



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No: 320111039P

Date received

Fee paid £

Receipt No:

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

Detailed Application:

- Erection of one new single storey residential building adjacent to The Pentre Pendle Road Clitheroe Lancs BB7 1JQ
- Creation of new Crossover over Pendle Road for The Pentre
- Construction of new boundary fence / wall separating the properties

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

Residential site with house dated 1923 at the junction of Goose-butts Lane and Pendle Road

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)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Graeme Thorpe

Reference:

REF NO RV\2011\ENQ\00248

Date (DD/MM/YYYY):
(must be pre-application submission)

17/06/2011

Details of pre-application advice received?

Please see Design and Access Statement

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)

Attached: See drawing number 2002AA1003

As a part of the pre-application advice process RVBC stated that the LCC Highways Officer made no formal comments in relation to the proposal

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:

A location suitable for three domestic bins has been provided in the design and is identified on the plans in accordance with the Ribble Valley Three Stream Waste Collection system

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

A location suitable for three domestic bins has been provided in the design and is identified on the plans in accordance with the Ribble Valley Three Stream Waste Collection system

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

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		Brick Golden	☐	☐
Roof		Green roof	☐	☐
Windows		Timber and Anodised Aluminium Silver	☐	☐
Doors		Glazed Timber and Anodised Aluminium Silver	☐	☐
Boundary treatments (e.g fences, walls)		Red Brick wall Timber fence Ivy	☐	☐
Vehicle access and hard-standing		Access from Pendle Road with hard standing in landscaped area with Limestone paving	☐	☐
Lighting		Recessed waterproof directional lights in floor	☐	☐
Others (please specify)			☒	☐

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 accompanying drawing issue sheet for drawing numbers

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	5	5	Split between existing and new
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g Bus)			
Other (e.g Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

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 a 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 ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

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

Is the site currently vacant? ☐ Yes ☒ No

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

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes☐ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐			X			
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)= 1

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)= 0

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)= 0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)= 0

Total proposed residential units (A+B+C+D)= 1

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐			X			
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)= 1

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)= 0

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)= 0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						

Totals (a+b+c+d+e+f+g)= 0

Total existing residential units (E+F+G+H)= 1

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

N/A

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

N/A

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.234

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:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

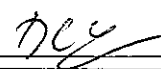
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

☒ 

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. 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

Signed - Applicant:

--

Or signed - Agent:

DC9

Date (DD/MM/YYYY):

10/12/2011

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

☒ *dcow*

10/12/2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

+44

(0)203 417 3909

Country code: Mobile number (optional):

+44

(0)794 194 1925

Country code: Fax number (optional):

Email address (optional):

studio@davidowenarchitects.com

30. 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)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

DESIGN AND ACCESS STATEMENT

The Pentre, Pendle Road, Clitheroe, Lancs. BB7 1JQ

2002 D03 - REV A

December, 2011

320111039P



F B 2



View from the proposed site

320111039P

Contents

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Pre-Application Advice
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Visualisation

Introduction

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

Amount
What is the proposed size of the extension/development and why is this necessary and appropriate?

During 2010 the present occupants of The Pentre who are retired realised that maintenannce of their property would become more and more effort for them as time passed. Issues involved maintannance of the considerable perimeter hedges and garden, interior and exterior renovations and maintennce. Given the date of construction [1923] the property is difficult to insulate and hence difficult to heat. Living and dining rooms face north and the stairs are not getting any easier. Not wishing to leave Clitheroe and the Ribble Valley the occupiers initially looked at other properties in the town. Unfortunately appropriate properties are hard to come by and none were available. Following discussions they realised that they were quite happy where they were and that as they owned a house with a garden larger than they needed they could consider the possibility of building a new more manageable house for themselves in the garden. They would need to do this in such as way that they did not damage the qualities that their present house of which they are greatly fond has, or those of their neighbours with whom they have good relationships.

The house would need to be a lifetime home for them designed to accommdate possible changes in their physical capacities and thus may in fact be larger in square meters than their current house. It would ideally be on one floor and would thus have a larger footprint. Comparative areas are given elsewhere in the document.

Following briefing and studies, some of which are precied in this document it was agreed to submit the scheme to the Local Authority for their comment and insight. The responses received have been used to develop the design incorporated in this submission.

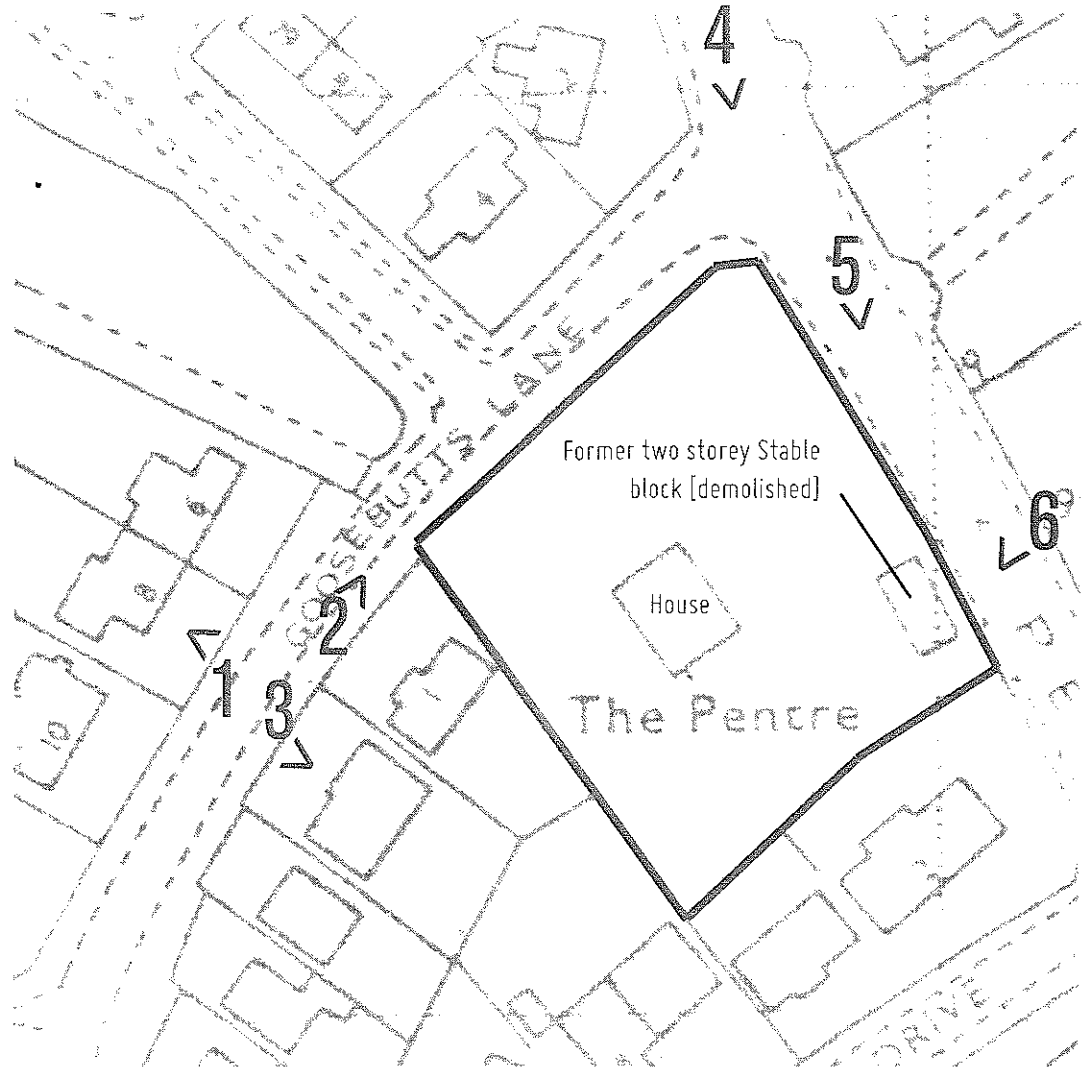
The site is currently in residential use and the proposals are for residential use.

Site

The accompanying photographs illustrate the immediate context of the site
Photographs on the preceeding pages illustrate views of the site boundary from the proposed site



Aerial photograph [present site boundary outlined in blue]



Present day crossover to the Pentre from Pendle Road



320111039P



View up Pendle Road

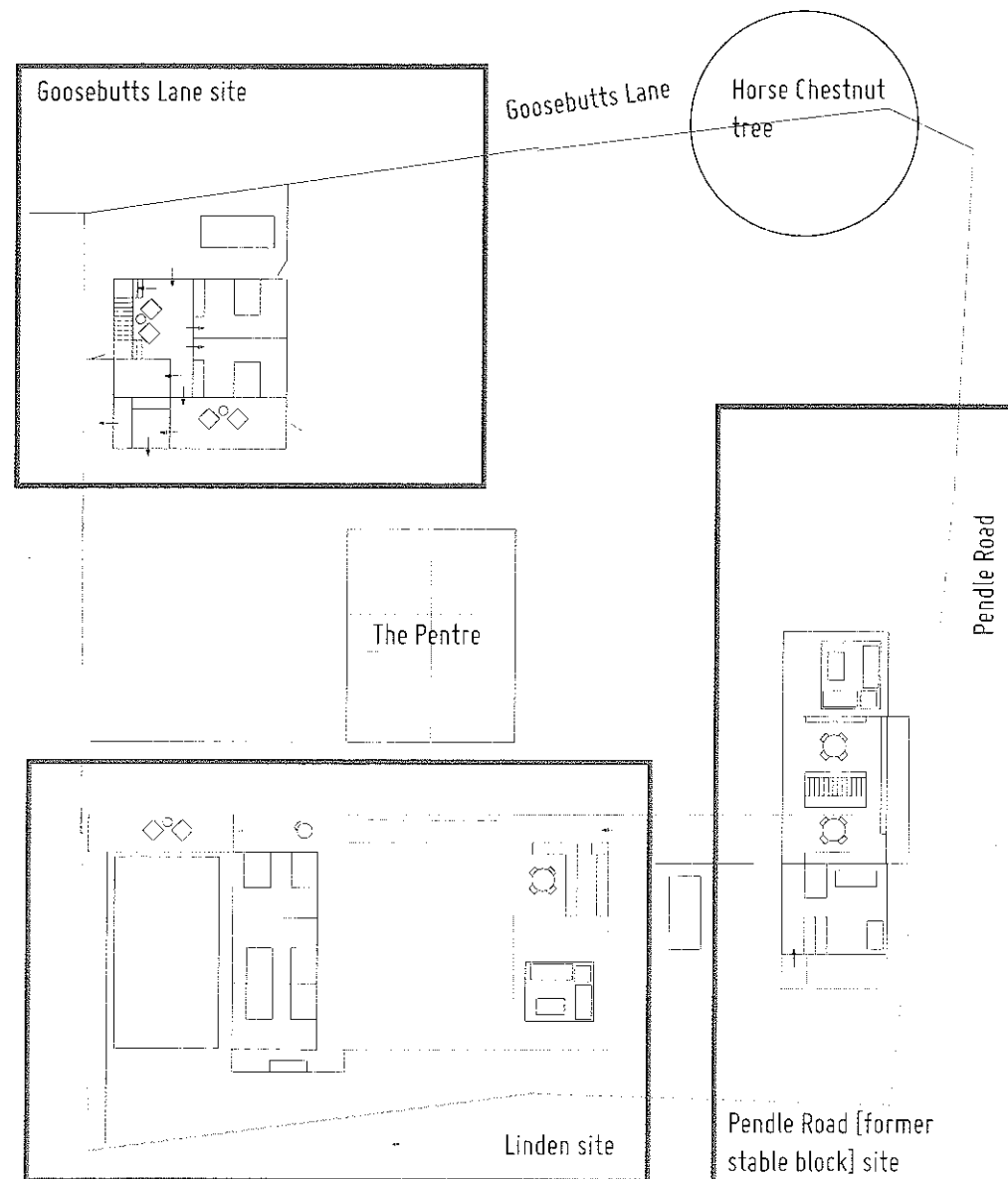


Junction of Pendle Road with Goosebutts Lane

Panorama along Goosebutts Lane



Layout Options



Studies of possible locations and the building forms that derive from these

Layout

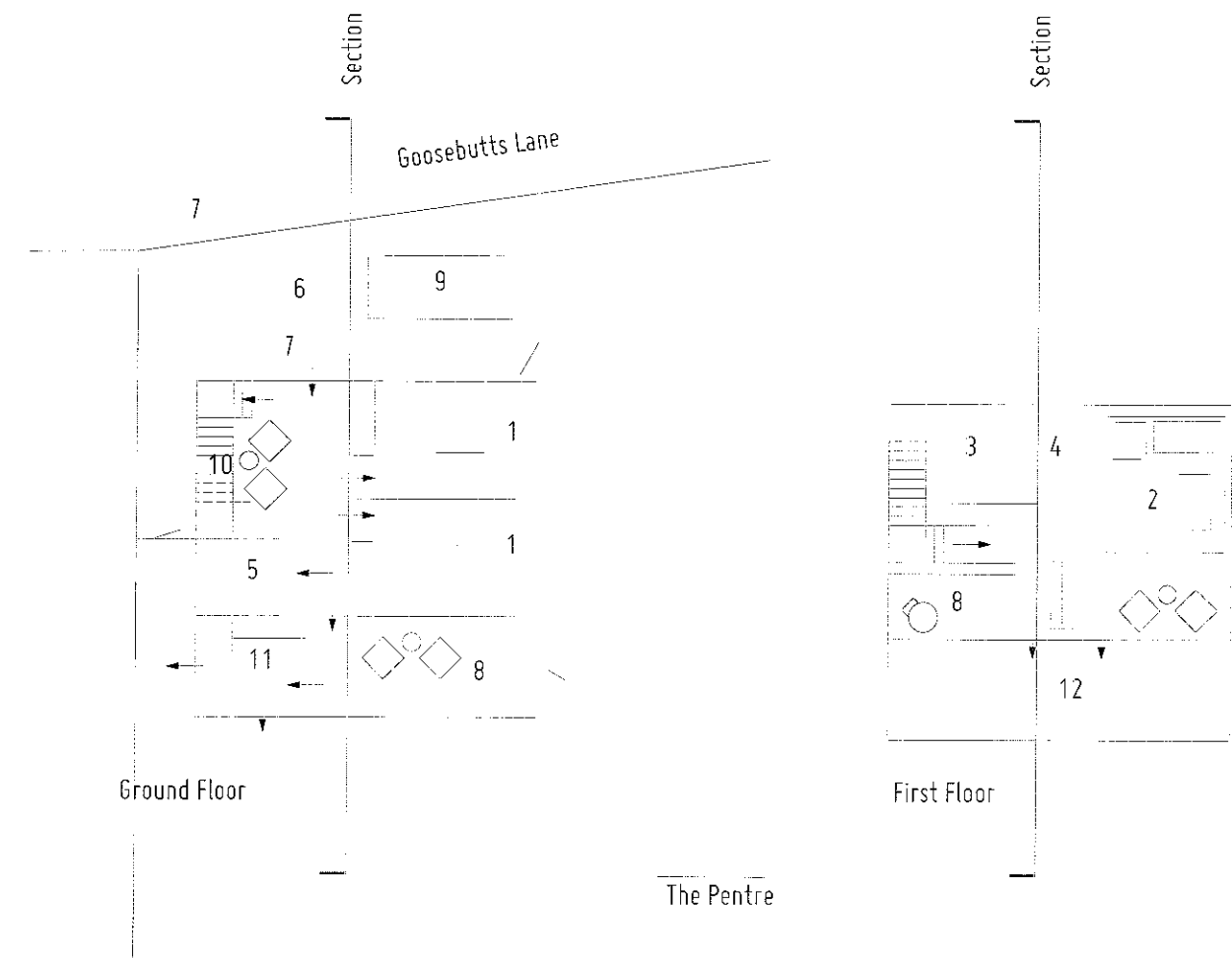
Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

The Pentre is a detached house in its own grounds with vehicular and pedestrian access from Pendle Road. The present house stands around the middle of the available land, with access in the eastern corner of the site. Our studies of the surrounding roads suggest that any additional vehicular access should be located adjacent to the present entry off Pendle Road or adjacent to the adjoining property on Goosebutts Lane. Thus three primary sites were investigated, which are illustrated on these pages. A fourth site, on the corner of Goosebutts and Pendle Road, was too close to the Horse Chestnut tree and less favourably positioned for vehicular access, and therefore not studied in depth.

Schemes were developed for each of the sites as feasibility studies and to assist in the development of the client brief. For the purposes of this analysis they are referred to as the Goosebutts Lane site, the Pendle Road site and the Linden site. Bullet points describing the pros and cons of each location accompany the relevant plan drawings and illustrations [Pros in *italics*]. As a result of these studies the Linden site is the one put forward in this document.

- Upper floor may be problematic for the client in the coming years
- *Views of Clitheroe Castle*
- Proximity to Road
- Limited parking space
- *Efficient compact Plan*
- *Continues 'bungalow' house type along Goosebutts Lane*
- North facing living space [Solvable through skylighting]

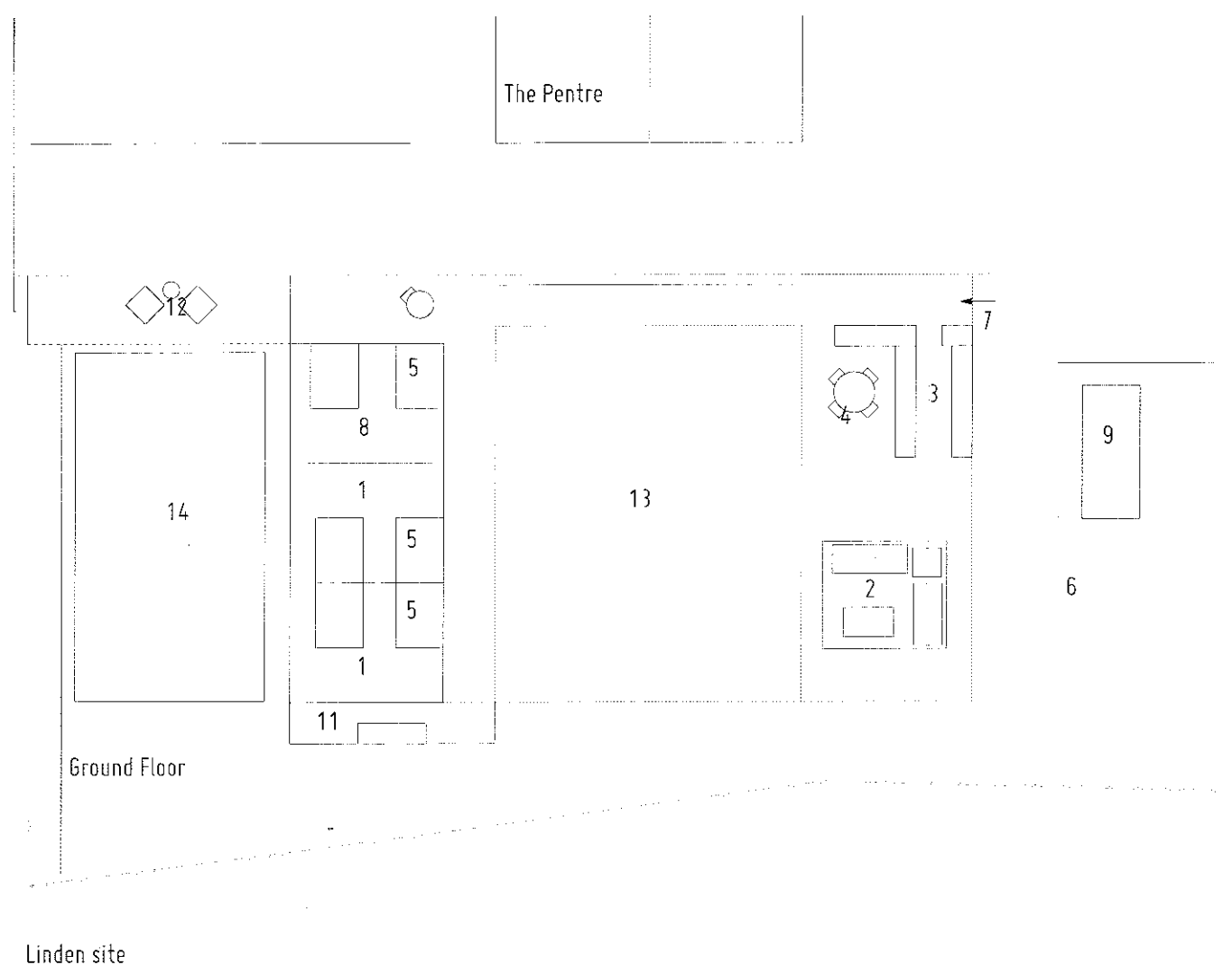
Ranked 2 out of 3



Goosebutts Lane site

- Single storey building provides potential for lifetime home
- Inward looking – No Views of Clitheroe Castle. *[though a terrace over the living room would allow views of Pendle]*
- Invisible from Road – no urban impact
- Good off road parking space
- Less efficient Plan necessary to avoid self shading
- Would give The Pentre its own entrance off Pendle Road
- More neighbourly and or less garden hungry to The Pentre than other schemes

Ranked 1 out of 3



Key to all plans

- 1 Bedroom
- 2 Living
- 3 Kitchen
- 4 Dining
- 5 Bathroom
- 6 Parking
- 7 Entrance
- 8 Study / Guest bedroom
- 9 Car
- 10 Stairs
- 11 Laundry
- 12 Terrace
- 13 Garden
- 14 Rainwater Pool

Layout Options

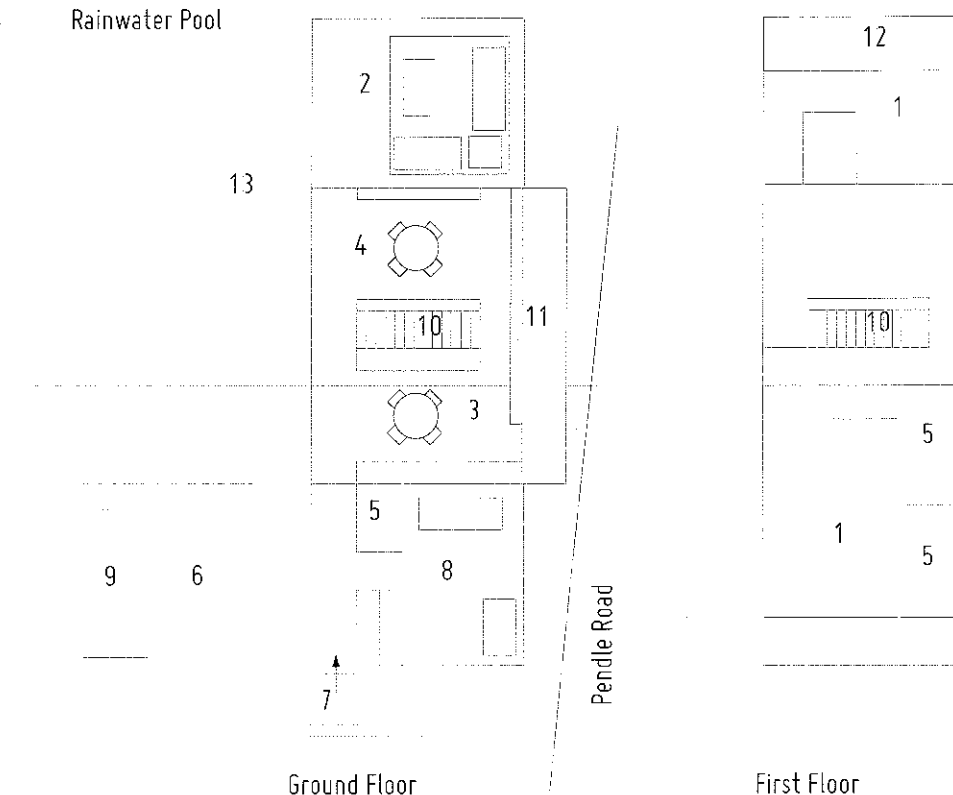
320111039P

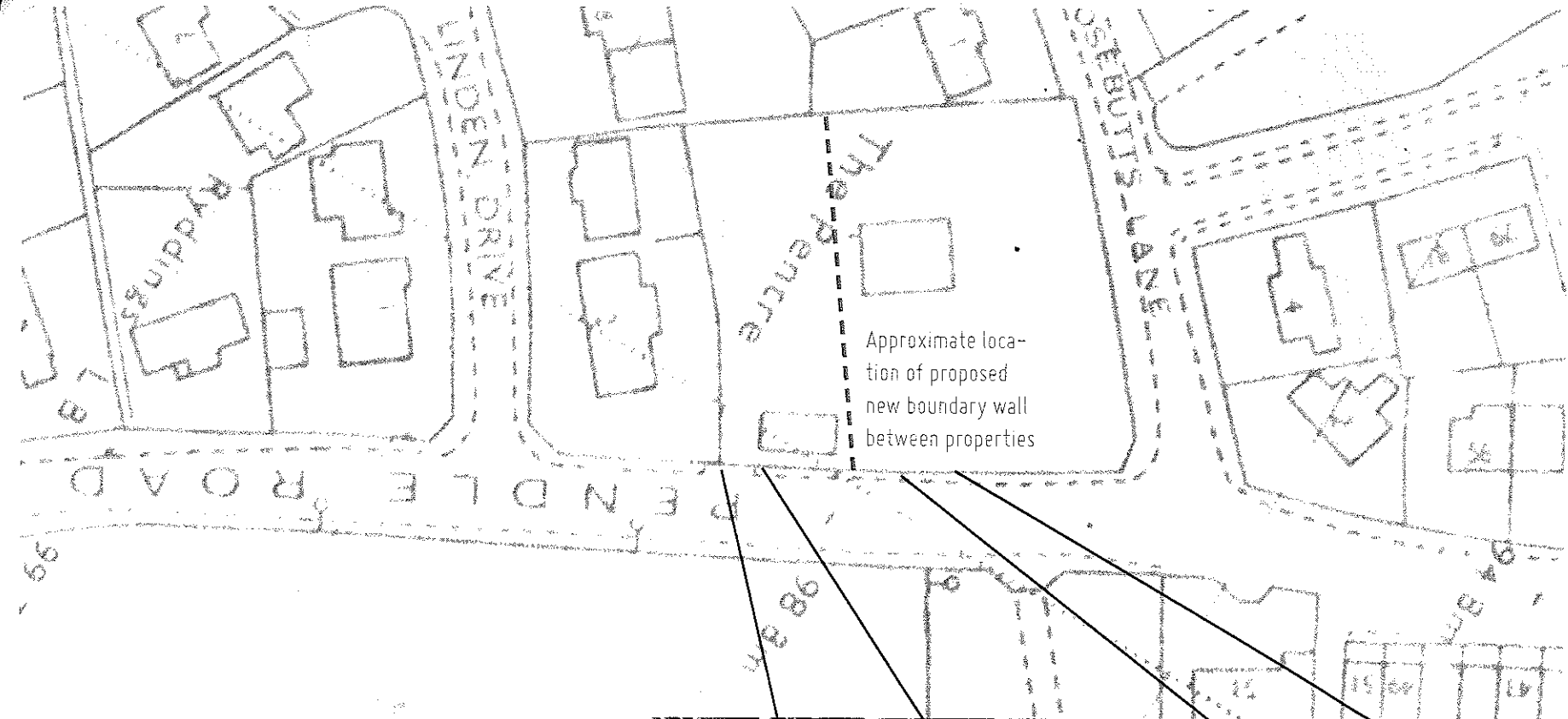
The Pentre

Pendle Road [former stable block] site

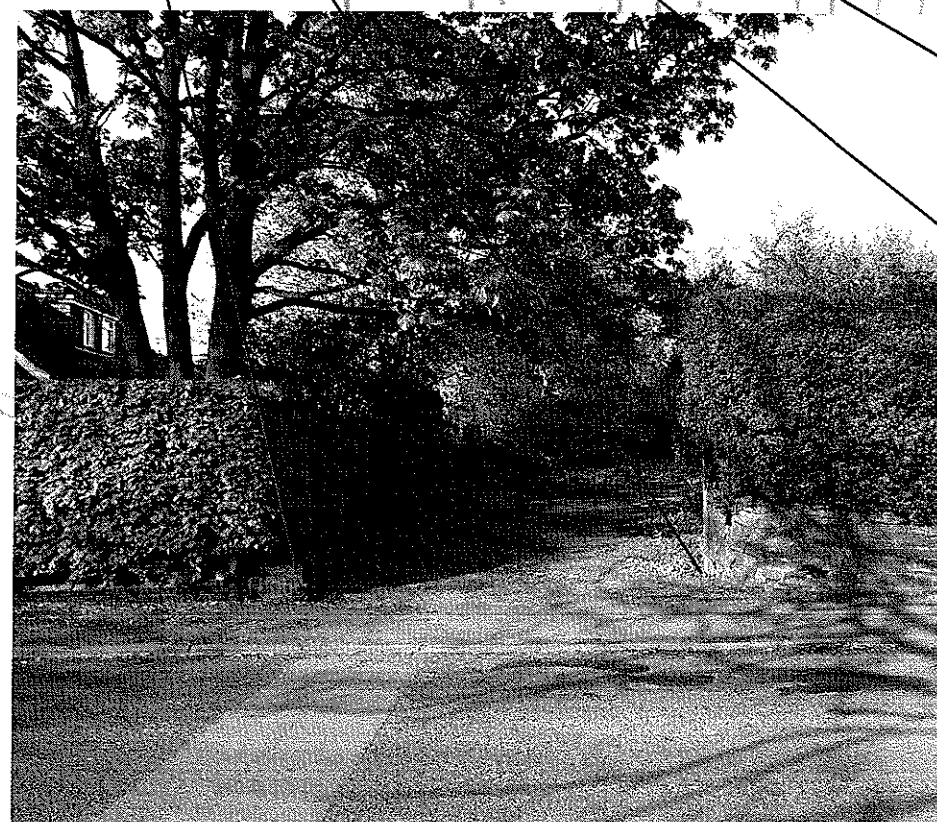
- Upper floor may be problematic for the client in the coming years
- Views of Pendle and Clitheroe Castle
- Proximity to Road – which is busy and is used by heavy lorries and busses
- There is a clash between the garden, access and overlooking with The Pentre
- Less efficient Plan
- Replaces existing stable block [see OS Plan for location] and therefore appealing urban design

Ranked 3 out of 3

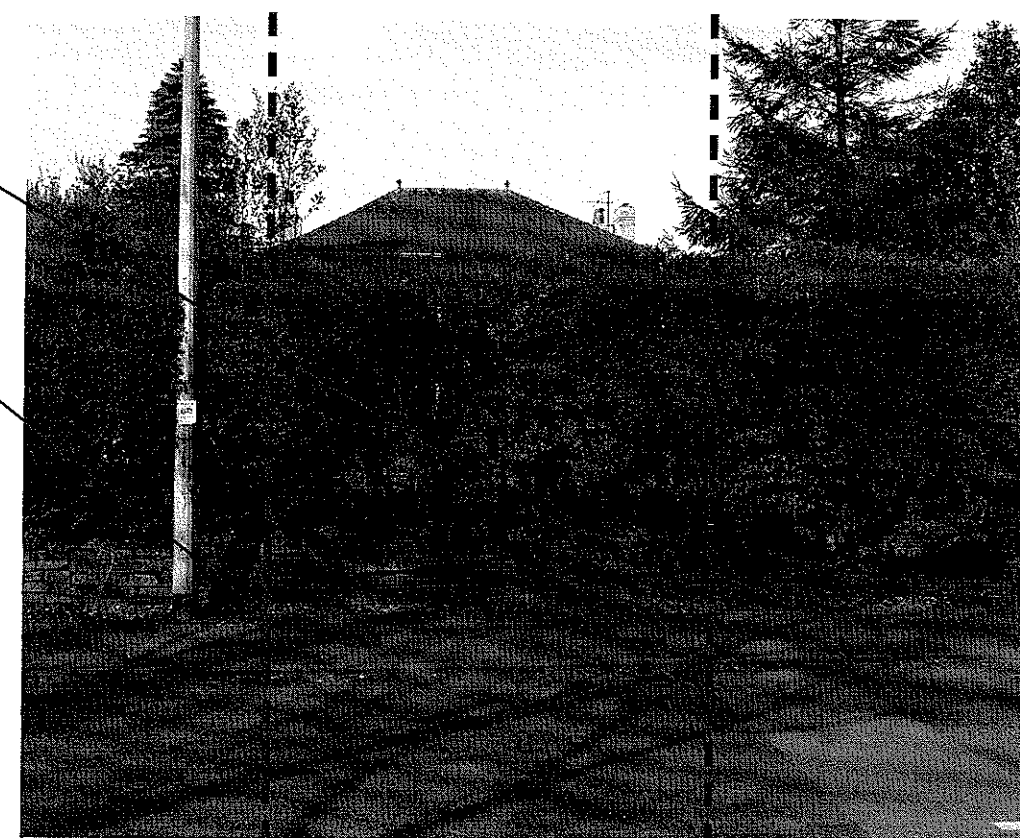




View of the Pentre from other side of hedge in location of proposed crossover



Present day crossover access from Pendle Road to the Pentre

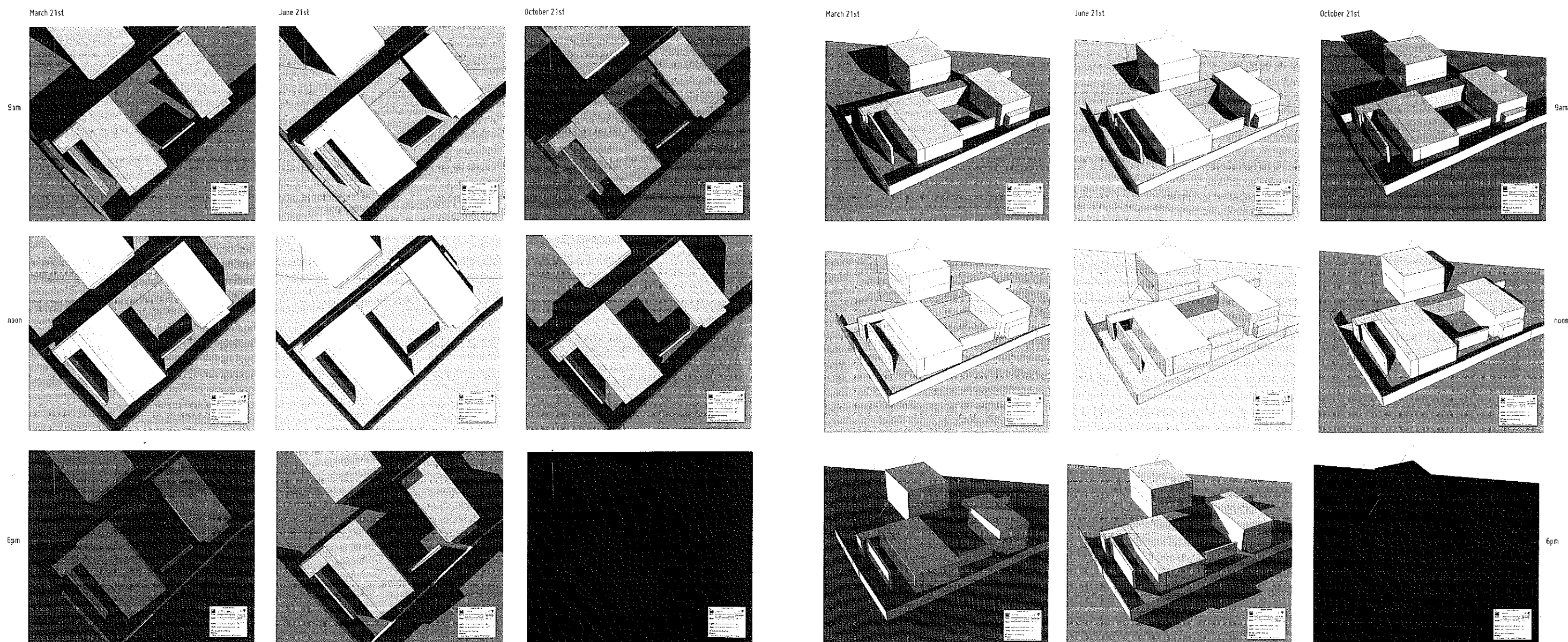


Proposed location for crossover access from Pendle Road to the Pentre

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 present day crossover access to the Pentre from Pendle Road is 3.9m wide. We propose that this crossover is retained for the new house outlined in this proposal, and a new crossover made for the Pentre in the location indicated in the photograph above to the right of the street lamp. The new additional crossover would be broadly the same width as the present one. In this way access for emergency vehicles, vehicles and pedestrians would be maintained as present. The creation of a new entrance allows the properties to have independent, distinct and separate entrances and driveways. The proposed house has been designed to be step-free accessible.

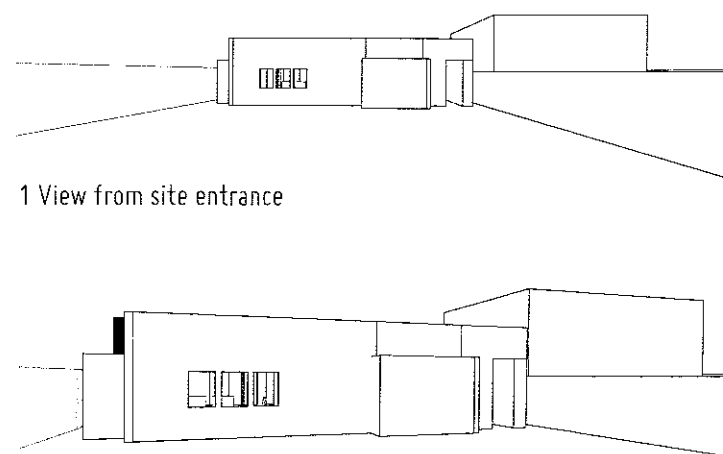
320111039P



Daylighting

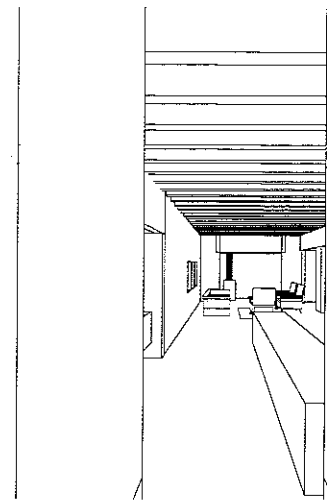
A benefit of the single storey design, and the southerly location on the site, is that the proposal has very little impact on The Pentre and the neighbouring properties in terms of daylight and insolation. As can be seen in the studies above, if the garden courtyard between the bedrooms and the living space is sufficiently large and the bedroom wing is modest in height, the living space benefits from good direct sunlight. Analysis of this model has also suggested that we should lower / remove some of the garden walls proposed in the scheme to the same height as the existing fences and move them closer to those fences, which, while having no effect on the neighbouring properties, will improve the available sunlight on the site. These observations are now incorporated in the scheme.

Design Development

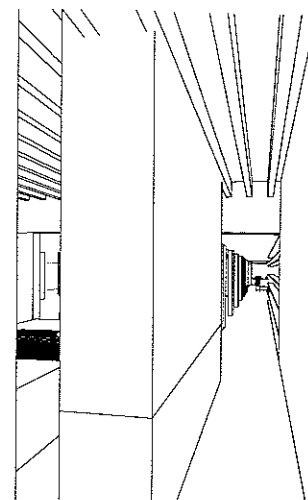


1 View from site entrance

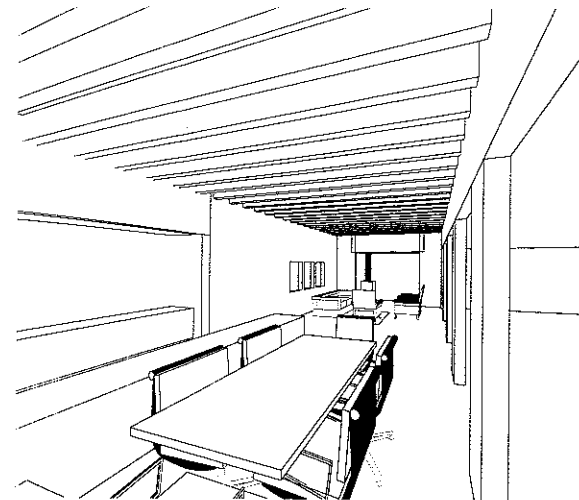
2 View from from yard



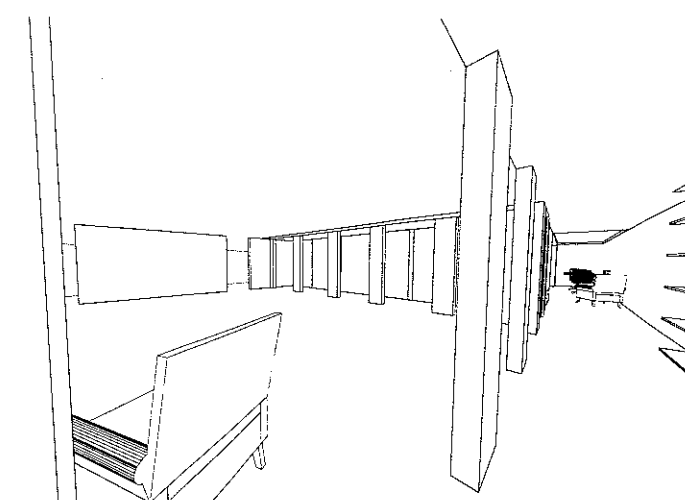
3 Entrance view to living room



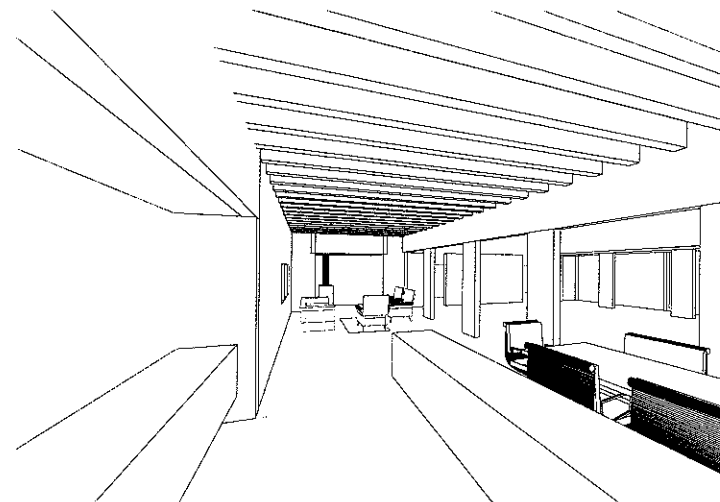
4 Entrance view towards bedrooms



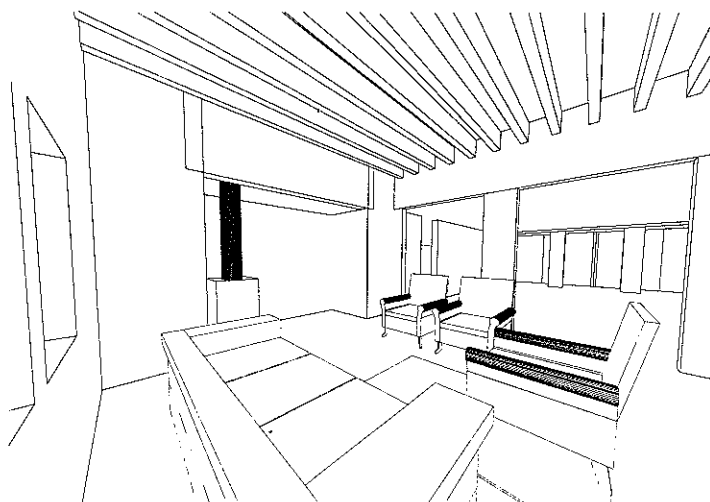
5 Entrance view to dining area



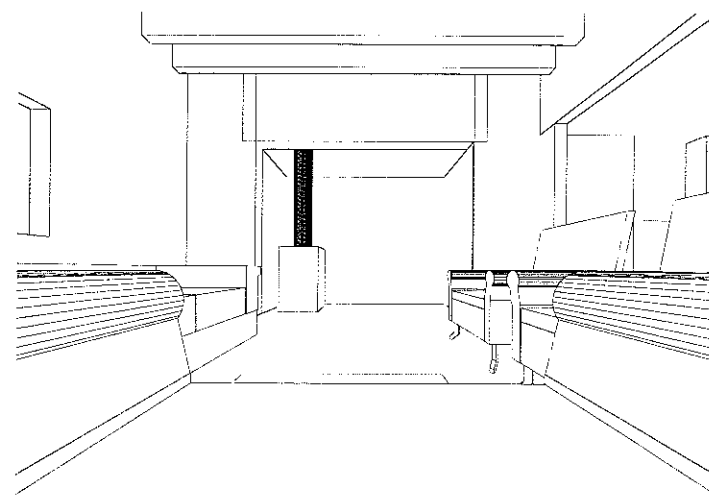
6 View into courtyard garden from entrance



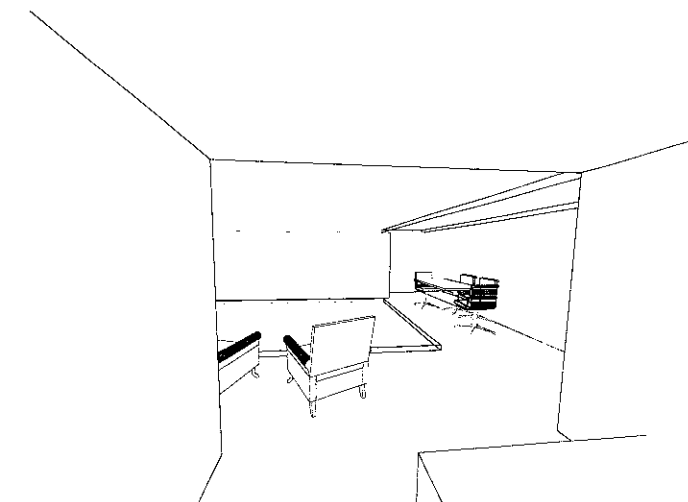
7 View from kitchen



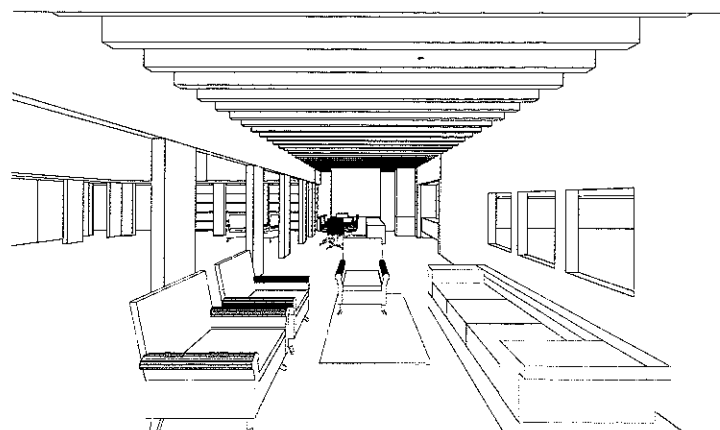
8 Seating area



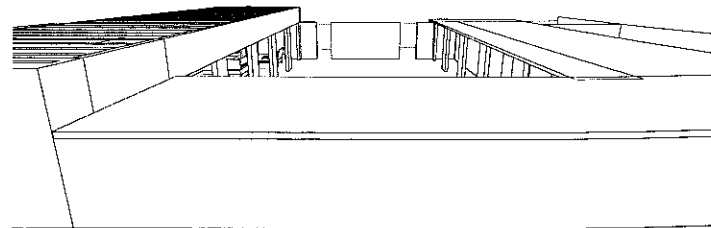
9 View of fireplace



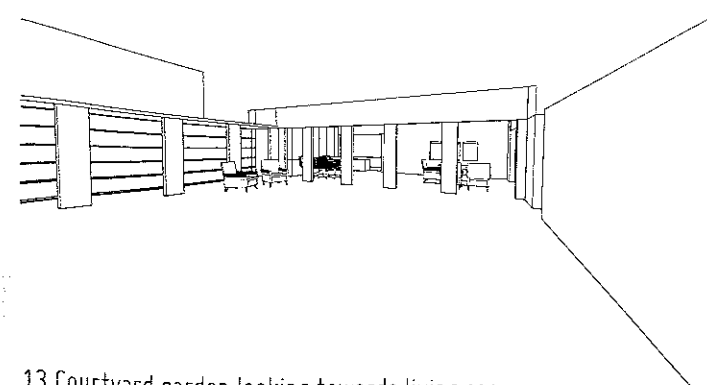
10 View from bedroom



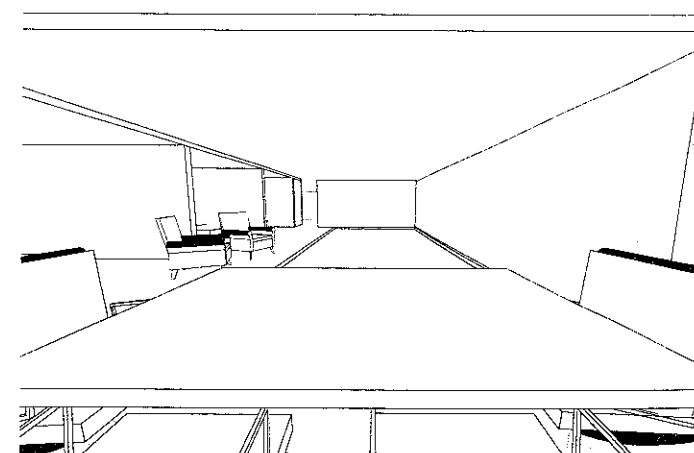
11 View back towards kitchen from living area



12 Courtyard garden from upstairs window of The Pentre



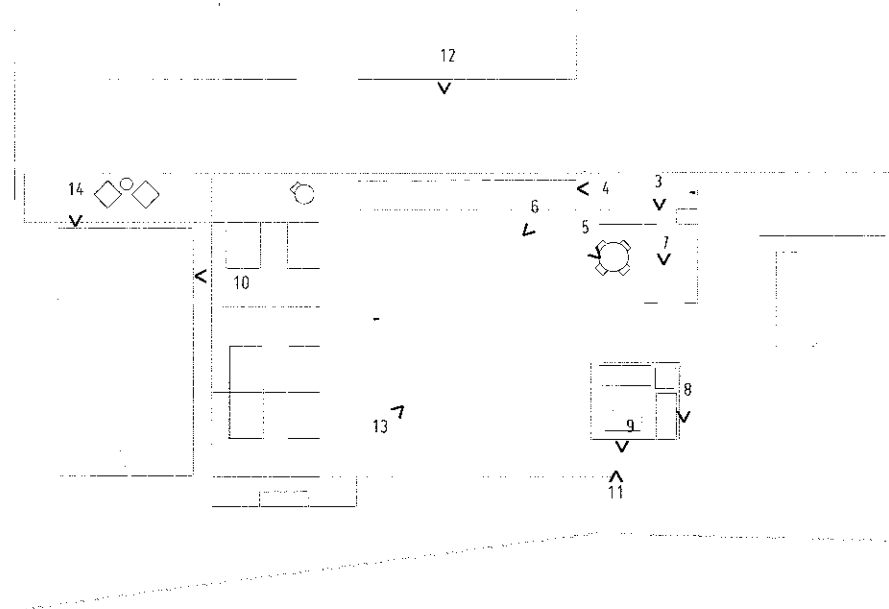
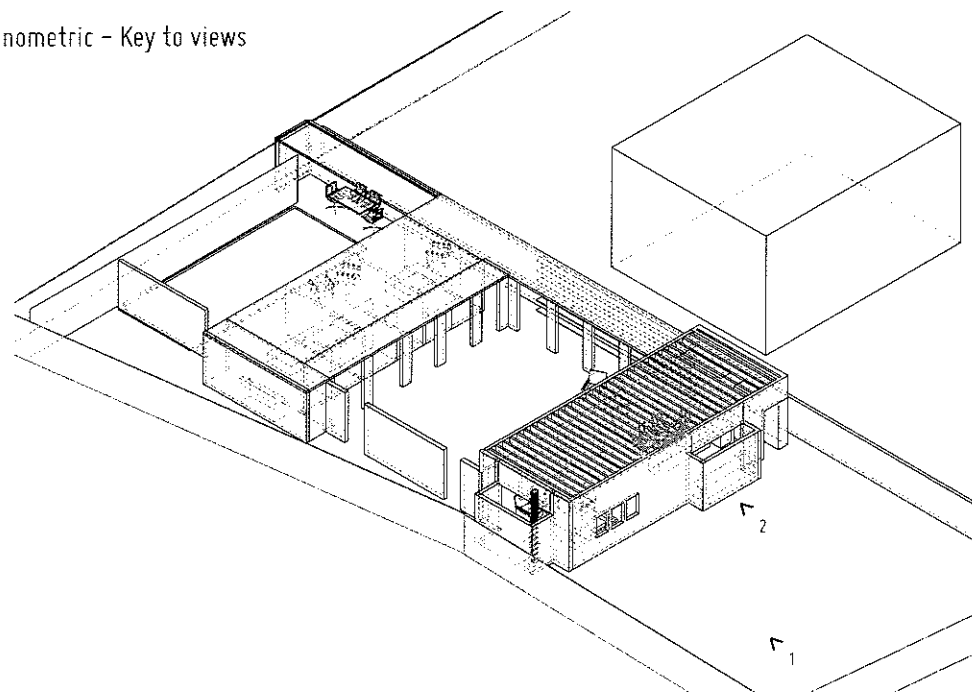
13 Courtyard garden looking towards living room



14 Rear courtyard

Design Development

Axonometric – Key to views



Plan – Key to views

The Design

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

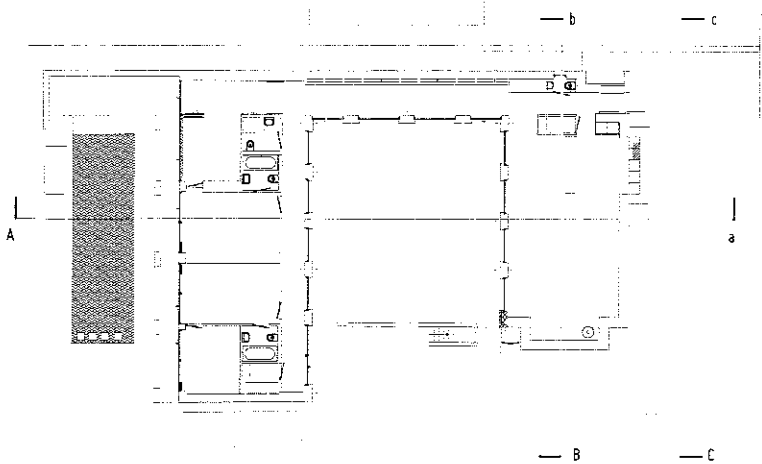
The proposal is for a single storey dwelling with similarities to the bungalows which surround The Pentre on the South [Linden Drive] and to the West and North [Goosebutts Lane]. The house is separated into two main volumes with an inter-connecting 'cloister'. By separating the volumes the neighbouring properties maintain their aspect and amenity.

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

The proposal is for a domestic setting in a residential area and is intended to be in keeping with the surroundings. The architectural design of the site produces three courts:

- 1. The entrance court.**
Conceived as a 'cottage garden' which will form the foreground. The restrained facade of the house acting as if a walled garden.
- 2. The central court.**
This space is conceived as a simple court, planted with ornamental grasses.
- 3. The pool court.**
South facing area with water loving plants bounding a shallow pool.

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The Proposed scheme at the Pre Planning Advice stage

Pre-application advice:

REF NO RV\2011\ENQ\00248

Dear Mr David Owen

I write in regards to the above Pre-Application Enquiry received on the 15 June 2011, and I apologise for the delay in responding. Following a visit to the site and on the basis of the information submitted I can provide you with the following advice.

The proposal seeks to develop one, two/three bed dwelling within the grounds of The Pentre, Pendle Road, Clitheroe. The property proposed is of modern design and construction, and will be a single storey in height (although some of the plans depict a balcony/roof terrace on the portion of the building nearest to Pendle Road). Due to the shape of the property a semi-enclosed courtyard will be created at the property.

PRINCIPLE

The site lies within the Settlement Boundary of Clitheroe and is therefore subject to DWLP Policy G2, which supports development wholly within the built part of the settlement or the rounding off of the built up area. This policy considers consolidating development as a part of this process and defines it as the location of new development to adjoin the main part of the built up area. In addition, as RVBC cannot currently demonstrate a 5-year housing land supply, Planning Policy Statement 3: Housing (PPS3) is also a material consideration. In considering housing development paragraph 71 states that where LPAs cannot demonstrate an up to date five year supply of deliverable sites they should consider favourably planning applications for housing having regard to the policies in PPS3 including the consideration in paragraph 69 which states that in deciding planning applications, Local Planning Authorities should have regard to

- o achieving high quality design.
- o ensuring developments achieve a good mix of housing
- o the suitability of a site for housing including its environmental sustainability
- o using land effectively and efficiently; and
- o ensuring the proposed development is in line with planning for housing objectives

In considering the above and on the basis of the information submitted to date, the site meets the PPS3 criteria in planning policy terms in relation to the suitability of the site for housing and as such the principle of developing the site and building an additional property within the grounds is considered acceptable

DESIGN AND VISUAL IMPACT OF SCHEME

As you note within the draft D&A Statement, the existing dwelling on the site was built in approximately 1923. Due to the age of the property and the size of the gardens, it is now difficult to maintain and insulate for your clients hence the need for your clients to consider a lifetime home within the garden area of their current home.

Having considered the reason for the proposed dwelling, I can appreciate the design brief and indeed the design itself, scale and layout of the dwelling however when assessing the proposal against the relevant Local Plan Policies I do have concerns.

Policy G1 of the Local Plan (which can be found via this link http://www.ribblevalley.gov.uk/site/scripts/documents_info.php?documentID=432) notes that:

All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted unless it adversely affects the amenities of the surrounding area. In determining planning applications the following criteria (amongst others) will be applied;

- a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.
- e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as effects of development on existing amenities.
- g) Developments should provide adequate day lighting and privacy, and
- h) Materials used should be sympathetic to the character of the area.

On this basis given the

close proximity of the new dwelling to the existing dwelling on site, the significant visual differences between the style and materials proposed for the new dwelling in comparison to adjacent properties (not only the existing dwelling), the first floor roof garden of the new property that allows uninterrupted views into neighbouring gardens, and the potential visual impact on the streetscene of Pendle Road when faced with a two storey, flat roofed building closer to the highway than the existing property on this site, the proposed dwelling as presented is considered to be a visually unacceptable and incongruous building, that would be to the visual detriment of the character and appearance of this particular location. Notwithstanding this view, this is not to say that a dwelling wouldn't be allowed at this site just that a more considered approach is perhaps needed given the age of the existing property on site, its more traditional style, build and materials, and the relationship with other properties in the vicinity. A single storey property (without the two storey, flat roof element) would be the starting point in my opinion.

OTHER ISSUES

The Affordable Housing Memorandum of Understanding (AMOU) is also a material planning consideration, as it is intended to be both complementary with and supplemental to the relevant policies contained within the Districtwide Local Plan. However, as there are only one unit proposed there is no requirement for Affordable Units. With regards to parking and other highway safety issues the LCC Highways Officer has made no formal comments in relation to the proposal at this time however once received I will forward them to you. With regards to the position of the new garage in relation to the boundary hedge, I would have concerns if its siting were to prejudice the health and longevity of the traditional hedgerow, as we would seek to keep this in its present state. With regards to the design I would refer to my comments relating to the new dwelling proposed. I hope this advice is useful but please note this is an officer opinion only and whilst my comments are made for your information and guidance only they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof. Should you wish to discuss the matter further, please do not hesitate to contact me on the above direct line number or e-mail address.

Kind regards,
Graeme Thorpe BA (Hons) Dip TP MRTPI |
Senior Planning Officer |
Ribble Valley Borough Council, Council Offices Church Walk Clitheroe, Lancashire BB7 2RA
T: 01200 414520 |
F: 01200 414487 |
E: graeme.thorpe@ribblevalley.gov.uk |
W: www.ribblevalley.gov.uk

Comments on the Key Areas of Officer Concern set out in the pre-application advice:
Quoted headings in *italic* - complete correspondence on facing page

close proximity of the new dwelling to the existing dwelling on site.

The amended scheme maximises the separation distance between the two properties. The proposed building is now significantly lower.

The proposal is now not expected to diminish light to or increase the enclosure of the existing building.

We have added a red brick wall in the front garden designed to match the appearance of the 1923 property.

This gives a visual permanence to the relationship of the buildings.

the significant visual differences between the style and materials proposed for the new dwelling in comparison to adjacent properties (not only the existing dwelling).

Careful study of the proposals indicate that the proposed and existing are very delicately and sensitively linked:

The proposed lintels and cills reference the stone lintels and cills of the 1923 building.

The kitchens of both buildings use similar external design features, protruding as bays.

The courtyards of the proposed building are trabeated to match the columns and beams of the porch and bay windows of The Pentre

The living room windows on the north elevation of the proposed building are similarly matched to the proportions of the windows in the living room of the 1923 property.

The 'inset' porch of the proposed building refers to the porch of The Pentre, through shadow and proportion.

The continuation of the lintel around the facade of the proposed building reflects the brick corbel at the change of material from brick to render of the Pentre between ground and first floor levels.

The new proposed bricks tie the proposed building to the neighbours through colouration and proportion.

The new proposed warm golden bricks in the application match the NORI red for intensity, while being warm in texture.

the first floor roof garden of the new property that allows uninterrupted views into neighbouring gardens.

This comment has been acknowledged and the terrace has been omitted.

and the potential visual impact on the streetscene of Pendle Road when faced with a two storey, flat roofed building closer to the highway than the existing property on this site

This comment has been acknowledged and the proposal has been lowered.

the proposed dwelling as presented is considered to be a visually unacceptable and incongruous building that would be to the visual detriment of the character and appearance of this particular location.

The proposal will be of benefit to the visual amenity of the immediate area, replacing a semi-abandoned, dilapidated front yard and land gone to seed.

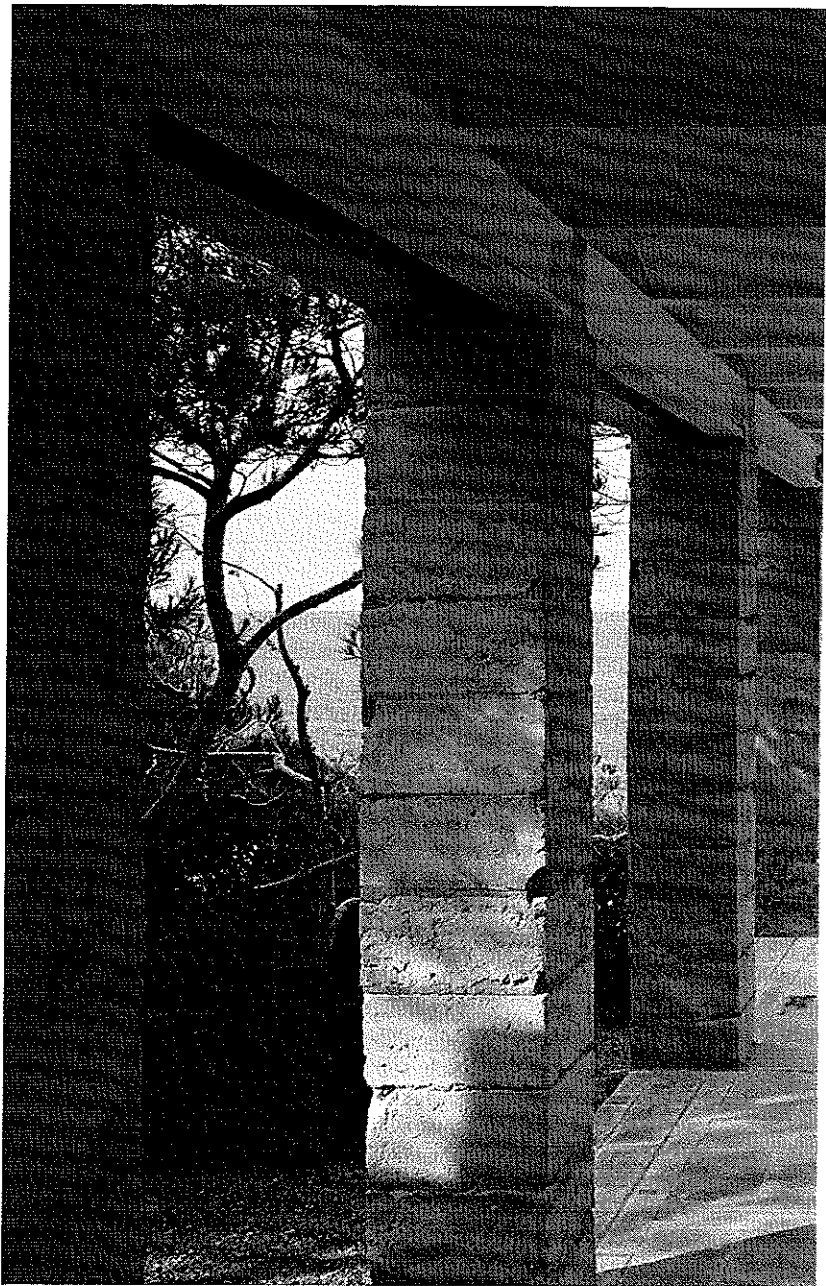
The proposed building is an exemplar of contemporary, sensitive, modest, congruous, contextual architecture. The Architect grew up in Clitheroe and is submitting the house for his own family, he has worked on designs awarded international awards, RIBA awards and shortlisted for the Stirling Prize. He writes on Architecture for Building Design magazine and in addition to working in private practice in one of the most respected Architectural practices in Europe, teaches Architecture at the University of Kingston upon Thames. The house is intended to, and will be, built to a very high standard.

The proposal now includes an indication of the landscaping proposed between the house and Pendle Road. As can be seen in the visualisation this will also contribute to the setting of the house and the location.

With regards to the position of the new garage in relation to the boundary hedge I would have concerns if its siting were to prejudice the health and longevity of the traditional hedgerow, as we would seek to keep this in its present state With regards to the design I would refer to my comments relating to the new dwelling proposed.

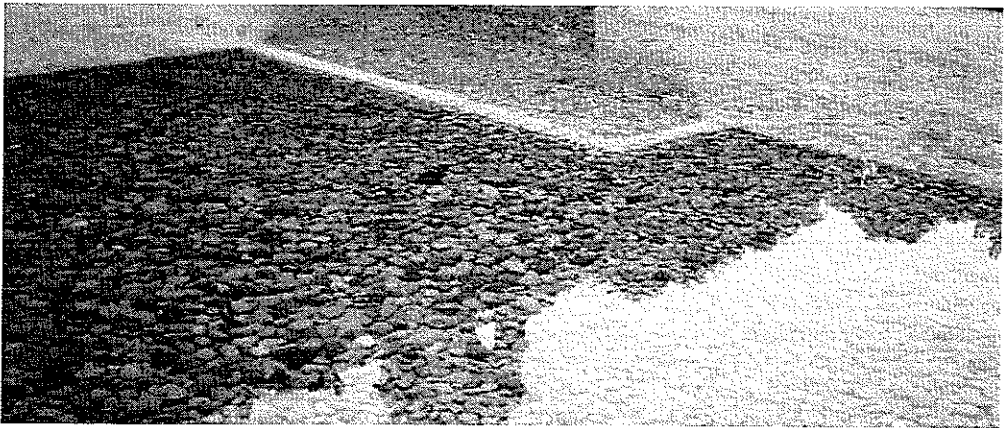
This comment has been acknowledged and the garage has been omitted.

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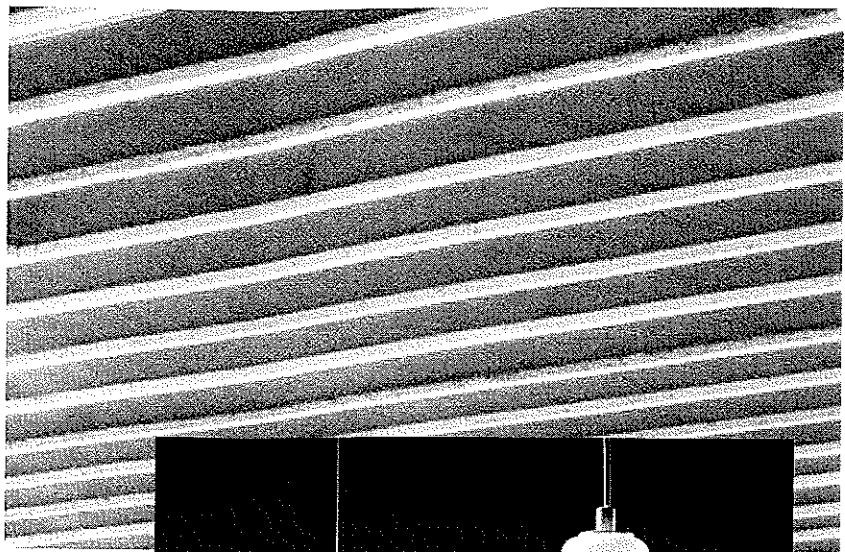


Loggia
Reference
image:
Can Lis by
Jorn Utzon

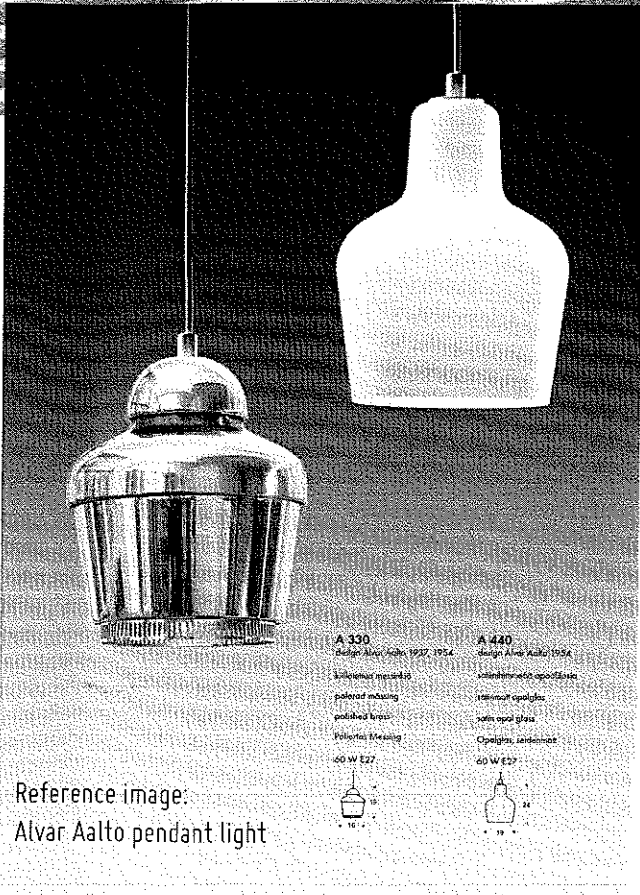
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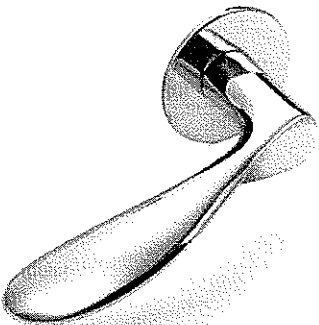
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16



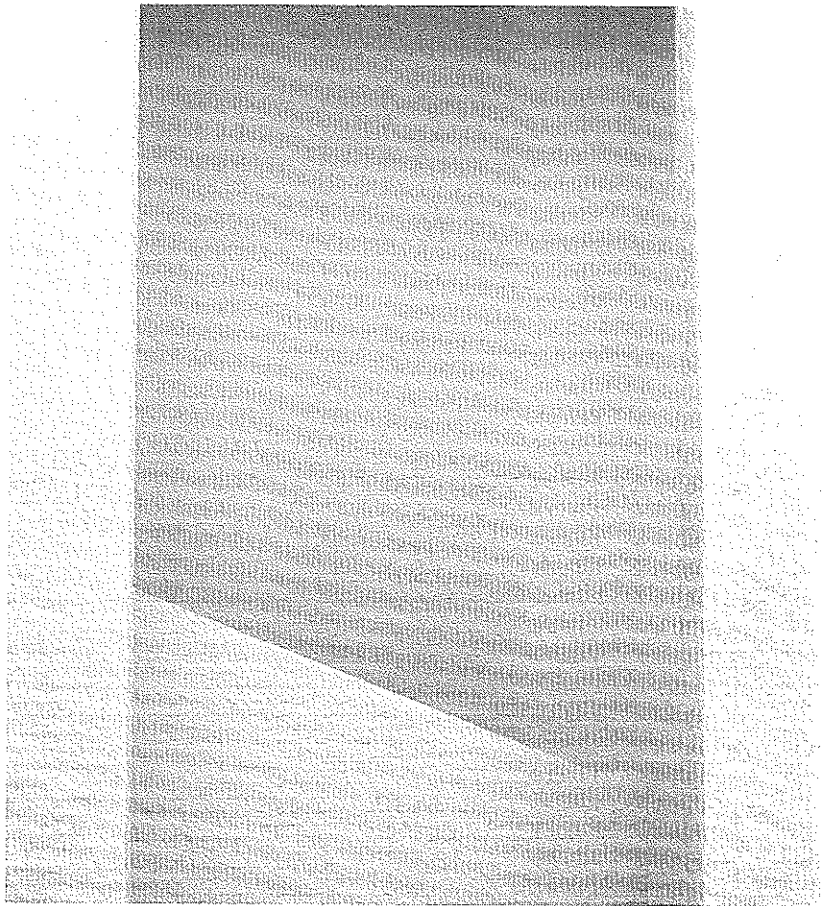
Reference image:
Alvar Aalto pendant light



17

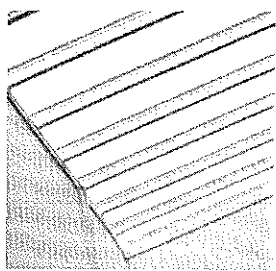
Reference image:
AJ Handle manufactured
by Carl F. designed by Arne
Jacobsen

12

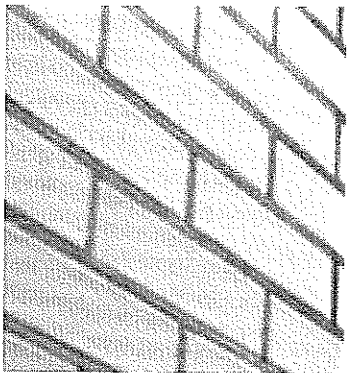


Reference image:
Vaals monastery courtyard by
Dom Hans van Der Laan

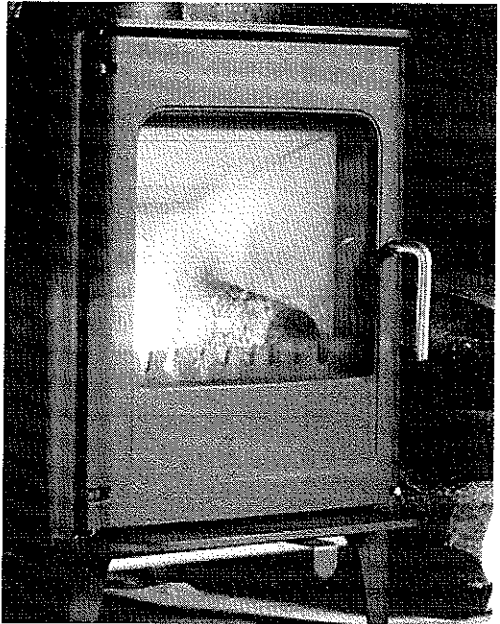
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13



11





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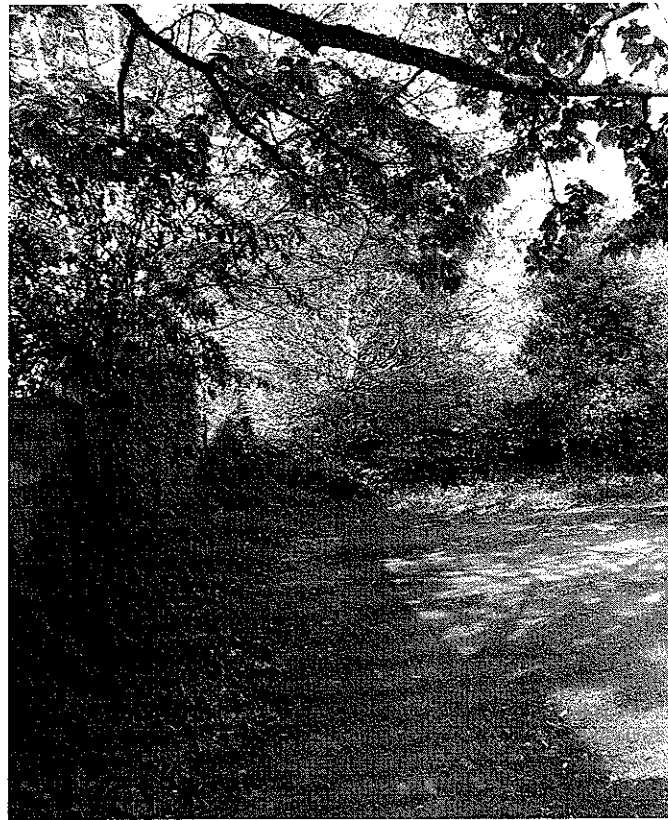
Reference image:
Petersen tegel D70 bricks
hand made in Denmark

Materials

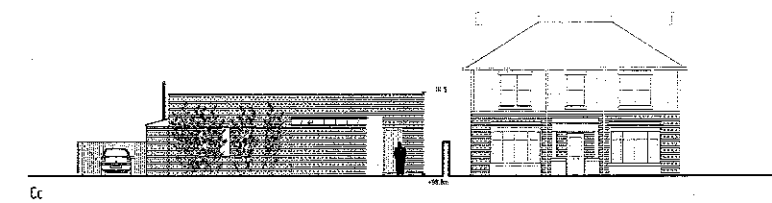
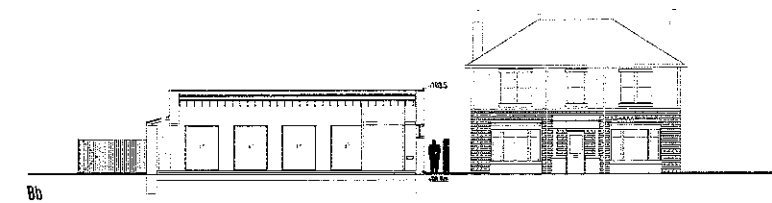
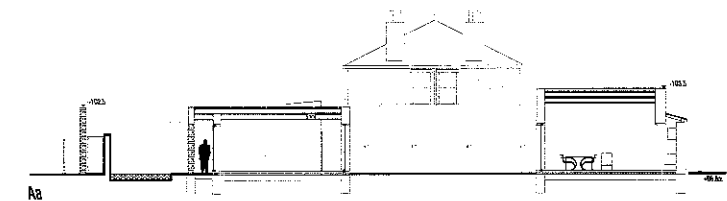
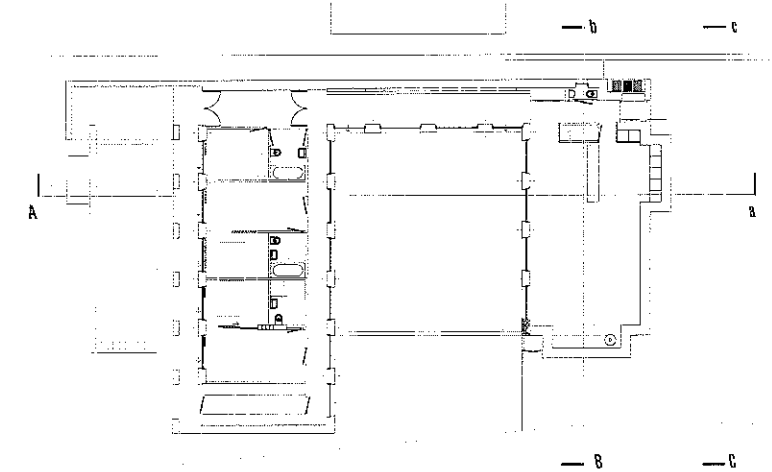
Process What factors have you considered when deciding upon the use, design, scale, layout and materials used?

Given the immediate context of the site it is proposed that the external cladding, and garden walls are brick. Glazing is composite timber with low maintenance natural anodised aluminium on the outside and clear microporous varnished timber on the inside. Copings and rainwater goods are brick or aluminium. Materials are proposed to be used in their 'natural state', selected and detailed so that they 'get better with age' and require little or no maintenance. Internal materials follow the same theme, with building materials as final finishes. The building has thick walls to accommodate efficient insulation, which can exceed that required by Part L of the Building regulations, and a green roof so that the addition is not detrimental to the site in that respect. In addition a rainwater pool is proposed to reduce runoff, reflect light and provide a wider ecology for the site.

Key: 1 Aluminium copings 2 Flowering sedum roof 3 Clear varnished timber windows [inside] 4 Polished concrete screed with under floor heating 5 Painted brickwork interior 6 Timber front door 7 Natural aluminium facing to exterior of composite windows 8 Exterior Brickwork 9 Kitchen 10 Stove 11 Glazed brick to kitchen splashback 12 Moroccan tiles behind stove 13 Aluminium skylight over kitchen counter and inglenook fireplace 14 Pool 15 Loggia to pool 16 Exposed Masonite beam ceiling with pendant lights 17 Brass ironmongery 18 Precast concrete lintels

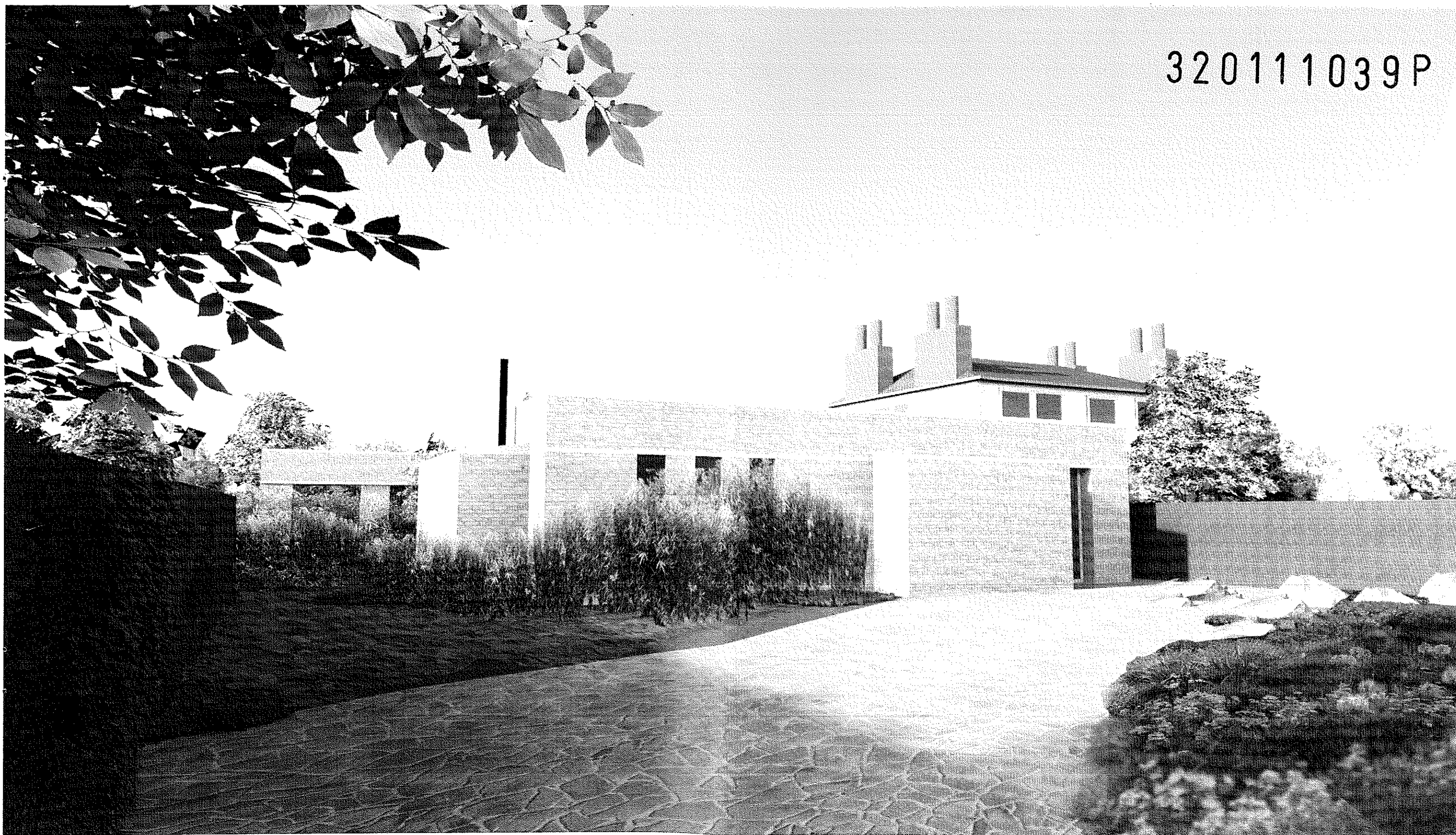


View from entry Above: *As existing* Main image: *As proposed sketch render, shown with landscape design*



Design Drawings incorporating pre-application advice

320111039P



1946
3 598ha
8 89

320111039P

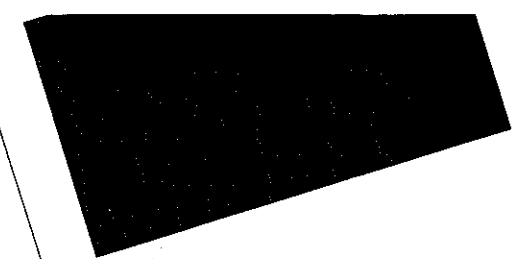
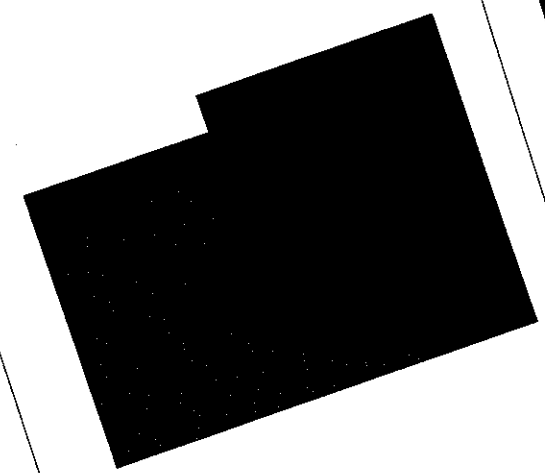
1034
2 658ha
6 57

Templewo
2029
599ha
1 48

B M 102 58m

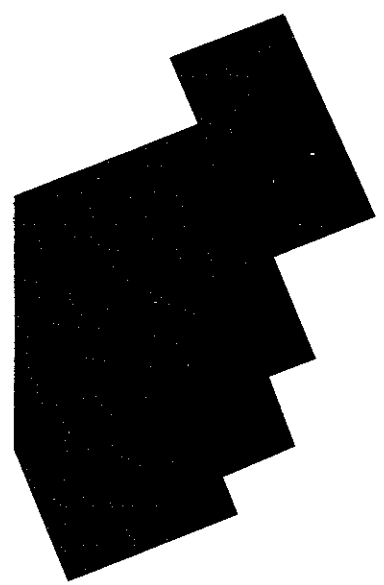
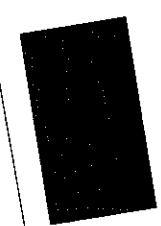
Key
development site including access to it and the proposed new access to The Pentre
rest of the land in the applicant's ownership

03



The Pentre

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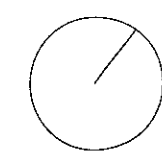
Linden House

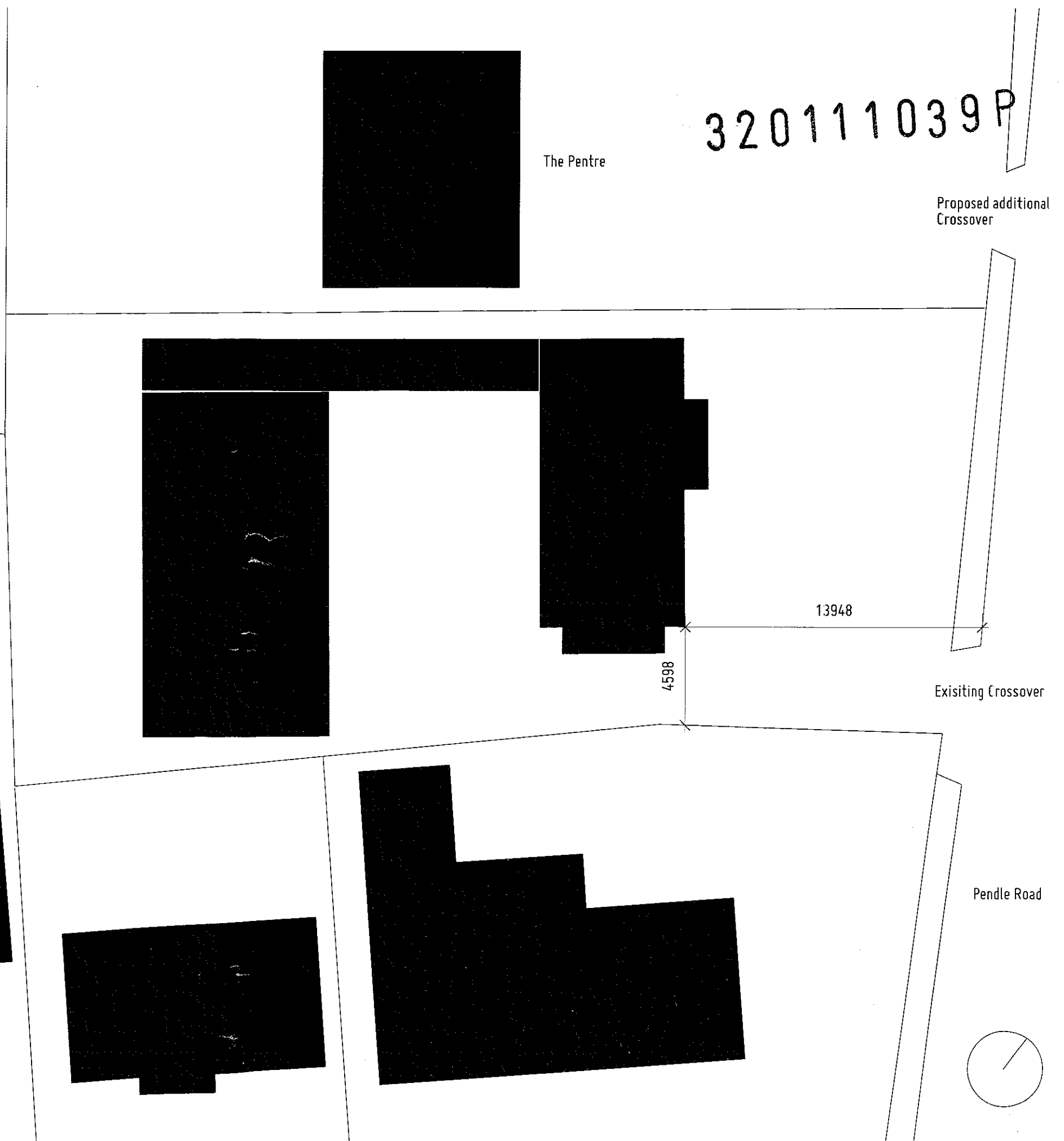
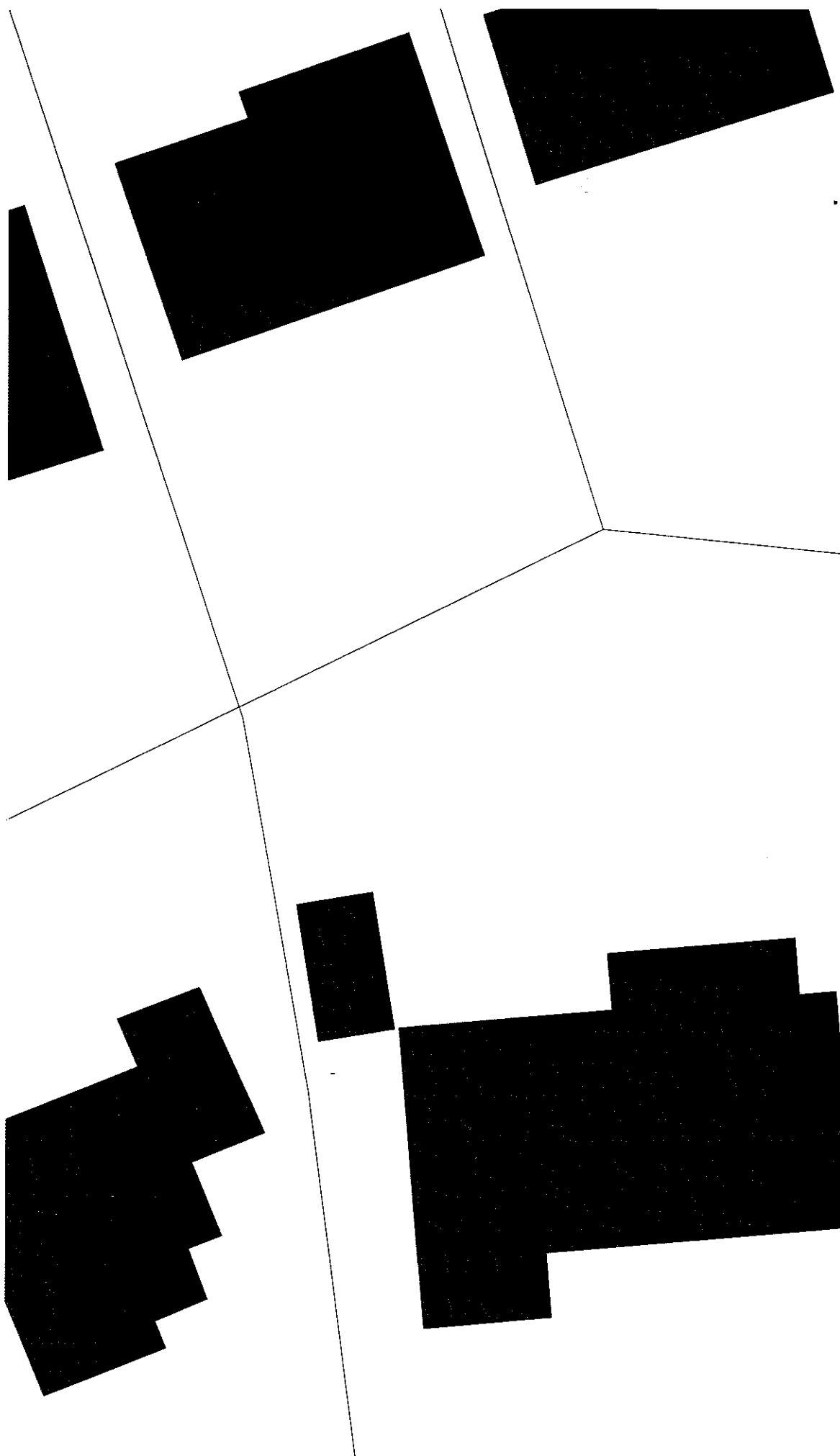


Exisitn Site Plan

Exisiting Crossover

Pendle Road





320111039P

The Pentre

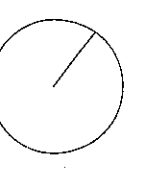
Proposed additional
Crossover

13948

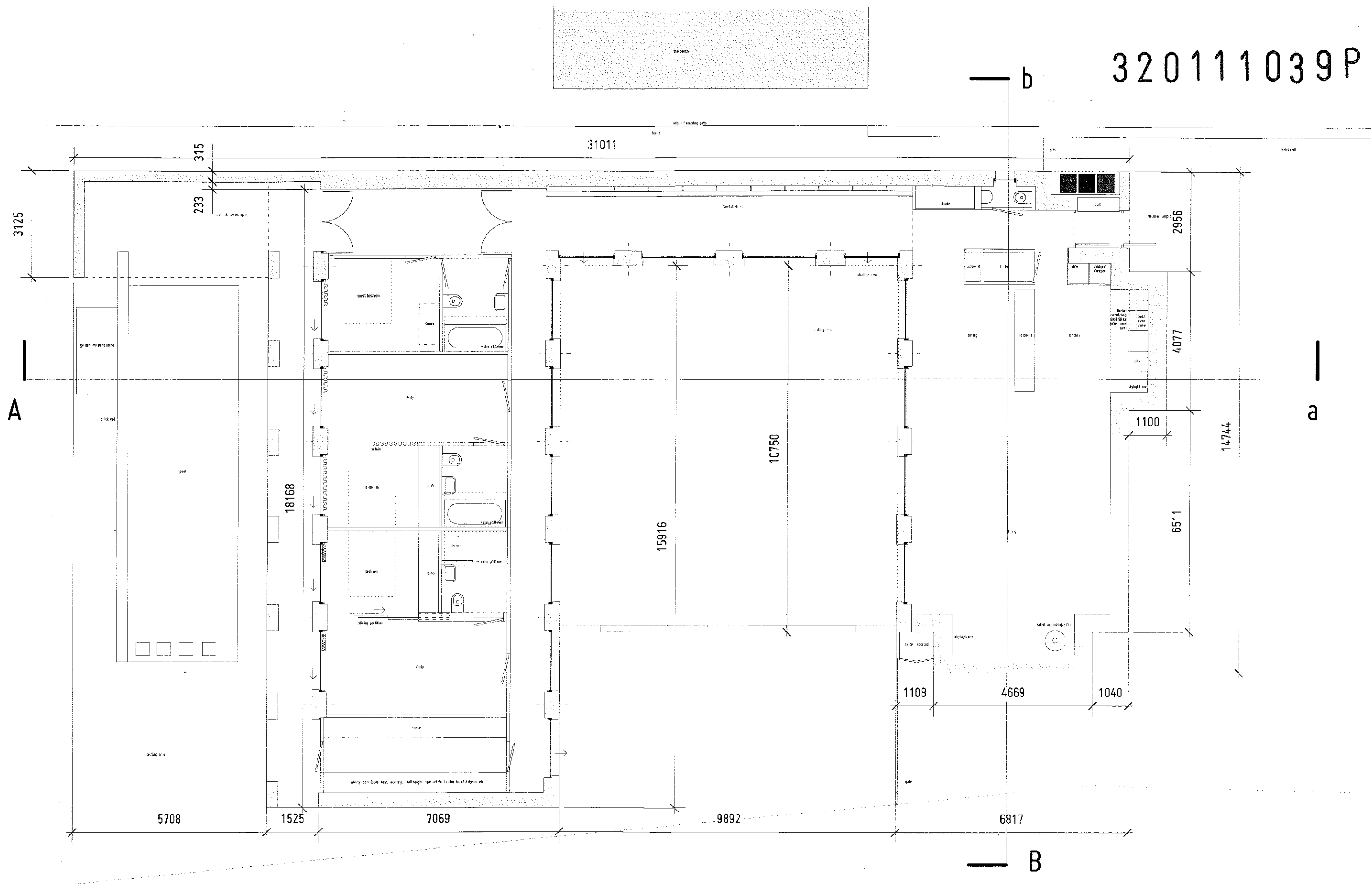
4598

Existing Crossover

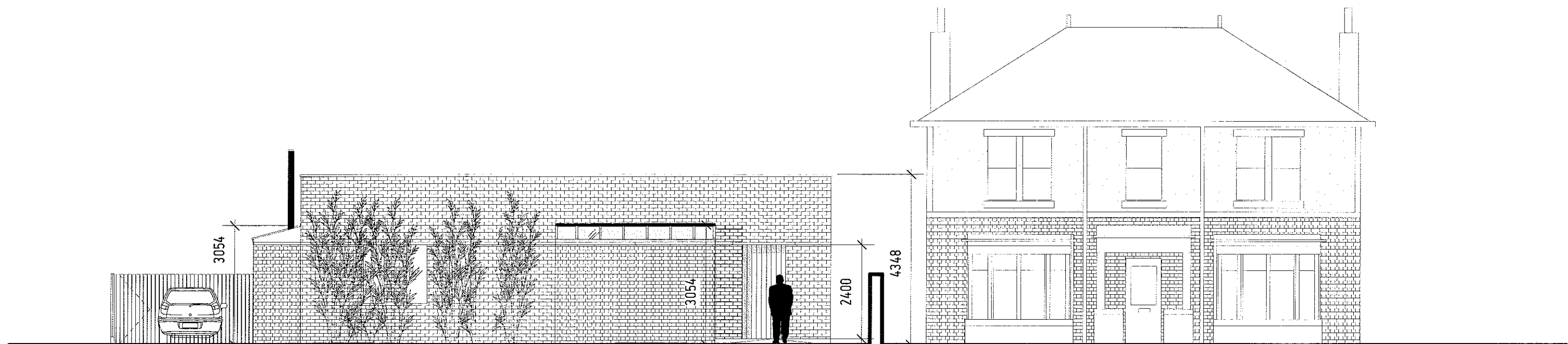
Pendle Road



320111039P

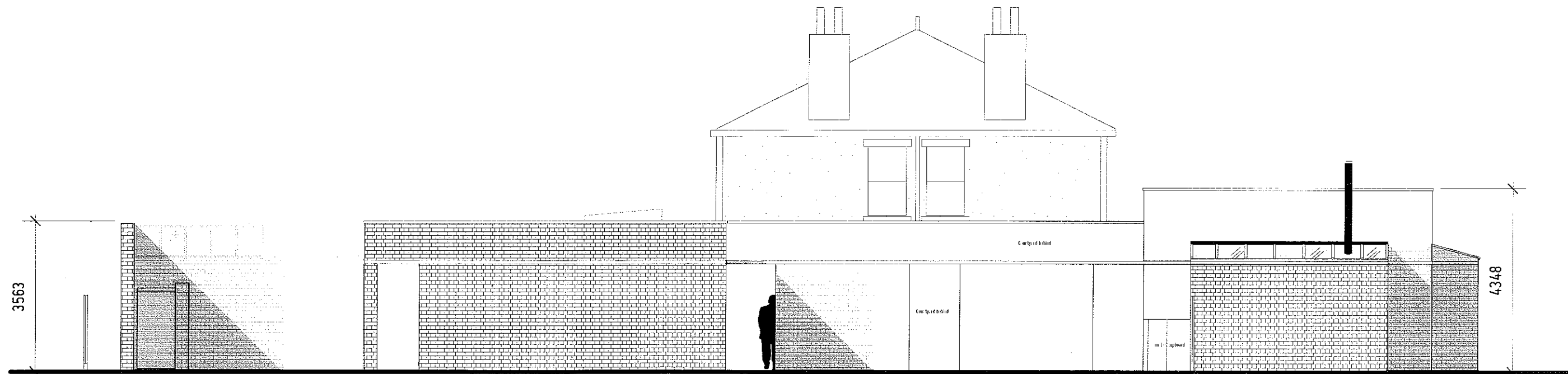


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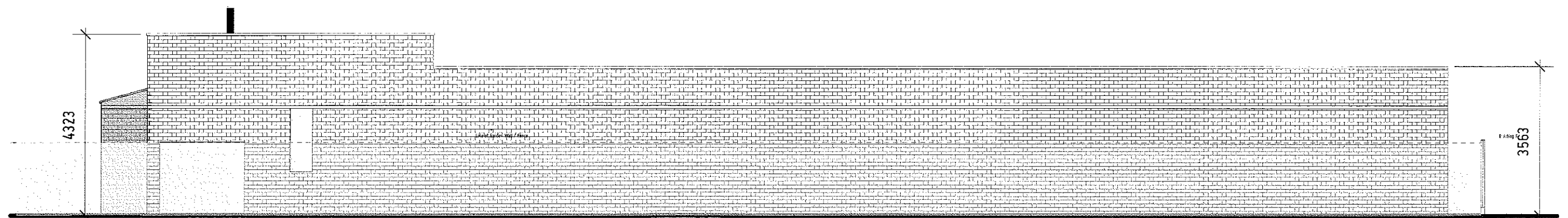
East Elevation [Facing Pendle Road]

320111039P



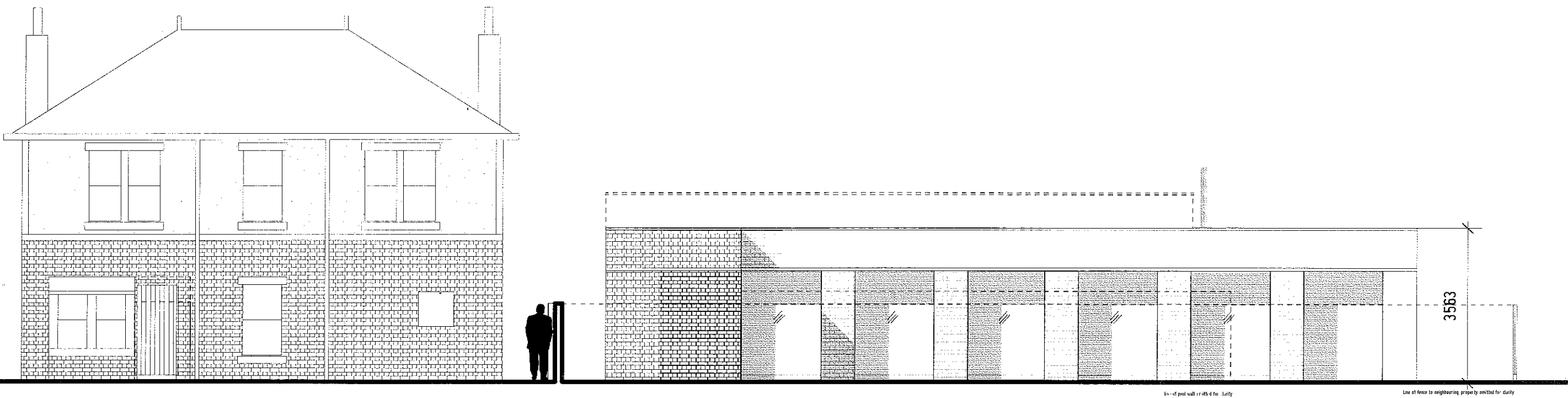
South Elevation

320111039P



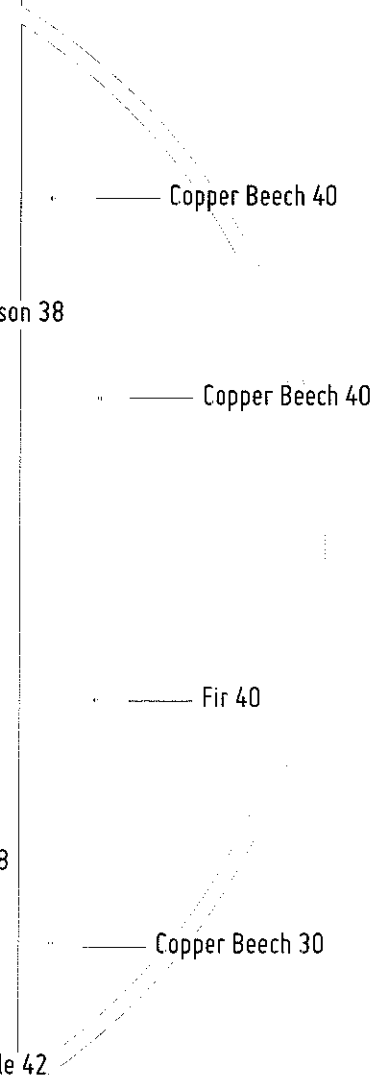
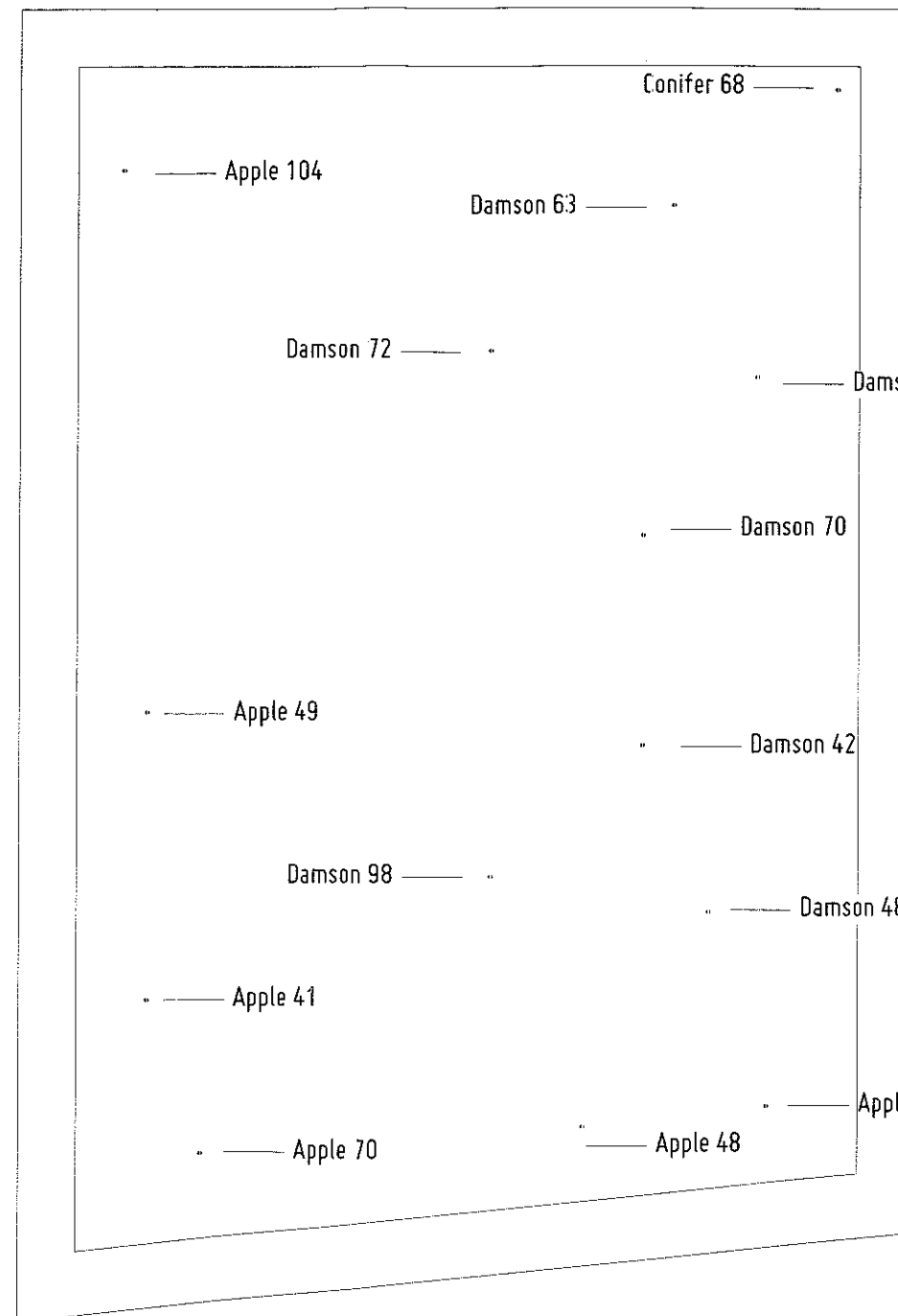
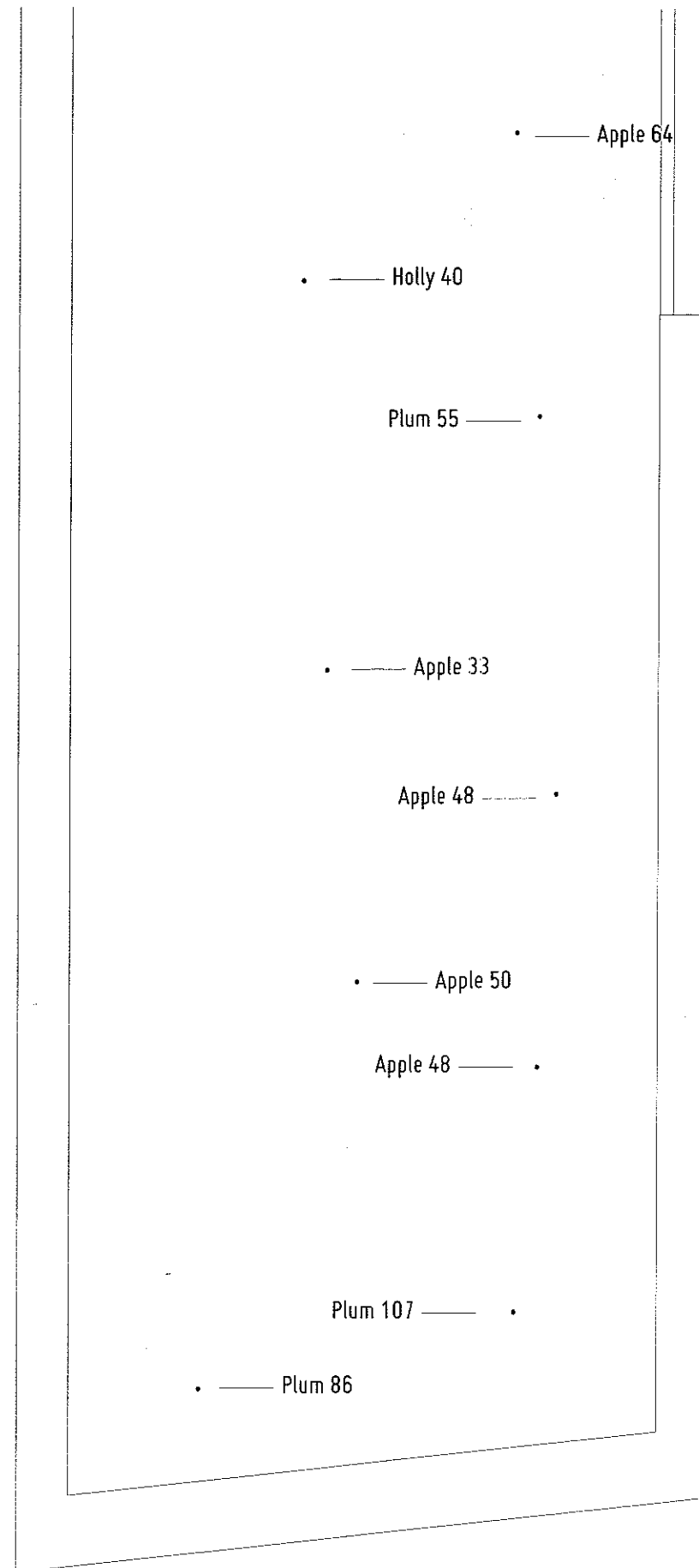
North Elevation

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West Elevation

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Key

Species [Diameter at breast height in cm] Centre of tree

Damson 63