



RIBBLE VALLEY
BOROUGH COUNCIL

7 JAN 2012

FOR THE
ATTENTION OF

For office use only
Application No: 320120094 P
Date received
Fee paid £
Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01208 425111 www.ribblevalley.gov.uk

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: MRS First name: ZIVANA
Last name: HODSON
Company (optional):
Unit: House number: House suffix:
House name: RIBBLESDALE HOUSE
Address 1: MAIN ST
Address 2:
Address 3:
Town: GIBURN
County: LANCASHIRE
Country: ENGLAND
Postcode: BB7 4HE

2. Agent Name and Address

Title: MR First name: ANTONY
Last name: FELLOWES
Company (optional): A FELLOWES
Unit: House number: 6 House suffix:
House name:
Address 1: MAIN STREET
Address 2:
Address 3:
Town: GIBURN
County: LANCASHIRE
Country: ENGLAND
Postcode: BB7 4HD

3. Description of the Proposal

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

DEMOLISH EXISTING GARAGE
BUILD NEW LARGER 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: **RIBBLESDALE HOUSE**

Address 1: **MAIN ST GIBBURN**

Address 2:

Address 3:

Town: **GIBBURN**

County: **LANCASHIRE**

Postcode (optional): **BB7 4HE**

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

Easting: Northing:

Description:

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:

Reference:

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

Details of pre-application advice received?

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)

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:

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☒ N/A ☐ 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):

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

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:

GARDEN

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:

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

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

16. 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 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 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

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	BRICK	RENDER CONCRETE BLOCK	☐	☐	
Roof	SLATES	BUFF ~~BLUE~~ TILES	☐	☐	
Windows	/	TIMBER	☐	☐	
Doors	WOOD	WOOD	☐	☐	
Boundary treatments (e.g. fences, walls)	WALL	WALL	☐	☐	
Vehicle access and hard-standing	CONCRETE	CONCRETE	☐	☐	
Lighting	NO	NO	☐	☐	
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:

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	2	2	LARGER
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes☒ No

If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	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)=							

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)=							

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)=							

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)=							

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

Existing Housing

Market Housing	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)=							

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)=							

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)=							

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)=							

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

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

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 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	Hostels	☐			

20. Employment

Please complete the following information regarding employees: N/A

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	NONE			
Proposed employees				

21. Hours of Opening

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

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
	NONE			

22. Site Area

Please state the site area in hectares (ha)

0.023

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:

NONE

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.

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)		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):

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):

A. J. [Signature]

~~30.9.11~~

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
ZIVANA HOODSON	CROFT COTTAGE GIBBURN BB7 4HE	30.9.11

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

A. J. [Signature]

28.2.12

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):

A. J. [Signature]

~~30.9.11~~

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:

A. Feller

Date (DD/MM/YYYY):

30 9. 11

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:

☐

The correct fee:

☐

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:

☐

3 copies of a design and access statement:

☐

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

☐

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

☐

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

☐
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:

A. Feller

Date (DD/MM/YYYY):

30 9. 11

(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:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

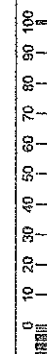
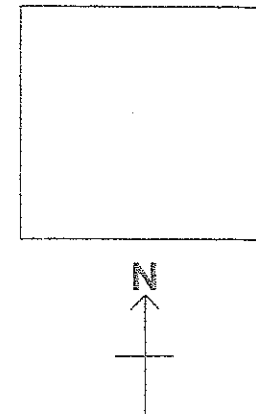
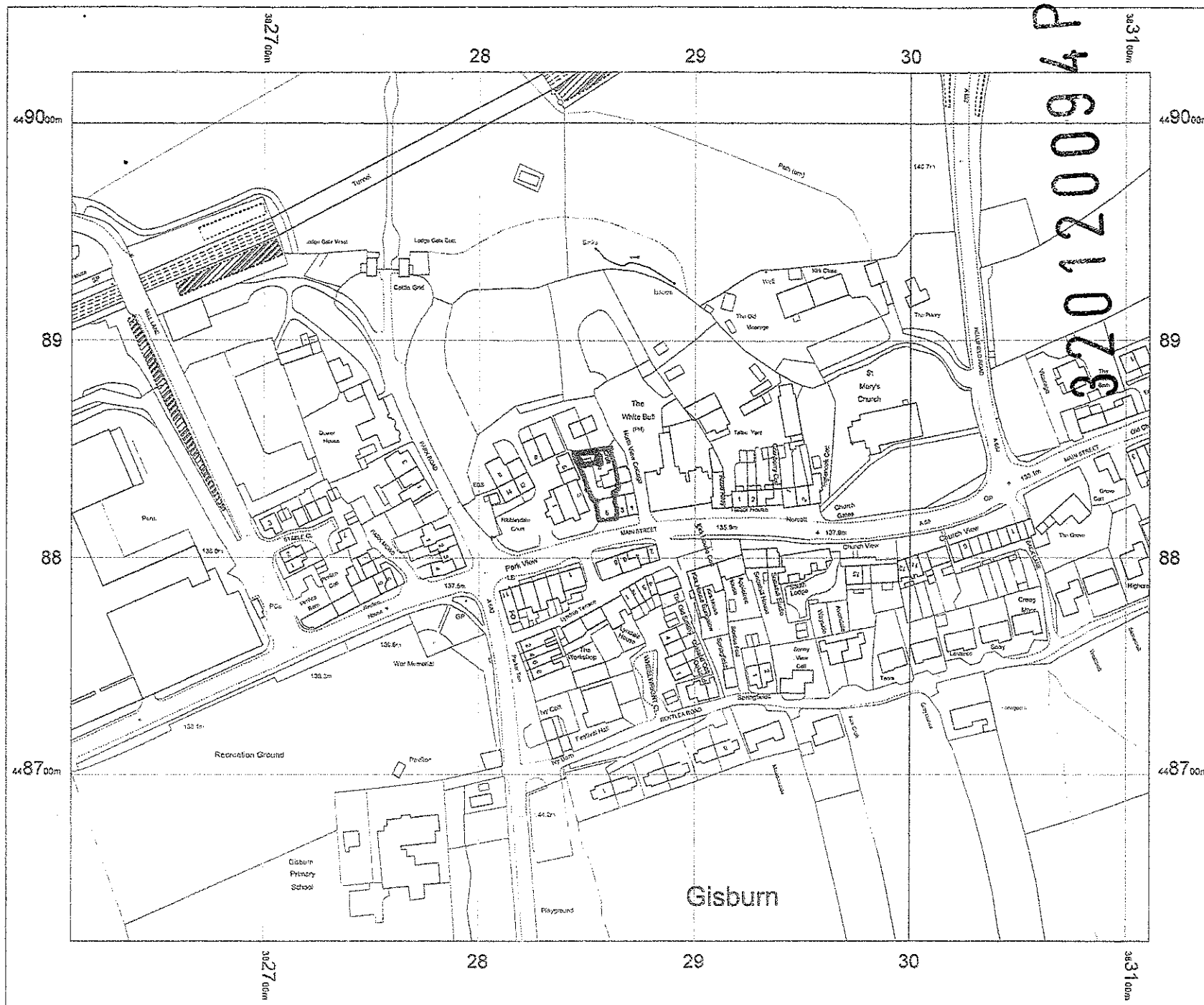
30. Site VisitCan the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☐ NoIf the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) ☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



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Building Elements Ltd

Duck Pond Farm Cottage, Moorgate Rd, Barnoldswick, Lancashire, BB18 5SQ

320120094P

Tel: 07976 587694

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

SITE: RIBBLESDALE HOUSE, MAIN ROAD, GISBURN

**PROPOSAL: REPLACEMENT GARAGE TO THE REAR OF RIBBLESDALE HOUSE,
GISBURN**

1 ASSESSMENT

- 1.1 Ribblesdale House is located on the North side of Main Road, Gisburn, with the front elevation facing South. The property is not Listed but is situated within Gisburn conservation area. The site area is 0.023 Hectare within the red edged area on Dwg/01 and the site adjacent (Croft Cottage), is edged blue and has the same ownership, this has an area of 0.017 Hectare.
- 1.2 The property is a traditional construction with a render and limestone pebbledash finish and the roof is a traditional blue slate covering. The existing garage is to the rear (North) of the property, and is constructed from brick walls which are painted white and a stone slate pitched roof.
- 1.3 Policies in the development plan are informed by government advice detailed in Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's). Planning policy statements (PPS) set out the Government's national policies on different aspects of spatial planning in England. The relevant Government Policy is: Planning Policy Statement 5: Planning for the Historic Environment.



Building Elements Ltd

Duck Pond Farm Cottage, Moorgate Rd, Barnoldswick, Lancashire, BB18 5SQ

320120094P

Tel: 07976 587694

- 1.4 The development plan includes those policies that have been saved from the Ribble Valley Districtwide Local Plan adopted in June 1998. Of particular relevance in this instance is ENV16 which requires that proposals are "strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials." Policies ENV17 & 18 also relate to Conservation Areas.

2 INVOLVEMENT

- 2.1 This application for Conservation Area Consent, due to the size of the development it has not had any previous correspondence with a local planning officer.
- 2.2 Also included within this document to the rear is a Heritage Statement including a site and building assessment.

3 EVALUATION

- 3.1 The work that is the subject of this application for Conservation Area Consent must be assessed in the context of the historic and architectural merit of the building and its effects upon its surroundings. The existing building is of very little historic and architectural significance to the area. The building is very hard to see from any point unless stood within the boundary of the application site.



320120094P

Building Elements Ltd

Tel: 07976 587694

Duck Pond Farm Cottage, Moorgate Rd, Barnoldswick, Lancashire, BB18 5SQ

3.2 The existing building is approximately 4m x 5m with a ridge height of 3m and an eaves height of 2.4. With regard to the structure itself it is in a poor and dilapidated state and is verging on becoming dangerous to its user. The timber doors and fascia boards are all in a poor state and the paintwork on the walls is also looking poor. The timbers within the roof structure are clearly giving way and are showing visual signs of severe bowing.

3.3 The proposal for a new double garage is to help the existing house meet the needs of a modern home. This would provide adequate parking for two vehicles reducing the visual impact of externally parked vehicles. There would also be space within for bicycles and other residential items to be stored to reduce external clutter and improve the external aesthetics of the Conservation area.

4 DESIGN

4.1 The new building will be 8m wide and 5m deep, as shown on the submitted drawings. The front (South facing) elevation will have two garage doors with a pillar in the centre. The new building will have an eaves height of 2.5m and a ridge height of 4.5m.



Building Elements Ltd

Duck Pond Farm Cottage, Moorgate Rd, Barnoldswick, Lancashire, BB18 5SQ

320120094P

Tel: 07976 587694

- 4.2 The walls will be block with a double coating of render and a limestone pebbledash finish to match the existing main house. The roof will be blue slate which will also match the existing main house. All fascia and gable verges will be finished with high quality softwood, painted in a heritage colour. The garage doors will be vertically boarded timber, side hung, which will also be finished in heritage colour paint.

5 ACCESS

- 5.1 The works have no changes to, or, impact on access to and from the site.



Building Elements Ltd

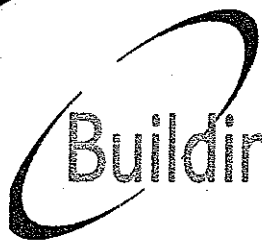
Duck Pond Farm Cottage, Moorgate Rd, Barnoldswick, Lancashire, BB18 5SQ

320120094P

Tel: 07976 587694

HERITAGE STATEMENT

- 6.1 Policy ENV17 requires that sufficient information is submitted with an application with a Conservation Area. In all cases this involves a Design and Access Statement and a Heritage Statement.
- 6.2 The Borough Council has prepared appraisals of the character of the remaining conservation areas in an order of priority, there is a list of 13 conservation areas within Ribble Valley and Gisburn is number 13 which is the lowest priority of all the Conservation Areas within the Borough at the time the document was written.
- 6.3 In terms of assessing importance of the structure in question, both the existing structure and proposed structure are very modest in size and have very little impact on the surrounding area. The proposed replacement garage will be slightly larger in plan and in height but will not be of a size that could be of detriment to the area. The building is to the rear of the property and can barely be seen from the car park to the rear of the White Bull. The only position which it can be seen entirely is when stood with the applicant's boundary.



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Building Elements Ltd

Tel: 07976 587694

Duck Pond Farm Cottage, Moorgate Rd, Barnoldswick, Lancashire, BB18 5SQ

- 6.4 The structural details of the existing building are detailed in paragraph 3.2 of the Design and Access Statement.
- 6.5 As such, bearing in mind the new building will be not be seen from the nearby highway and that it will be replacing an existing building on site, approval of such a development would be of no significant detriment to the visual amenity of the Conservation Area.

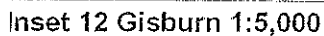
Supporting Documents including Location and Site Plan and Ribble Valley Plan showing Conservation Area



Builder

Duck Pond Farm Cottage, Moorgate Rd, Barnoldswick, Lancashire, BB18 5SQ

Duck Pond Farm Cottage, Moorgate Rd, Barnoldswick, Lancashire, BB18 5SQ



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Ribble Valley Borough Council LA100018641 1999

Company No. 7139729

Vat No.: 985 4118 90

MAIN STREET

SITE PLAN
Scale: 1:500

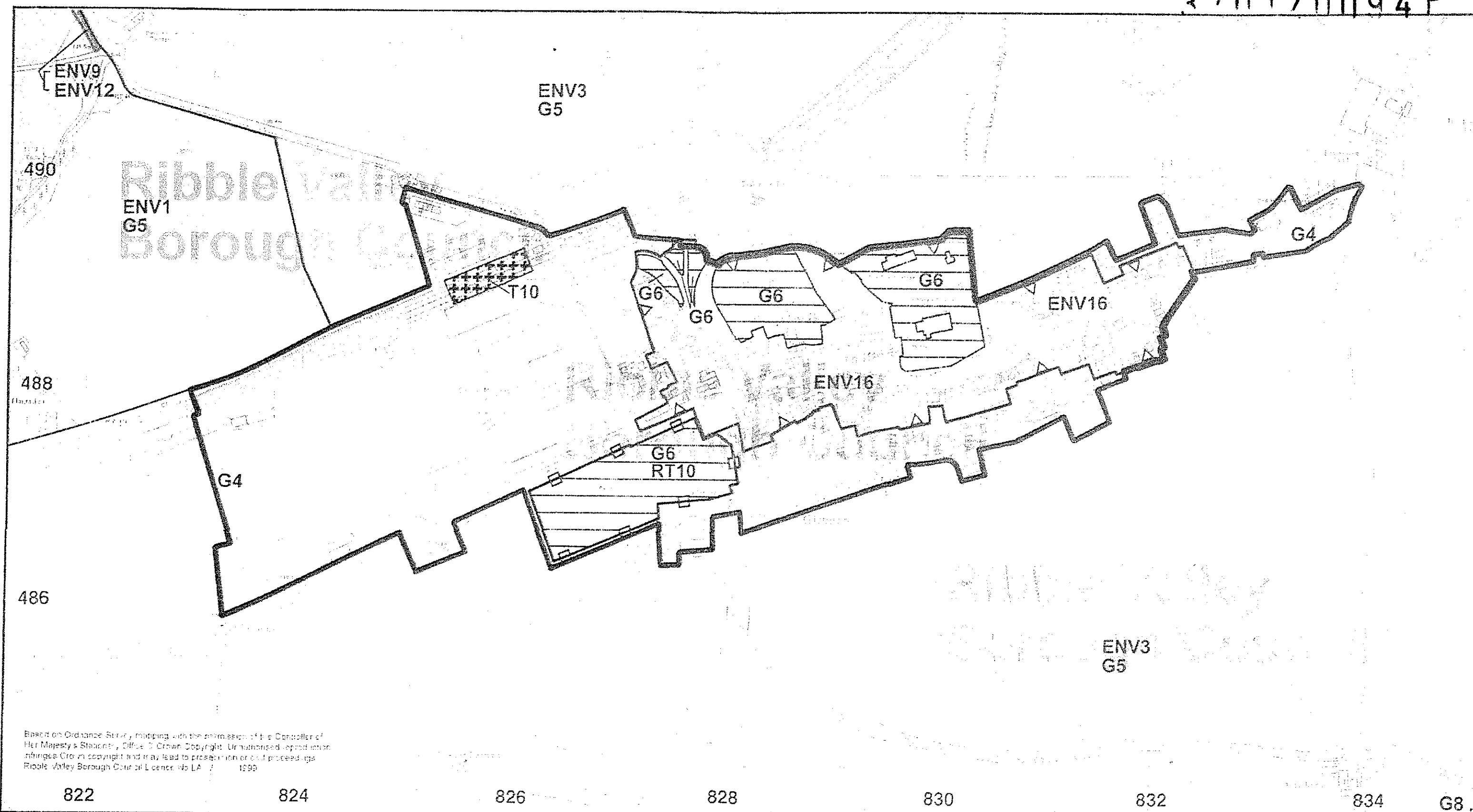
Scale: 1:500

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15

Scale: As stated in

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Inset 12 Gisburn 1:5,000

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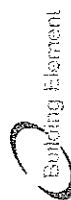
REC'D 29/2/12 12

Notes:

- All work to be carried out to the latest standards Code of Practice and recognised practices.
- All work and materials should comply with legislation.
- All work and materials to be approved by Authority Planning & Building Control Officer.
- All dimensions are in millimetres unless stated otherwise.
- The contractor should check and verify all work presented and justify the architect or design office.
- Do not scale off the drawings, if in doubt.
- The design is in no way liable for work (all Planning Consent and/or Building Regulations).

Title: Mr Fellows
Ribblesdale House,
Othburn.

LOCATION PLAN & SITE PLAN



David Poole Bec (Hons) BSc(H)
Diploma Farm College,
Rotham Rd,
Barnsley,
Leeds, S18 6SQ

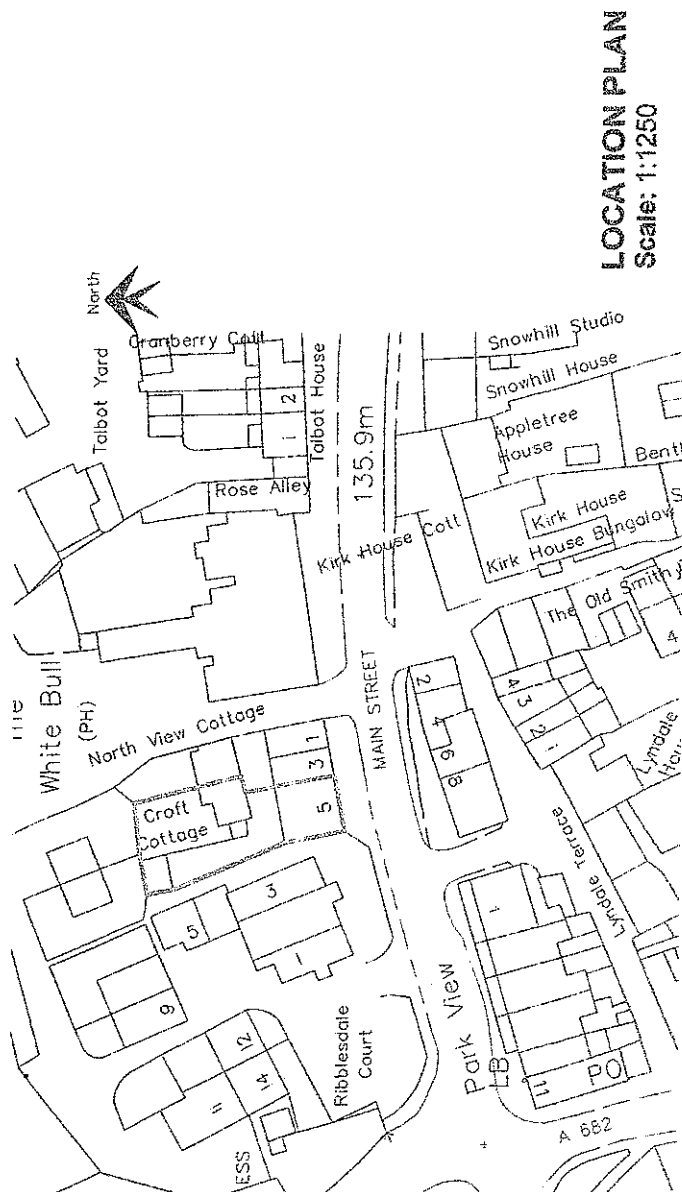
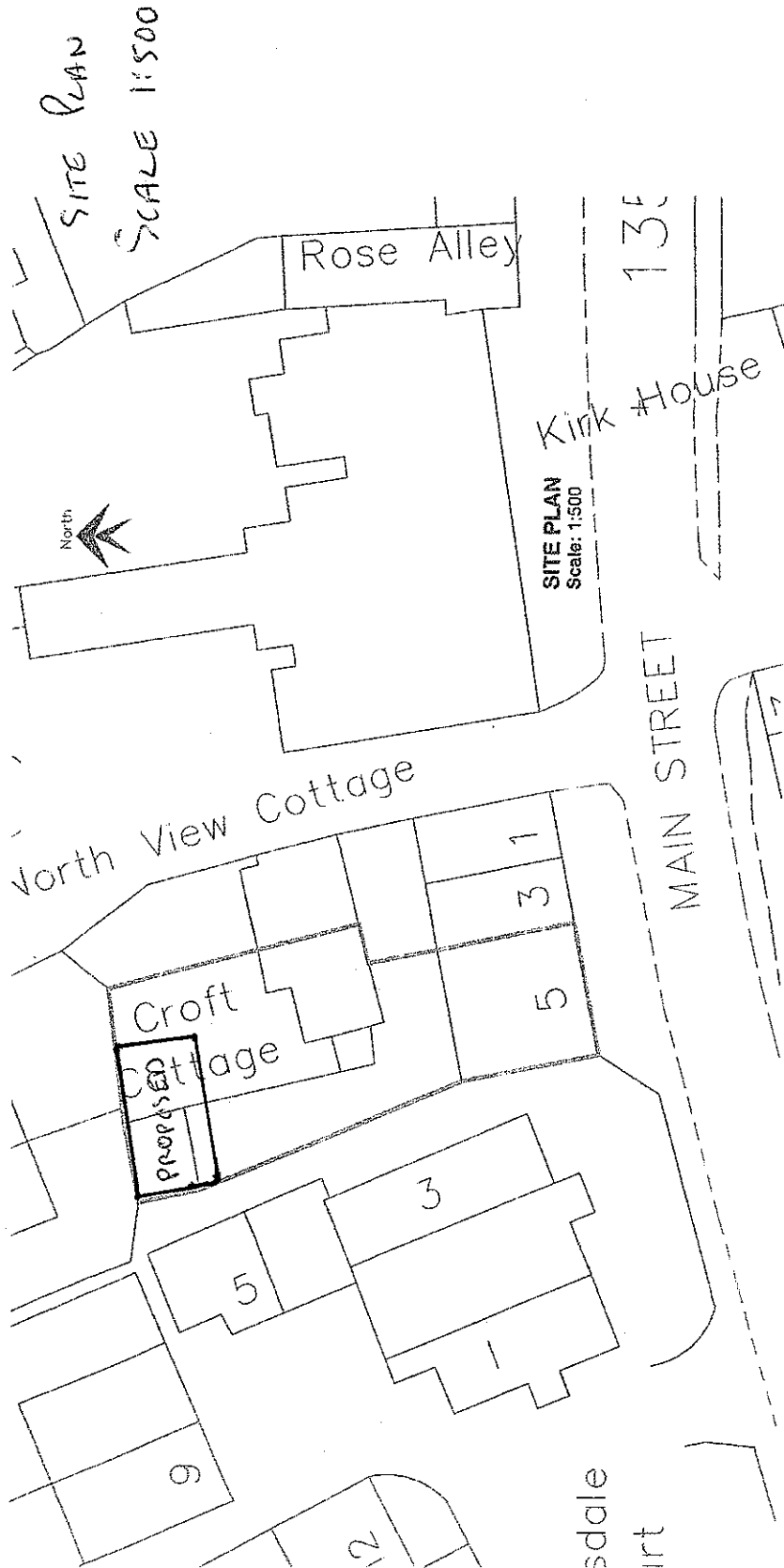
Mr: 0797 669 7694

Project No: F001 Dwg: 02

Client: Mr Fellows

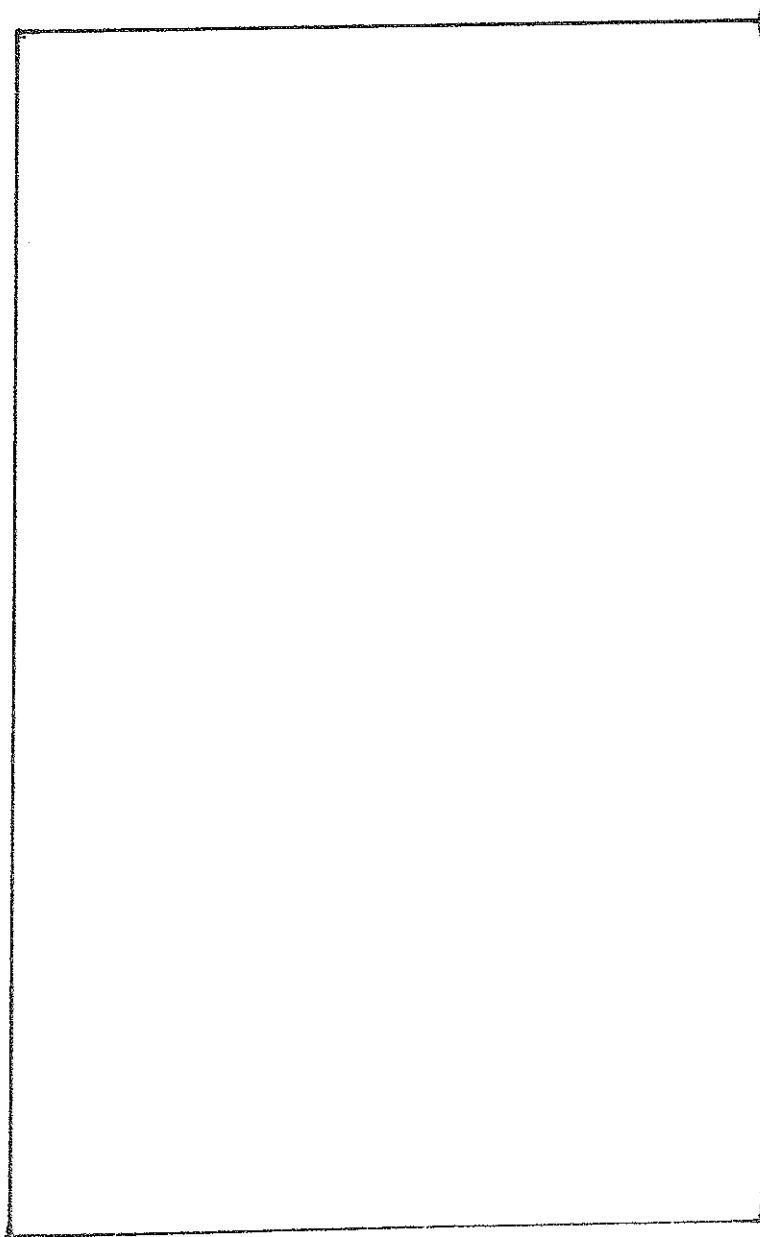
Date: 17.02.12

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AREA PLAN Floor



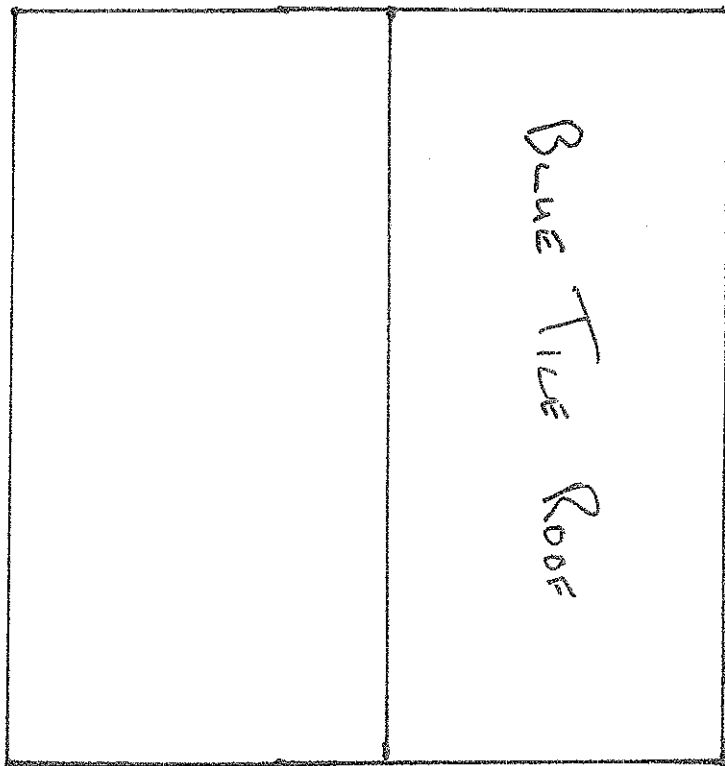
8 METRES

5 METRES



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WEST ELEVATION



← 2.5 METRES →

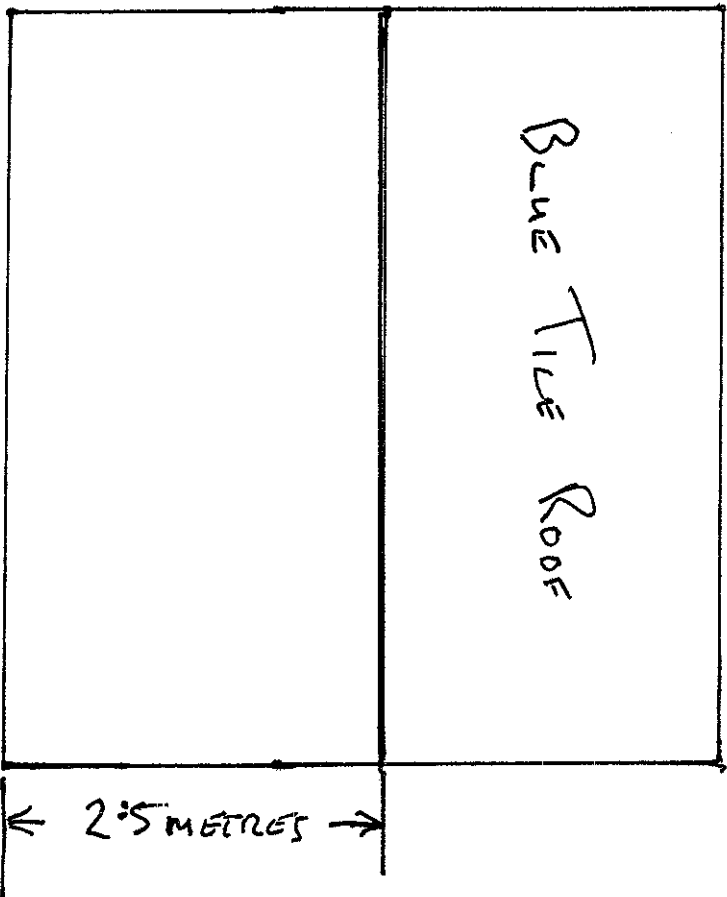
EAVES

4.5 METRES

RIDGE

W

EAST ELEVATION



320120094P
EAVES

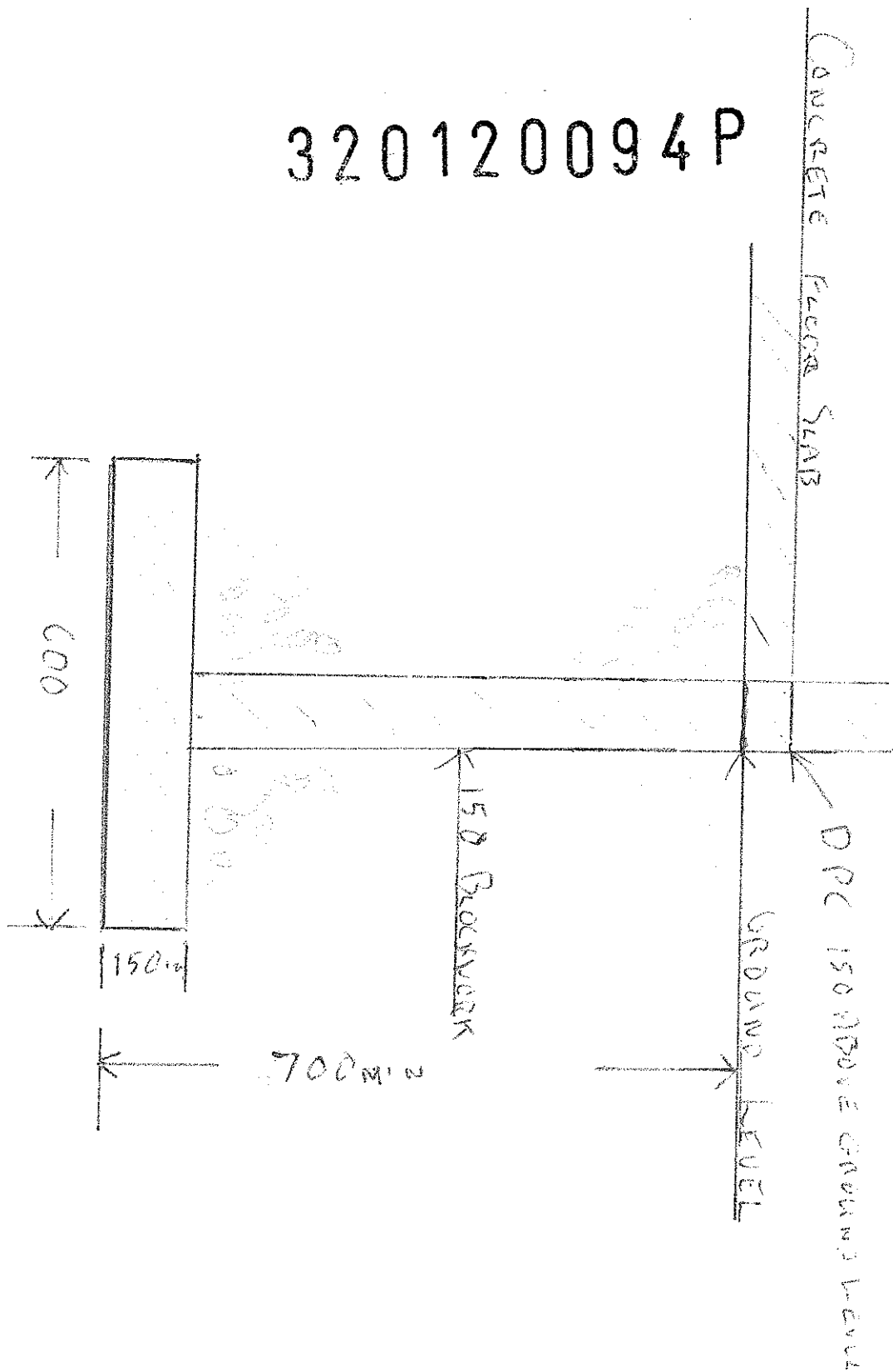
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4.5 METRES

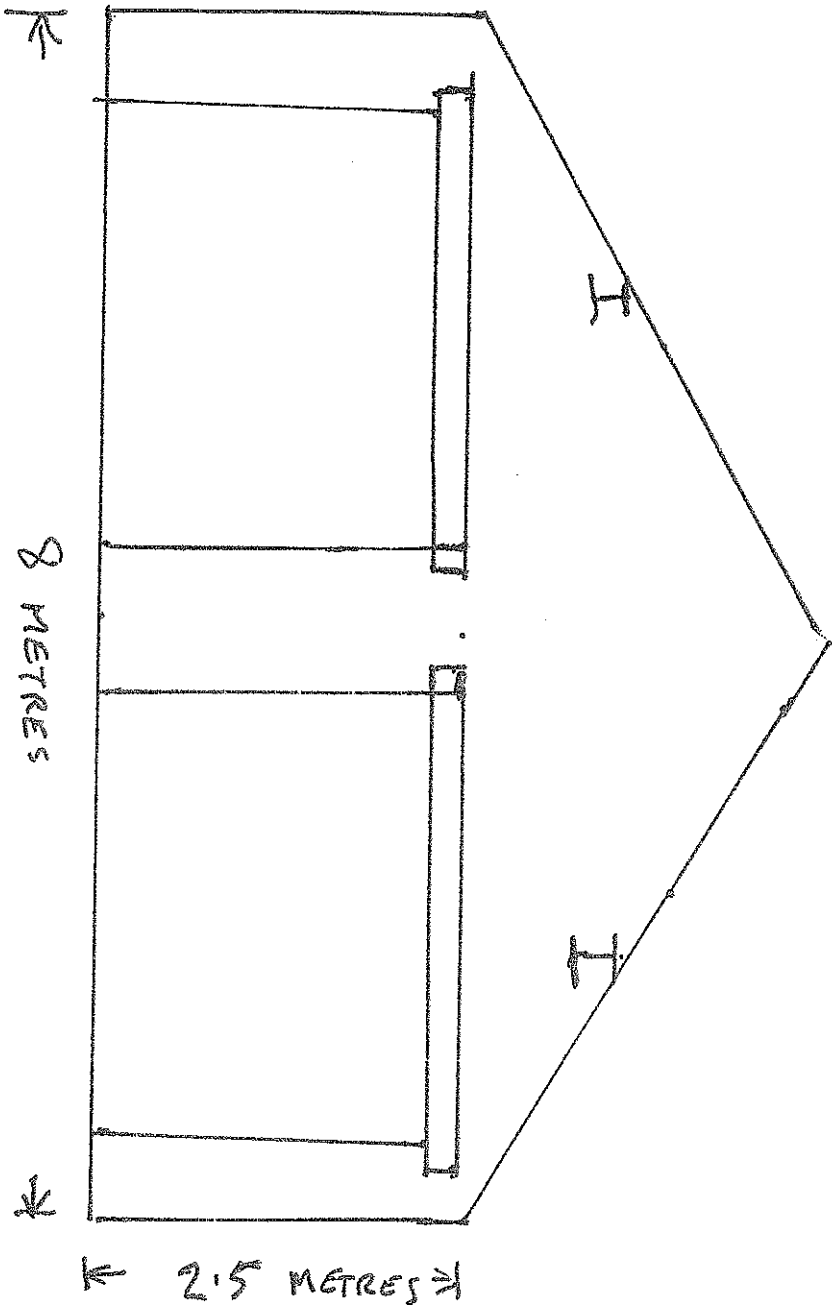
W

320120094P

FOUNDATION DETAIL



SOUTH ELEVATION

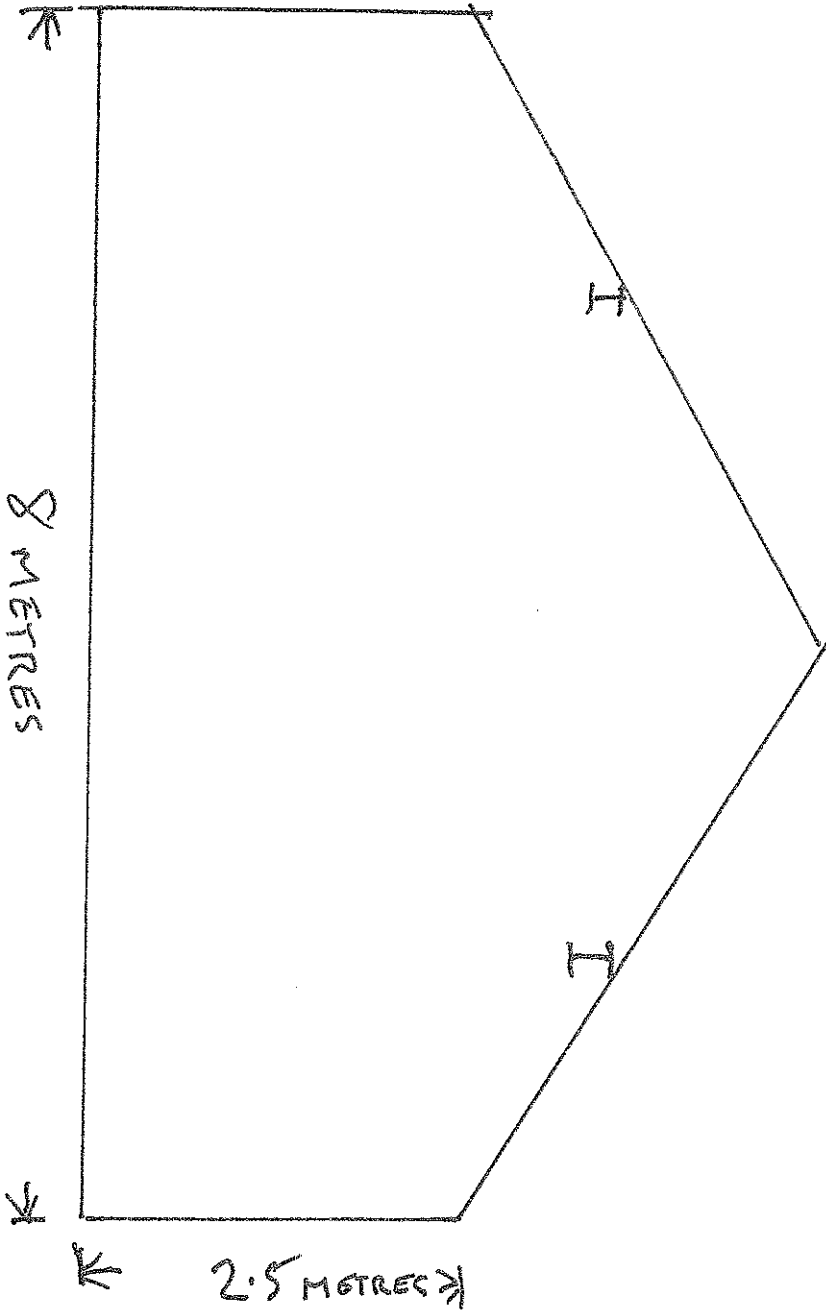


Scale 1:50

4.5 METRES

320120094P

NORTH ELEVATION



320120094P

4.5 METRES

↓