110980P

PLANNING NOTES

EXISTING OFFICE BUILDING DEMOLISHED AND PART OF EXISTING STORE REMOVED TO CREATE THE AREA FOR THE NEW DWELLING. REFER TO THE SITE PLAN AND PHOTOGRAPHS SUPPORTING THIS PROPOSAL.
THE NEW BUILDING IS TO BE CONSTRUCTED AS A DETACHED DWELLING SEPARATED FROM THE ADJACENT STRUCTURES AS SHOWN ON THE PLAN ABOVE.
THE BUILDING IS TO PROVIDE ACCOMMODATION COMPRISING A LOUNGE, KITCHEN/DINING AREA AND TWO BEDROOMS WITH ENSUITE FACILITIES.
THE EXTERNAL MATERIALS ARE TO BE RECLAIMED NATURAL STONE LAID IN RANDOM RUBBLE COURSES WITH QUOIN FEATURES TO EACH CORNER. STONE UNTOLS AND CILLS TO THE WINDOWS AND DOORS AS SHOWN.
THE ROOF IS TO BE NATURAL SLATE WITH POINTED RIDGE AND VERGES. THREE 750 mm WIDE CONSERVATION TYPE VELUX ROOF LIGHTS ARE SHOWN TO THE NORTH FACING ROOF PITCH WHICH SERVE THE STORAGE AREA IN THE ROOF SPACE.
THE WINDOWS AND DOORS ARE TO BE TIMBER EFFECT UPVC.
THE EXISTING ACCESS AND CAR PARKING ARRANGEMENTS ARE TO REMAIN UNAFFECTED BY THIS PROPOSAL.

PROPOSED ANNEXE BUILDING

EASTHAM HOUSE FARM
GREAT MITTON
WHALLEY
LANCASHIRE

PLAN & ELEVATIONS

PH/SA/6000 OCTOBER 2011 1:100 (A2)