



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

Date received

Fee paid £

Receipt No:

320111052P

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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: MR First name: CHRIS
Last name: HARRISON
Company (optional): /
Unit: / House number: 52 House suffix: /
House name: /
Address 1: CHATBURN ROAD
Address 2: /
Address 3: /
Town: CLITHEROE
County: LANCS
Country: UK
Postcode: BB7 2BD

2. Agent Name and Address

Title: MR First name: PEN
Last name: VALOVIN
Company (optional): ARCHITECTURAL SERVICES
Unit: / House number: 9 House suffix: /
House name: /
Address 1: GREEN DRIVE
Address 2: /
Address 3: /
Town: CLITHEROE
County: LANCS
Country: UK
Postcode: BB7 2BB

3. Description of the Proposal

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

PROPOSED ERECTION OF 2 NO NEW DWELLINGS AND
DETACHED GARAGE

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: LAND OFF CLOUGH BANK

Address 2: LANE, CHATBURN

Address 3:

Town: CHITWEE

County: LANCS

Postcode (optional): BB7 4AW

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

Description:

UNUSED PLOT OF LAND BOUNDED
BY CLOUGH BANK LANE, MEETS
BROOK & ADJACENT PROPERTY

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:

COLIN SHARP

Reference:

CS/EL/ENQ 2011/00087

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

20/4/2011

Details of pre-application advice received?

ADVISED THAT PROPOSALS ARE NOW
IN ACCORDANCE WITH POLICY BUT
PROXIMITY OF MATURE TREES COULD
BE AN ISSUE. BUILDINGS TO BE ~~BE~~
OUTSIDE RPZ OF TREES (CPT OF CHITWEE FARM)

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 ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo 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)

SITE PLAN DRAWING NO 114-10.

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:

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

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. 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	Drawing references if applicable
Walls		NATURAL SANDSTONE ROUGHCAST RENDER	<input type="checkbox"/>	<input type="checkbox"/>	
Roof		BLUE SLATE	<input type="checkbox"/>	<input type="checkbox"/>	
Windows		BROWN UPVC (WOODGRAIN)	<input type="checkbox"/>	<input type="checkbox"/>	
Doors		AS WINDOWS	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)	HEDGES TO CLOUGH BANK LANE & ADJACENT DWELLING SIDE WALL TO BACK	NEW TIMBER FENCE & HEDGE PLANTING BETWEEN DWELLINGS.	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	EXISTING GATE ACCESS & HARDPAVE TRACK FROM CLOUGH BANK LANE	NEW ACCESS & DRIVE FROM EX'G ACCESS MADE GOOD & DRIVE.	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)		N/A	<input type="checkbox"/>	<input type="checkbox"/>	

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:

114-10 SITE PLAN PROPOSED
 114-11 HOOK TO PLOT 1 PLANS & ELEVATIONS
 114-12 " " PLOT 2 " " "
 EXISTING SITE PLAN / TREE SURVEY

LOCATION PLAN.

11. 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	N/A	4	4
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. 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):

SITE PLAN - DRAWING NO 114-10

13. 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

ADJACENT 19m AT APPROX

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

14. Biodiversity and Geological Conservation

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

15. Existing Use

Please describe the current use of the site:

STORAGE, VACANT LAND WITH SOME
SPILL FILL & TRACK.Is the site currently vacant? ☒ Yes ☐ No

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

UNKNOWN

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ NoLand where contamination is suspected for all or part of the site? ☐ Yes ☒ NoA proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. Trees and HedgesAre there trees or hedges on the proposed development site? ☒ Yes ☐ NoAnd/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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'

17. Trade EffluentDoes 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

18. 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	2 <input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		2
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							2

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)= 2

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)= 0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 2

19. 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	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please specify	<input type="checkbox"/>				
	<input type="checkbox"/>				
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	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

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

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha)

0.4ha (1000m²)

23. 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	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

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.

24. 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) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. 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 (General Development Procedure) Order 1995 Certificate under Article 7**

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):

13/12/11

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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 (General Development Procedure) Order 1995 Certificate under Article 7**

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):

25. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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):

--

AGRICULTURAL HOLDINGS CERTIFICATE**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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:

--

Date (DD/MM/YYYY):

--

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

3 copies of a completed and dated application form: <input checked="" type="checkbox"/>	The correct fee: <u>\$670</u> <input checked="" type="checkbox"/>
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: <input checked="" type="checkbox"/>	3 copies of a design and access statement: <input checked="" type="checkbox"/>
3 copies of other plans and drawings or information necessary to describe the subject of the application: <input checked="" type="checkbox"/>	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input checked="" type="checkbox"/>
	3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): <input checked="" type="checkbox"/>

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):

--

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: [redacted] National number: [redacted] Extension number: [redacted]

Country code: [redacted] Mobile number (optional): [redacted]

Country code: [redacted] Fax number (optional): [redacted]

Email address (optional): [redacted]

29. Agent Contact Details

Telephone numbers

Country code: 01200 National number: 427167 Extension number: [redacted]

Country code: [redacted] Mobile number (optional): [redacted]

Country code: 01200 Fax number (optional): 427167.

Email address (optional):

ron.gronvalovin-plus.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:

[redacted]

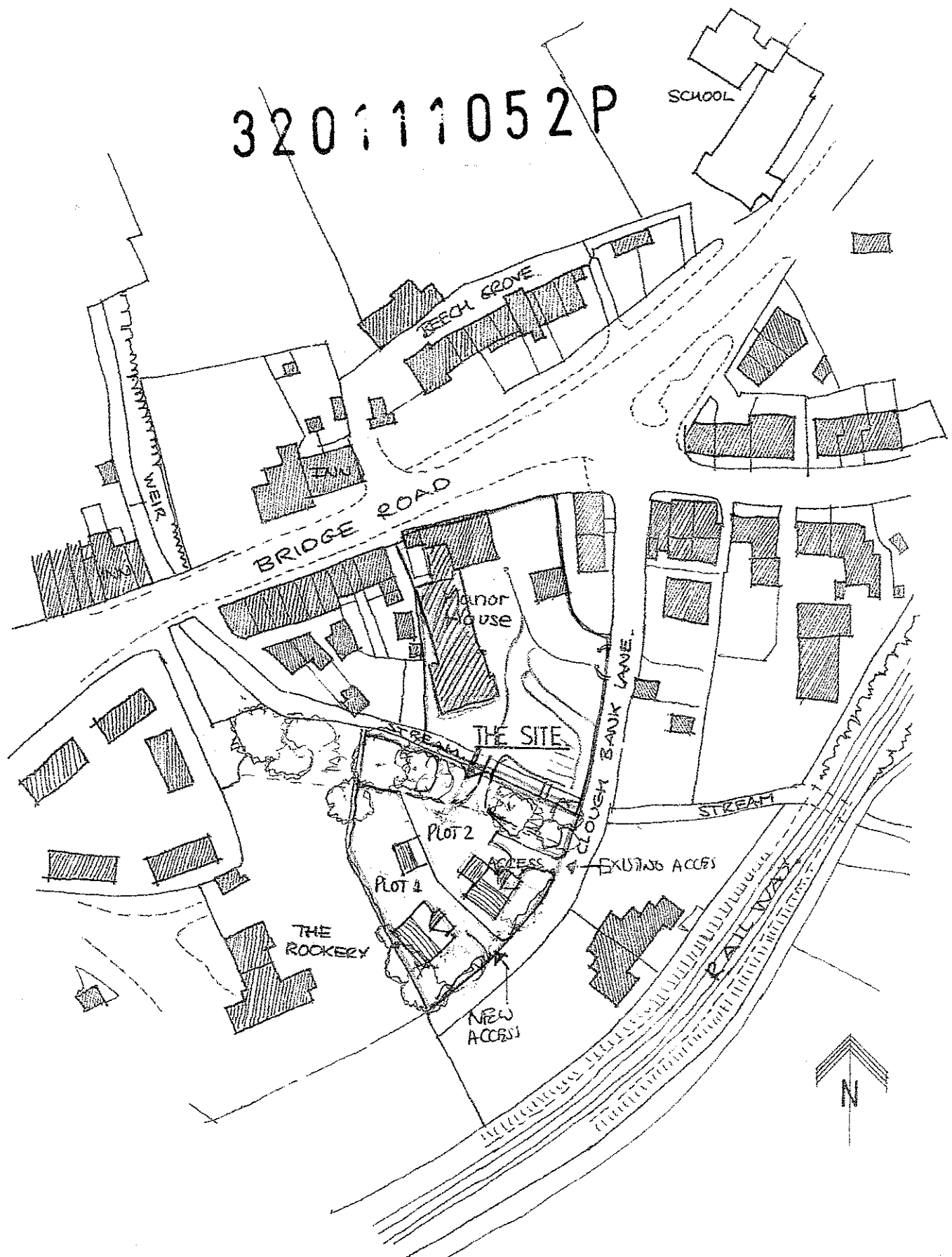
Telephone number:

[redacted]

Email address:

[redacted]

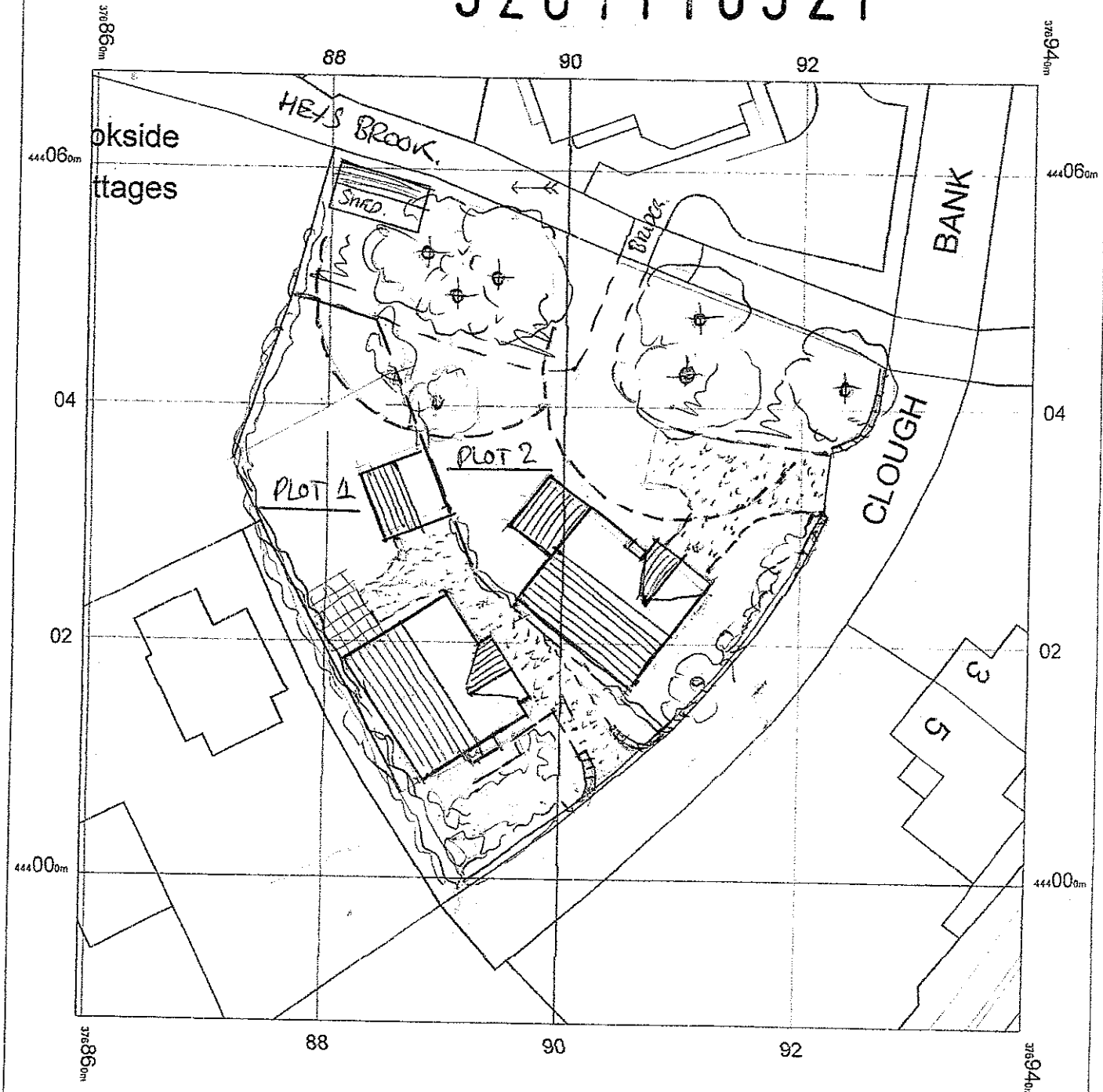
320111052P



PROPOSED DWELLING OFF CLOUGH BANK LANE, CHATBURN.
LOCATION PLAN. SCALE 1:1250.

Ron Valovin
Architectural Services,
Wellfold,
Clitheroe.

320111052P



PROPOSED SITE PLAN

Land off Clough Bank
Chatburn
Clitheroe
BB7 4AW

OS Mastermap
02 June 2011, ID: MDP-00075548
www.mapdataportal.co.uk

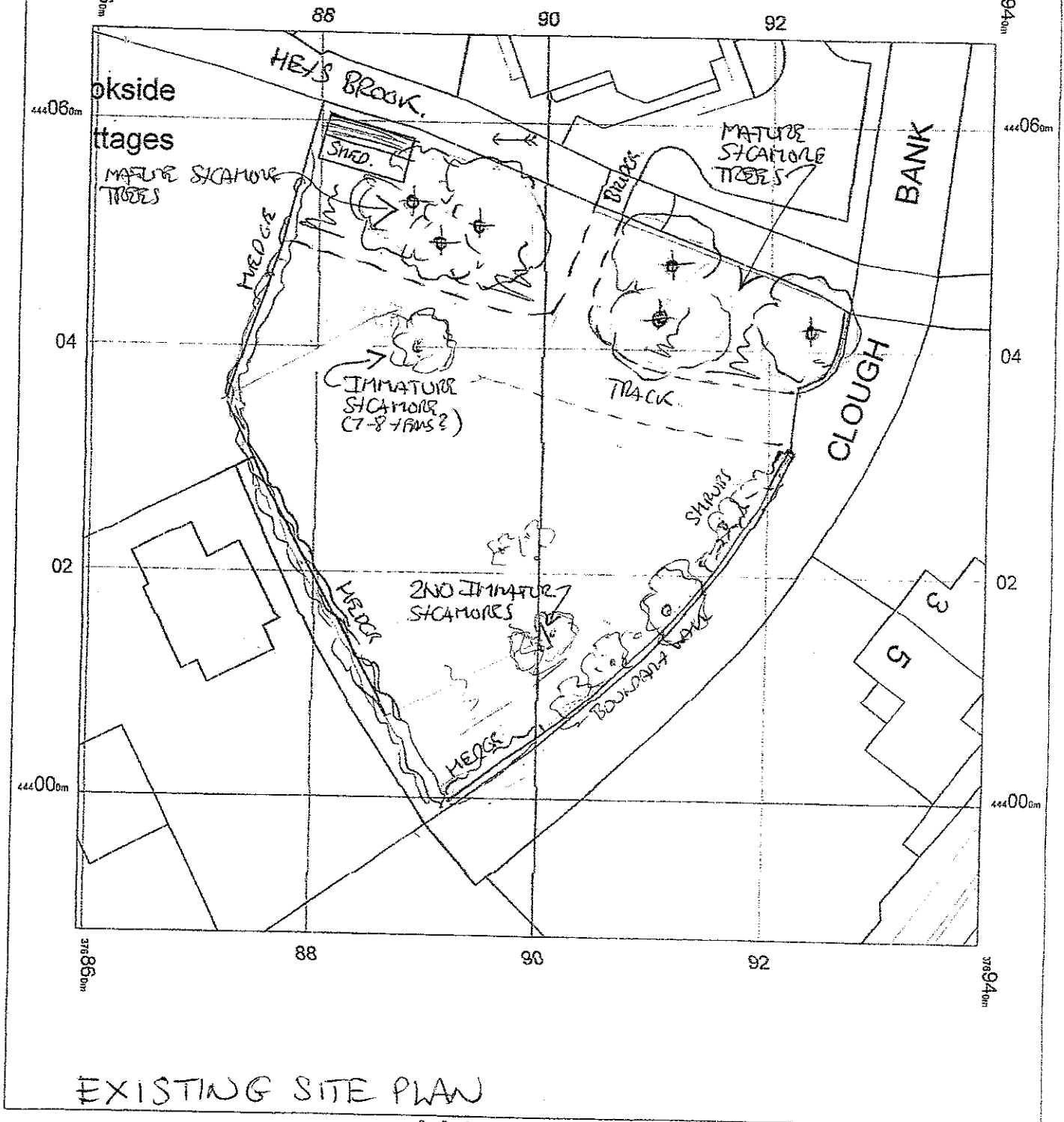
1:500 scale print at A4. Centre: 376900 E 444028 N

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Maps @ Malcolm Hughes Ltd
Tel: 0161 926 0650

320111052P

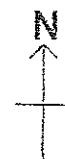


Land off Clough Bank
Chatburn
Clitheroe
BB7 4AW

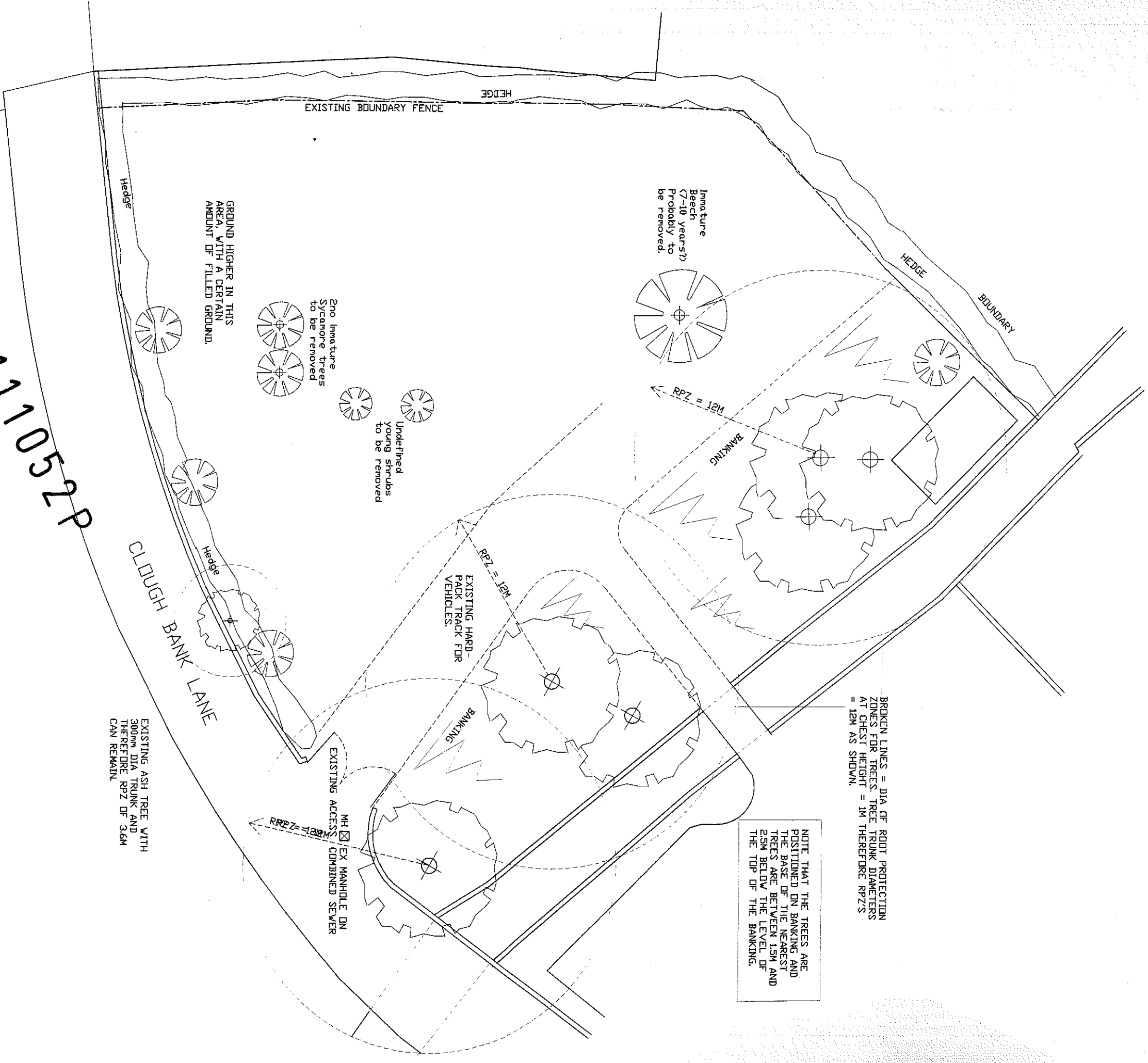
OS Mastermap
02 June 2011, ID: MDP-00075548
www.mapdataportal.co.uk

1:500 scale print at A4, Centre: 376900 E, 444028 N

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Tel: 0161 926 0650

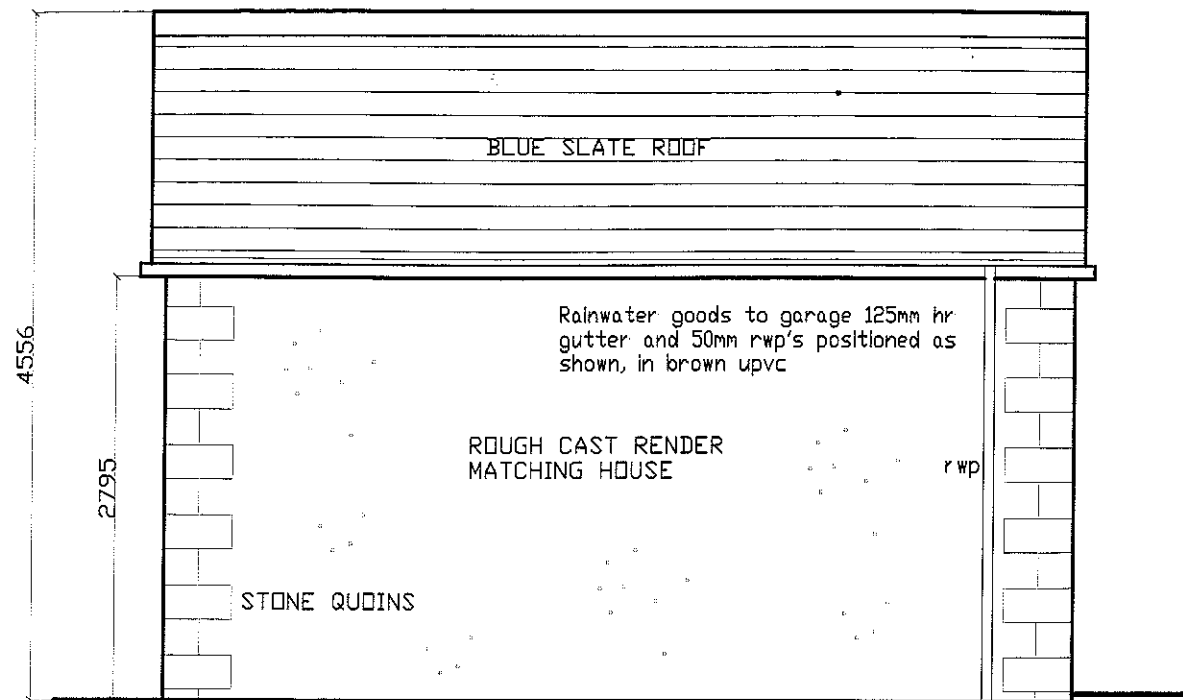


BROKEN LINES = DIA OF ROOT PROTECTION ZONES FOR TREES. TREE TRUNK DIAMETERS AT CHEST HEIGHT = 1M THEREFORE RPZ'S = 12M AS SHOWN.

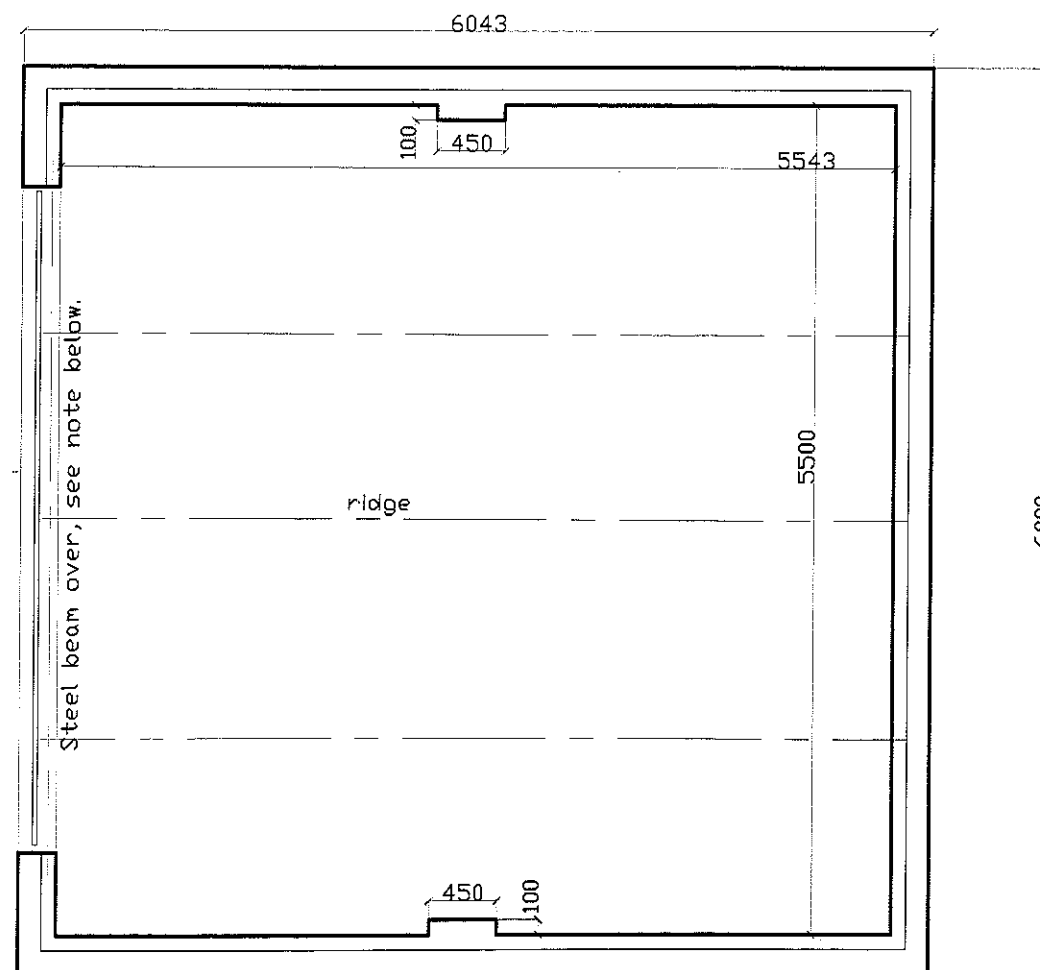
NOTE THAT THE TREES ARE POSITIONED ON BANKING AND THE BASE OF THE NEAREST TREES ARE BETWEEN 1.5M AND 2.5M BELOW THE LEVEL OF THE TOP OF THE BANKING.

320111052P

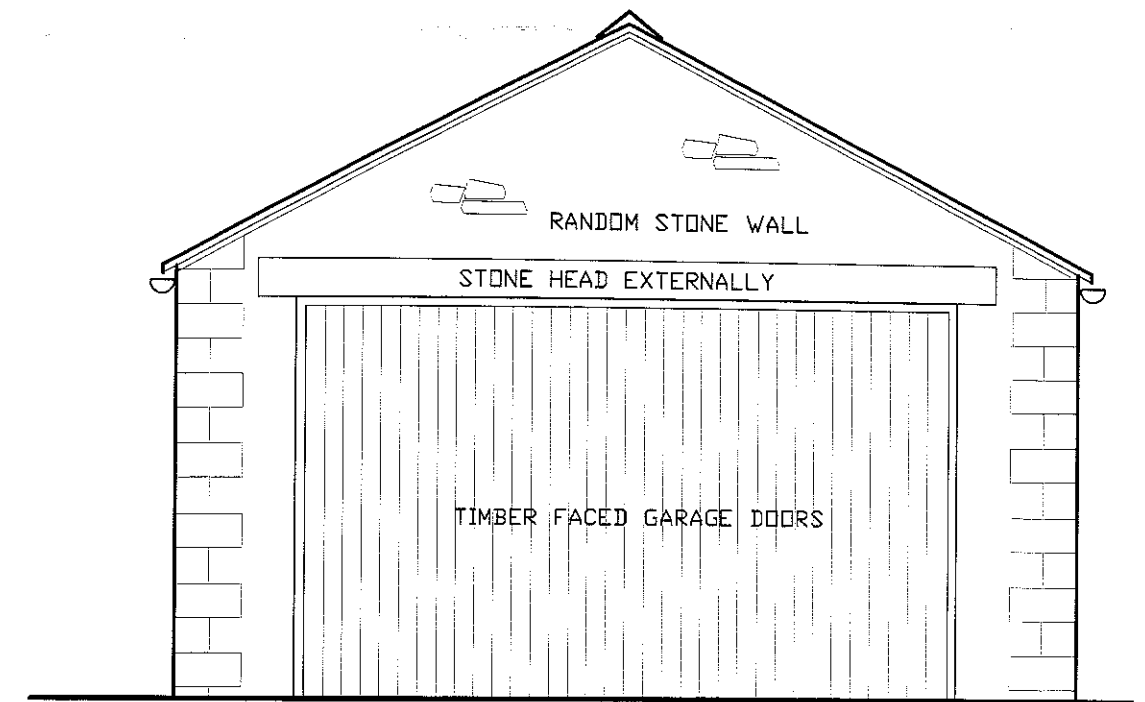
Project Proposed dwelling to land behind The Manor House, Clough Bank Lane, Chatterburn, For Mr and Mrs Harrison.			Ron Valovin, Architectural Services, 9 Green Drive, Clitheroe, Lancs. BB7 2BB, Tel. 01200 427167.	
Title	SITE PLAN, AS EXISTING			
Scale	1-250	Date	16/3/04	Drawn
				RAU
File Name	114-4			



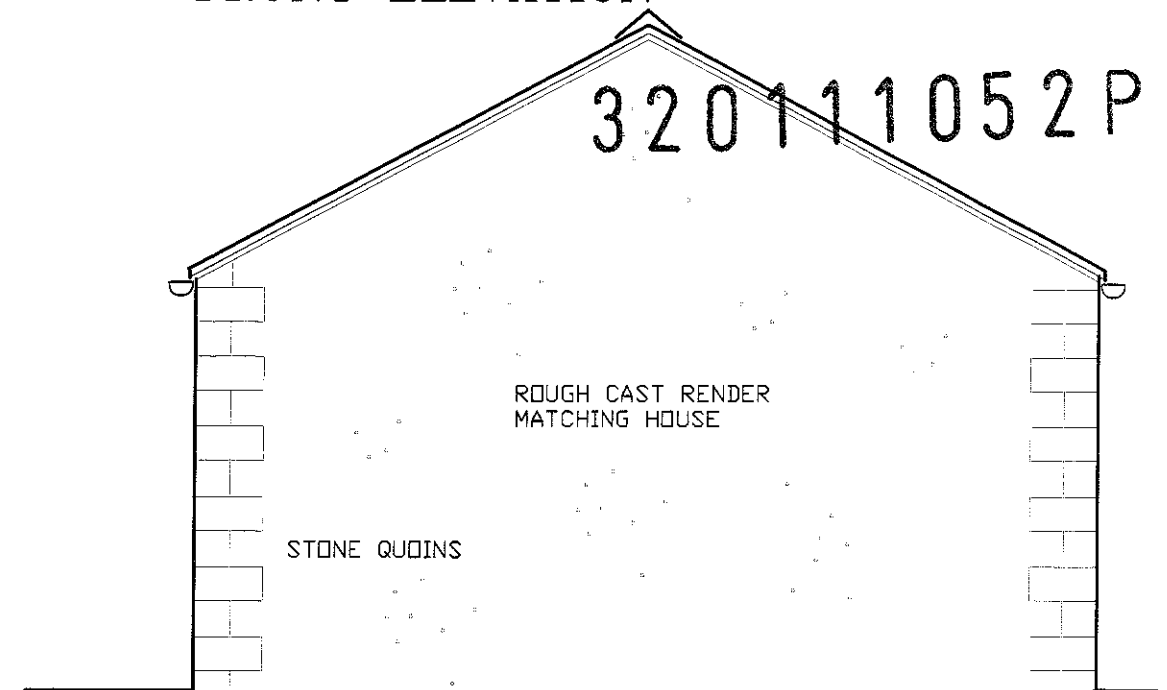
SIDE ELEVATIONS



GARAGE PLAN.



FRONT ELEVATION



REAR ELEVATION

Project Proposed Dwelling on land behind The Manor House, Clough Bank Lane, Chatburn For Mr and Mrs Harrison.			Ron Valovin, Architectural Services, 9 Green Drive, Clitheroe, Lancs. BB7 2BB. Tel. 01200 427167.	
Title GARAGE PLAN AND ELEVATIONS				
Scale 1 to 50	Date 16/3/04	Drawn RW	File Name	114-3

Design and Access Statement Pro-forma

PROPOSED DWELLINGS TO LAND OFF CLOUGH BANK LANE, CHATBURN

From the 10th August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What applications need to be accompanied by a design and access statement

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- Material change in the use of land or buildings, unless it also involves operational development.
- Engineering or mining operations.
- Development of an existing dwelling house, or development within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house, where no part of that dwelling house or curtilage is within a designated area or is a listed building. "Designated areas" include:
 - Conservation Areas
 - Sites of Special Scientific Interest (SSSI)
 - Areas of Outstanding Natural Beauty (AONB)

You should use this form for small scale developments where there is no impact on views of the property or site from a highway. If in doubt as to whether this form is appropriate for the type of development you are proposing then contact the planning department on 661661.

Process

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

THE SITE ABOVE HAS A CURRENT PLANNING APPROVAL FOR A SINGLE DWELLING (APPLICATION NO 3/2009/0125/P). THE CLIENT ASKED TO LOOK AT THE FEASIBILITY OF BUILDING 2 NO HOUSES. WE CONSULTED THE COUNCIL AND WERE ASKED TO CONSIDER THE PROXIMITY OF TREES. OUR LAYOUT KEEPS THE BUILDING OUTSIDE THE RPZ OF THE TREES, WHILST STILL MAINTAINING GOOD PLOT SIZES. BUILDING MATERIALS ARE TO BE SIMILAR TO THOSE OF APPROVED SCHEME FOR ONE DWELLING.

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

2 NO DWELLINGS WITH CURTIAGE & AMENITIES. THE PLOT IS TYPICAL INFILL WITH DWELLINGS ON ALL SIDES & RESIDENTIAL DEVELOPMENT IS THE OBVIOUS USE. IT IS NOT BEING SUITABLE FOR ANY COMMERCIAL OR INDUSTRIAL USE & WOULD OTHERWISE REMAIN VACANT. THE DWELLINGS WOULD CONTRIBUTE TO THE COUNCIL'S HOUSING POLICY REQUIREMENTS.

Amount

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

2 NO 4 BEDROOM DWELLINGS WITH QUITE GENEROUS CURTIAGES & AMENITIES, & PROPORTIONATE TO THE SCALE OF THE SURROUNDING PROPERTIES, ALL AS SHOWN ON THE ENCLOSED SITE PLANS. THERE IS A DEGREE OF NATURAL SCREENING & LANDSCAPING FROM THE EXISTING TREES.

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Layout

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

THE LAYOUT HAS BEEN DESIGNED TO AVOID INCURSION INTO THE RPZ OF THE MATURE TREES & TO MAKE USE OF THE EXISTING DECESS TO CLOUGH BANK LANE PLUS OUR NEW ACCESS. GARAGING TO PLOT 2 IS AT THE FRONT TO ALLOW OPEN GARDEN SPACE TO THE REAR & AVOID A GARAGE CLOSE TO THE TREES AT THE REAR. THE SITE IS SPLIT INTO TWO AS SHOWN ON THE SIDE PLAN TO ACCOMMODATE BOTH DRIVES.

Scale

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

THE CURTIAGRS OF THE DWELLINGS & MOOR SIZES ARE PROPORTIONATE TO THE SURROUNDING DWELLINGS. THE PLOT SIZES ARE SMALLER THAN THE THREE ADJACENT DWELLINGS BUT THE HOUSES SIMILAR TO 3 & 5 CLOUGH BANK LANE & SMALLER THAN THE RECTORY

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?

EXISTING MATURE TREES TO REMAIN. NEW ACCESS TO HAVE NATURAL STONE WALL & GATE POSTS, MATCHING EXISTING (RE-USING EX STONE AS FAR AS POSSIBLE) BOUNDARY BETWEEN DWELLINGS IN TIMBER FENCE WITH SOME MEDIC PLANTING AS SHOWN ON SIDE PLAN, ALL EXISTING BOUNDARIES TO REMAIN.

Appearance

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

BOTH DWELLINGS IN TRADITIONAL CONSTRUCTION WITH SLATE ROOFS, STONE & RENDER WALLS, STONE BORDERS TO WINDOWS & DOORS. THERE IS A TRADITIONAL FORM TO THE SHAPE OF THE DWELLINGS, TYPICAL TO THE VALLEY.

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

CLOUGH BANK LANE ALREADY SERVES SEVERAL DWELLINGS AS SHOWN ON THE PLANS. THE EXISTING GATE ACCESS IS TO BE RETAINED & A NEW VEHICLE ACCESS FORMED FOR PLOT 1. VEHICLE ACCESS IS EITHER INTO THE BUILDING OR CAN PARK OUTSIDE THE FRONT ENTRANCE ON PLOT 1. THERE WILL BE A PEDESTRIAN RAMP AT BOTH FRONT DOORS & THE PATHS AROUND THE BUILDINGS WILL BE LEVEL.