

Receipt No:

4. Site Address Details

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

House:	34	Suffix:	
House name:			
Street address:	WATER STREET		
	RIBCHESTER		
Town/City:	PRESTON		
County:			
Postcode:	PR3 3YJ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	365044		
Northing:	435294		

Description:

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

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):

Roof - description:

Description of *existing* materials and finishes:

Natural (blue) slates

Description of *proposed* materials and finishes:

Natural (blue) slates

Windows - description:

Description of *existing* materials and finishes:

UPVC (rosewood)

Description of *proposed* materials and finishes:

UPVC (rosewood)

11. (Materials continued)

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Boundary treatments - description:Description of *existing* materials and finishes:

Natural Stone and Vertical timber boarding

Description of *proposed* materials and finishes:

As existing

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:

See drawing issue sheet attached Ref:

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: Mr First name: C M Surname: Bracewell

Person role: Agent Declaration date: 05/12/2012 ☒ 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: Mr First Name: C M Surname: Bracewell

Person role: Agent Declaration date: 05/12/2012 ☒ 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

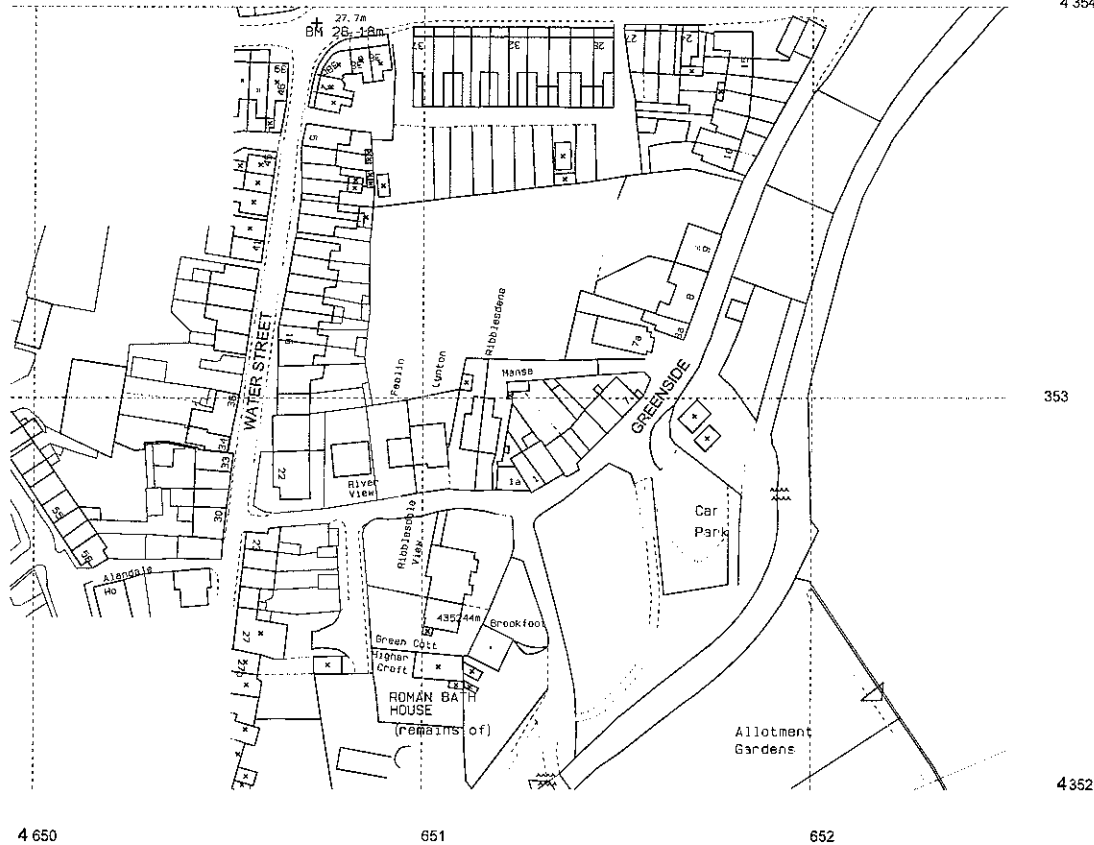


Date: 05/12/2011

Ordnance Survey
OS Sitemap
Location SD 6504 3529

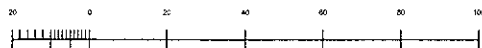
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NOTES:



Site Area 157 m2

Scale of Metres



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CONTRACT
34 Water Street,
Ribchester, PR3 3YJ
FOR
Mr. and Mrs. D. Lees
DRAWING
Location Plan

SCALE 1:1250 @ A3 DATE 25.08.2011
DRAWING B6524 REVISION
NUMBER 10
DATE LET REVISION

DWA Architects Ltd. B6524
DWA
Glenfield Park Business Centre
Blakewater Road
Blackburn BB1 5QH
tel 01254 368267 www.dwa-architects.co.uk

Design and Access Statement attached to Planning Application:

PROPOSAL

Proposed 2 Storey Extension
34 Water Street, Ribchester, PR3 3YJ

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Ref B6522 CMB

12th December 2011

Scope of Application

The applicants are Mr. and Mrs. D. Lees who are the owner/occupiers of this terraced property. The application is concerned with a 2 storey extension to the rear of the house. The house already has a conservatory structure at the rear which has been integrated into the living spaces. The fabric of that conservatory is thermally inefficient and heavy rain causes noise nuisance, when it falls on the roof. The conservatory will be demolished in order to construct the proposed extension.

Design Process

What factors have you considered when deciding upon the use, design, scale layout and materials used in the proposed development?

These factors are covered in the paragraphs below

Use

What will the extension/development be used for and justify why this is necessary?

The current arrangement of rooms on the ground and first floor are shown on the existing drawing (attached to the application) B6524.01. The proposed arrangement of rooms is shown on drawing B6524.02c.

If one compares these two drawings it will be observed that the proposed ground floor layout emulates the existing arrangement. The proposed extension will be used as living space on the ground floor and it effectively replaces the conservatory. Whilst the floor space is increased slightly (see amount below) the main objective is to improve the external envelope of the building and re-plan the interior.

At first floor there are currently two bedrooms and a bathroom. The existing rear(second) bedroom and the existing bathroom are small. The proposed first floor extension addresses that problem. Whilst there is no increase in the number of bedrooms the proposed second bedroom and the proposed bathroom are larger than those which they replace.

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Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development

The dimensions of the extension are indicated on the application drawings. The extension projects 4870mm and is 3249mm wide. The footprint of the proposed extension is 14.9sq m. The existing conservatory, indicated on the existing drawing (B6524.01), to the rear of the property will be demolished to facilitate the construction of the extension. The area of that conservatory is 11.0sq m. and therefore the net increase of the ground floor footprint is only 3.9sq m.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options.

The proposed layout emulates the current arrangement of living spaces on the ground floor. On the first floor the intention is to increase the quantity and quality of the space. There are very limited alternatives for the extension of terraced properties and the position of the extension. The extension has been configured to allow light to penetrate the interior of the building.

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

The proposed extension has been designed to complement a part of the building which was rebuilt in conjunction with a similar area on no 35 (see Heritage Statement Paragraph). The roof to the extension emulates the plane and pitch of that part of the building.

Landscaping

If appropriate specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials have been used?

A large private garden area already exists to the rear. This has been landscaped to a high standard to provide amenity space for the house. Whilst that space will be reduced slightly by the extension this is not significant. The area of the site is 171sq m, the total area built upon including the existing house and the extension will be 63sq m and therefore ratio of the built area/overall site area is 37%.

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Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

The materials and architectural detail of the extension are shown on the application drawings and are consistent with the existing dwelling and other buildings in the locality.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles.

The building already exists and the access arrangements also exist for service, utility and emergency vehicles. There are no aspects of the development proposals which affect the existing arrangements.

Climate Change

Explain how the development will have any adverse/positive effect on climate change

The extension will be designed to comply with the current building regulations, in particular those for the conservation of fuel and power. As a result the external envelope will become thermally efficient and reduce the overall energy consumption of the building.

Proposals for Crime Prevention

Explain if the design has incorporated any proposals for crime prevention.

The design respects the principles of current design guidance 'Secure by Design'. By comparison with the existing conservatory the extension has the following advantages:

- The amount of glazed areas will be reduced
- The external fabric will be more substantial
- The external access doors will be provided with high security locks

Heritage Statement

The building is located in the Ribchester Conservation Area designated by the Ribble Valley Borough Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as 'an area of special

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Proposed 2 Storey Extension
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architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. In defining the conservation area the planning authority has indicated that there may be heritage assets within the application site. The purpose of this paragraph is firstly to undertake a heritage identification process, then to assess the significance of the asset(s) and finally to assess the impact of the proposed development on the asset(s).

Identification Process

The planning authority has published an appraisal of the Ribchester Conservation Area and the overview (opening paragraph) contains the following description,

Ribchester village is dominated by rows of handloom weaver's cottages many of which were built in the late eighteenth century, but some of which were adapted from existing houses.

The overview also concludes with a 'summary of special interest' which also refers to the handloom weavers cottages on Church Street and Water Street. The numbering sequence on Water Street is sequential and does not follow modern convention which places 'odd' and 'even' numbers on opposite sides of the street. If one examines the street frontage on Water Street it is clear that the properties numbered 34 to 36 (three cottages inclusive) were built as a group. They all have similar features and architectural detail and the roof is continuous over the three properties. The stone facing material is consistent throughout. The properties to the left (south) of the group are larger in scale and there is an access way to the right (north) of the group. This group is consistent with those identified and described in the planning authority's appraisal. Examination of the interior features and structure leads one to conclude that (parts of) the group may have a previous use other than domestic. It is also clear that the group has been altered throughout its life. Nos 35 and 36 have been combined to create a single dwelling (34 stands alone). A section of the building attached to the rear of 34 and 35 has been rebuilt as a pitched roof structure perpendicular (in plan) to the main group. The roof of this structure is 'hipped' to interface with the main roof. It has not been possible to determine the date of this rebuilding but the scale and architectural detail suggest the early 20th century as the most likely period. The facing materials for the rebuilt structure are render (smooth white to 35 and a 'spar dashed' to 34). The windows to this rebuilt area do not have any architectural detail, whilst the windows on the frontage have natural stone heads and cills. The frontage to Water Street has demonstrable heritage whilst the rebuilt area to the rear has no assets which can be identified.

Significance

The grouping, the scale and the architectural detail of the frontage of the 3 properties to Water Street contribute significantly to the character of the street. The rebuilt area

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(to the rear of Nos 34 and 35) does not contribute significantly to the character of the village.

Assessment of Proposed Development

As the proposed extension is attached to the part of the building which has been rebuilt it does not affect any part of the group buildings which contains heritage assets. In particular it does not affect the frontage to 34-36 Water Street (which contains heritage assets).

Signed

Chris Bracewell BA(Hons) BArch RIBA RMaPS
Architect