



RIBBLE VALLEY
BOROUGH COUNCIL

- 6 FEB 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120141P

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

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mrs	First name:	C	Surname:	Nestor		
Company name:							
Street address:	2 Huntsmans Cottages				Country Code	National Number	Extension Number
	Woodfold Park				Telephone number:		
	Further Lane				Mobile number:		
Town/City:	Mellor, Blackburn				Fax number:		
County:					Email address:		
Country:							
Postcode:	BB2 7QA						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Iain	Surname:	Scales		
Company name:	Cassidy and Ashton						
Street address:	7 East Cliff				Country Code	National Number	Extension Number
					Telephone number:	01772 258356	
					Mobile number:		
Town/City:	Preston				Fax number:		
County:	Lancashire				Email address:		
Country:	United Kingdom						
Postcode:	PR1 3JE				iainscales@cassidyashton.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Alterations and extension at rear of property at ground and first floor level.

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:	2	Suffix:	
House name:	HUNTSMANS COTTAGES		
Street address:	WOODFOLD PARK		
	MELLOR		
Town/City:	BLACKBURN		
County:			
Postcode:	BB2 7QA		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	363787		
Northing:	429667		

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Render and Paint

Description of *proposed* materials and finishes:

Render and Paint

Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Slate

11. (Materials continued)**Windows - description:**Description of *existing* materials and finishes:

Timber frame

Description of *proposed* materials and finishes:

Timber frame

Doors - description:Description of *existing* materials and finishes:

Timber frame

Description of *proposed* materials and finishes:

Timber frame

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:

7990 P01 Location Plan and Survey as Existing

7990 P02 Proposals

320120141P

12. Certificates (Certificate A)**Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title:

Mr

First name:

Iain

Surname:

Scales

Person role:

Agent

Declaration date:

30/01/2012

☒ Declaration made**12. Certificates (Agricultural Land Declaration)****Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:

Mr

First Name:

Iain

Surname:

Scales

Person role:

Agent

Declaration date:

30/01/2012

☒ Declaration Made**13. Declaration**

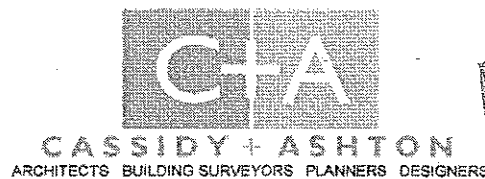
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

30/01/2012

320120141P



15 FEB 2012

FOR THE
ATTENTION

MELLOR: HUNTSMAN'S COTTAGE - HERITAGE STATEMENT

1. Introduction

- 1.1 This report is in support of a Household Planning Application for a 2 storey rear extension of No. 2 Huntsman's Cottages.
- 1.2 The property is situated within Woodfold Park, this being a site located in open countryside approximately 3 km to the north west of Blackburn and 2 km south west of Mellor. It lies to the south of the A677 Preston Blackburn road.
- 1.3 The Park comprises 75 ha of land bounded to the north by Further Lane, to the south by Arley Brook with woodland beyond and to the east and west by agricultural land. The park has, until recently, largely been in agricultural use, but also includes extensive areas of woodland. This woodland, and the fact that there are no public footpaths that cross the site, mean that public views into the site are very limited.
- 1.4 Within the park are a number of buildings and other structures which have recently been renovated and brought back into use. Of these the most significant is Woodfold Hall which is a Grade II listed building, whilst the Orangery is also Grade II. A third Grade II listed building is the balustraded bridge over Arley Brook. Other buildings within the site include Woodfold Park Farm, the Huntsman's Cottages, Deer House and boiler rooms. Other structures include a walled garden and the remains of the pleasure grounds.
- 1.5 The remainder of the park is predominantly grassland which runs generally down hill to the southern tip of the site. Within the grassland are isolated trees and occasional small groups, together with a number of ponds of a permanent and semi-permanent nature.
- 1.6 The grassland is bounded by mature former plantation woodlands, which serve to generally enclose it. This woodland varies in its extent but becomes more extensive to the east of the site in the area known as Jeffery and Old Woodfold Park Wood. This area is designated as a Biological Heritage Site.
- 1.7 The A677 which lies some 1.5 km to the north of the site has a regular bus service between Preston and Blackburn. Mellor has three public houses, including the Windmill on the A677 and local shops including a post office, together with a library, community hall and children's playground.

2.0 Impact upon the Historic Environment

- 2.1 Woodfold Park was entered onto the Register of Parks and Gardens of Special Historic Interest in December 1995.

- 2.2 The notable points that arise from the listing are that the total park, which was laid out in the 1790's to accompany Woodfold Hall, extends to some 175 ha. Much of it is bounded by the remains of a high stone wall with agricultural land beyond. There are gated entrances to the park from the north and north east, and a third entrance from Pleasington Road in the south. Within the park there are substantial strips of woodland, whilst the landform generally falls away towards the south. A sunken driveway leads from the north east entrance to Woodfold Hall.
- 2.3 The listing makes clear that in terms of the overall park area, very little was utilised as gardens or pleasure grounds. The land immediately to the front of the Hall was levelled to form a rectangular platform, supported by dry stone walls, which are no longer visible. To the north of the Hall are wooded pleasure grounds through which a track leads to the northern boundary of the site. Some 200 m to the north west of the Hall lies the remains of the walled kitchen garden and boiler house which is enclosed on three sides by high brick walls, with the fourth contained by a retaining wall.
- 2.4 The proposed extension of No. 2 Huntsman's Cottage will have a negligible impact on the Historic Environment given that it is designed to occupy an area currently flanked by the gable walls of Nos 1 and 3.

3. Impact upon the Park and Garden

- 3.1 Although designated as a Historic Park and Garden, Woodfold Park does not have the formality of other designated parks and gardens. Rather, the majority of the land was designed as an open landscape with emphasis placed upon the long distance views of the Hall. Much of the remainder formed Pleasure Grounds to the rear of the Hall.
- 3.2 In respect of the impact of the development proposals, the key consideration is whether the proposal will impact on the historical merit of features within the site, and in particular the landform, views, and existing trees. Clearly a small extension, at the rear of the property, and flanked by existing gable walls, has a negligible impact upon the Park and Garden.

4. Description of the proposed development

- 4.1 Huntsman's Cottage is now formed into 3 separate dwellings, forming a westerly facing terrace approximately 100 meters from the main entrance to the estate.
- 4.2 No. 2 is the mid-terraced property, and is significantly smaller than Nos 1 and 3, although the present owners have purchased a large tract of land to the north (approximately 1.2 acres), and they also have access to a large double garage at the rear of the property.
- 4.3 The proposed extension is at the rear of the property, and the property is currently in use as a family residence.

5. Use

- 5.1 This is a Householder Application for consent to create additional living space at ground floor level, and to extend the first floor to create 1 additional bedroom and an extended bedroom.

6. Amount

- 6.1 The total floor space of the existing property amounts to 114 sq m on two levels and has the following accommodation:

Ground Floor:

- Lounge/Dining area
- Kitchen
- Entrance Hall

First Floor:

- Bedroom 1
- Bedroom 2
- Cot Room
- Bathroom/WC

- 6.2 Externally, the property has gardens to both the front and rear with a total site area of 322 sq m, plus the land which is contiguous with garden boundary, and as noted earlier, has an area of 0.48 hectares. The proposed extension will create an additional 59.3 sq m of floor space with a ground floor footprint area of 35.2 sq m.

7. Layout

- 7.1 The layout of the proposals has developed in a manner that recognises and respects the character and appearance of the existing dwelling, and does not impact on the amenity of the neighbouring properties.
- 7.2 The extension will occupy the areas currently flanked by the gable walls of no. 1 and 3. By developing the extension in this manner we are simply enclosing private space.

8. Scale

- 8.1 The design recognises the importance of ensuring that the scale and massing of the proposals does not dominate or over shadow either of the neighbouring properties. This has been achieved by two means - restricting the length of the ground floor extension to ensure that the '45 degree rule' is not breached, and by designing the roof as a double hipped gable end to keep the overall height below the line of the existing ridge and eaves.

9. Landscaping

- 9.1 The proposed area of the extension is an existing paved terrace and therefore the extension will not impact on existing soft landscaping.

10. Sustainability

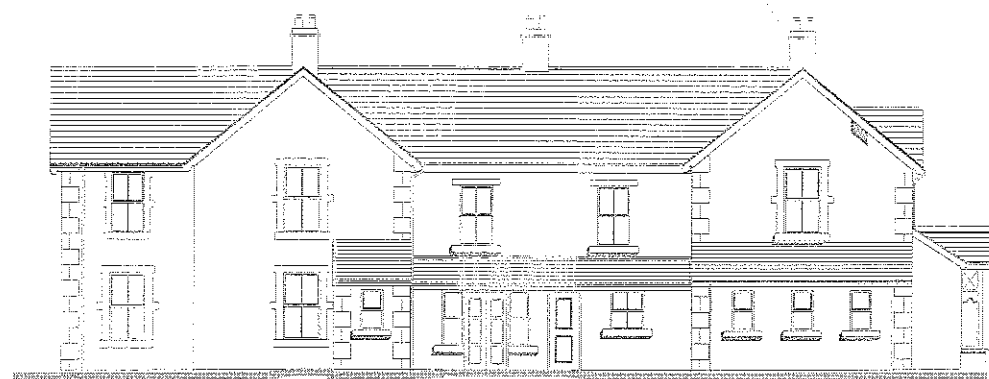
- 10.1 The extension works will be designed to include for the efficient use of energy and will as a minimum, comply with current building standards, thus reducing the impact of the building on climate change.

The following specifications will be adopted:

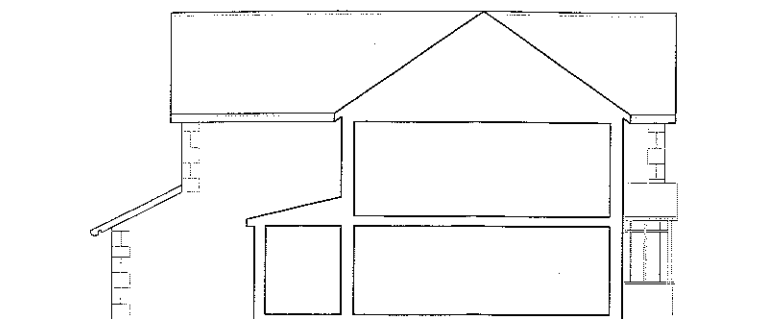
- Air tightness - a high level to be achieved by the installation of new windows and doors.
- Thermal bridging - good detailing to avoid the possibility of bridging at openings.
- Specification of products - min 75% lighting to be low energy, thermostatic controls to be specified.
- Insulation - roof insulation to be 300 mm thick, and cavity wall insulation to be specified.
- Fenestration has been designed to allow good natural light to all rooms.
- Adequate space has been retained for household waste re-cycling measures.

11. Summary

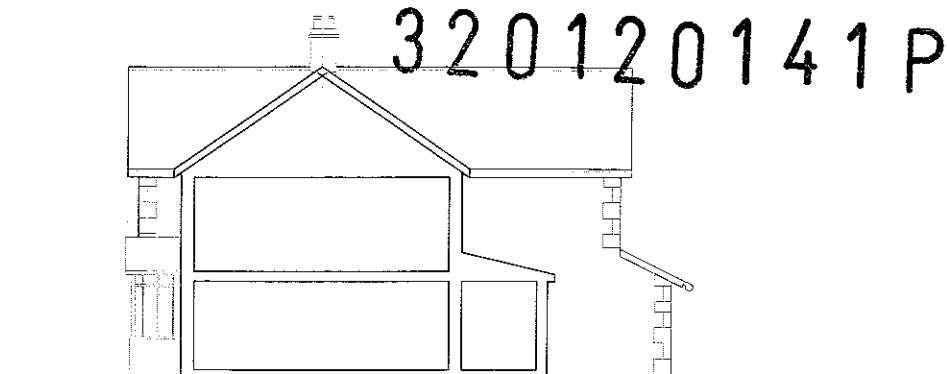
- 11.1 In the context of this site, the proposed development is both appropriate and respectful. There is no loss of amenity to neighbouring properties and the design acknowledges, recognises and respects the existing development, and the character of the Woodfold Park Historic Park and Garden. It is considered that for the reasons set out above, the development proposals will have a negligible impact upon matters of nature conservation importance, particularly to the Biological Heritage Site.



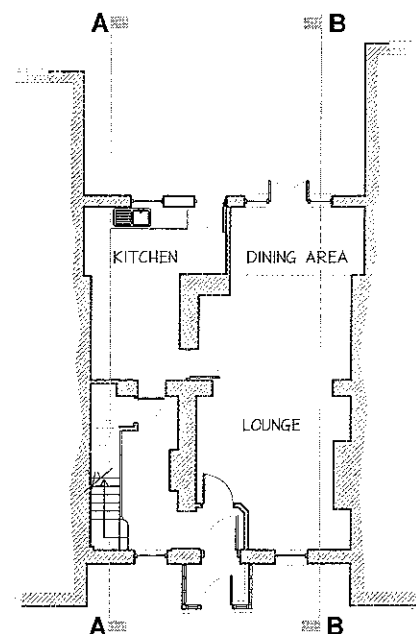
NORTH WEST ELEVATION (REAR) 1=100 scale



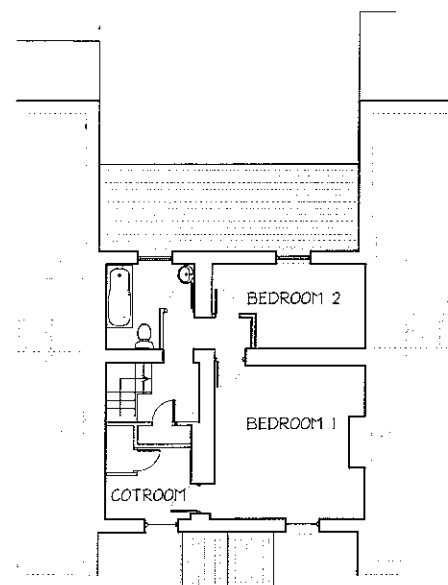
SECTION AA 1=100 scale



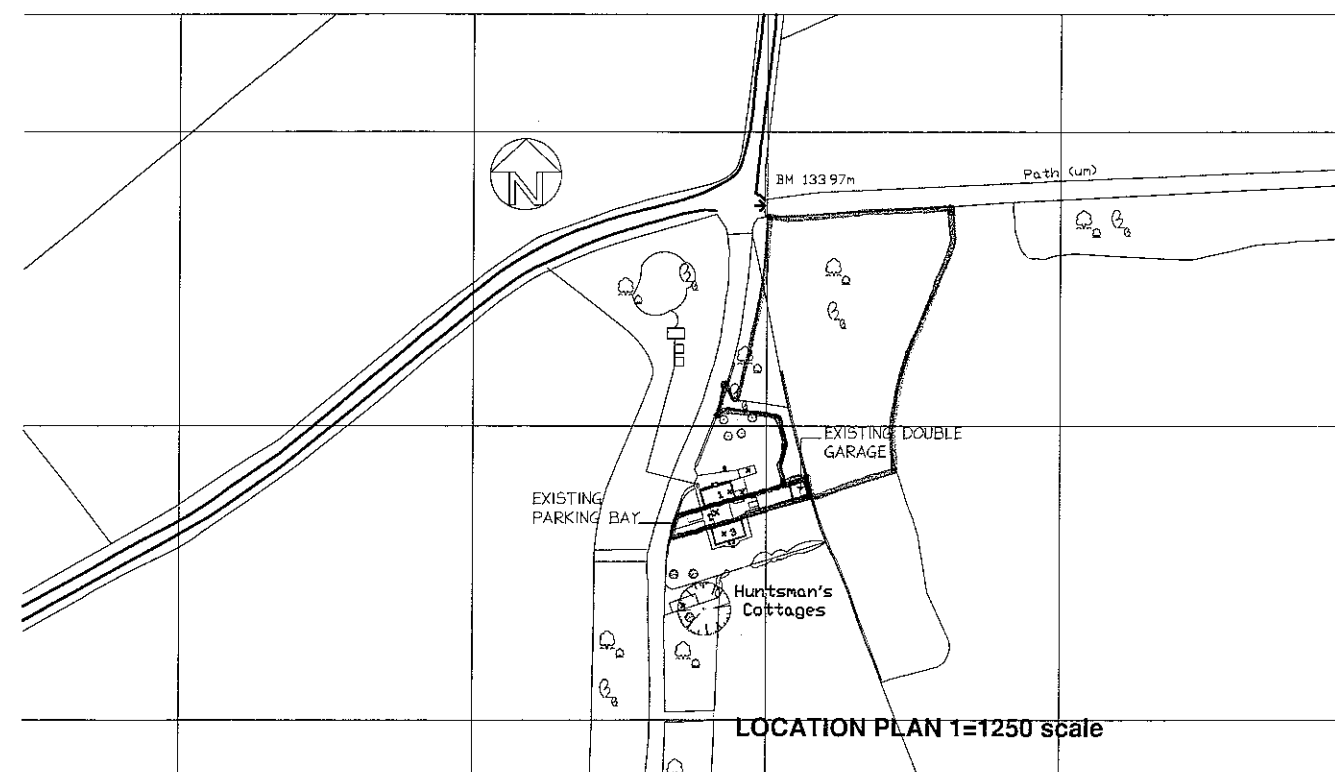
SECTION BB 1=100 scale



EXISTING GROUND FLOOR LAYOUT 1=100 scale



EXISTING FIRST FLOOR LAYOUT 1=100 scale



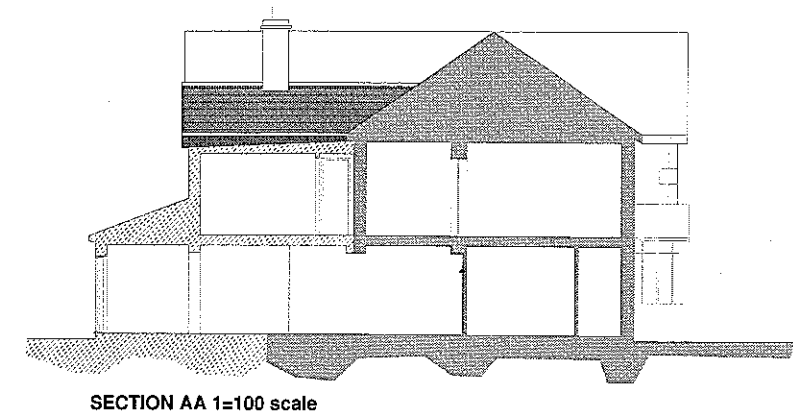
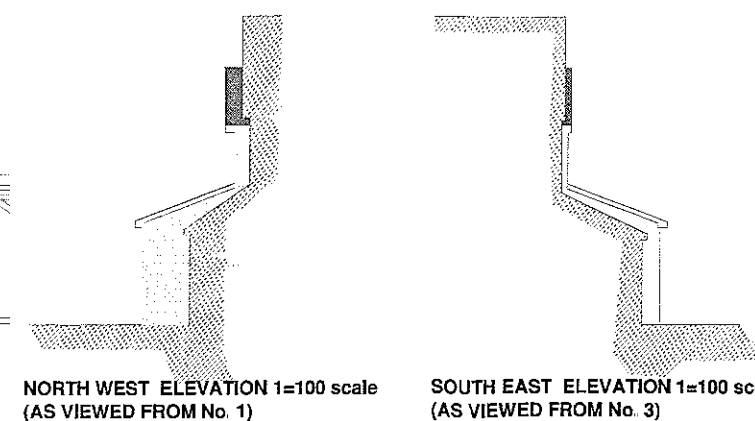
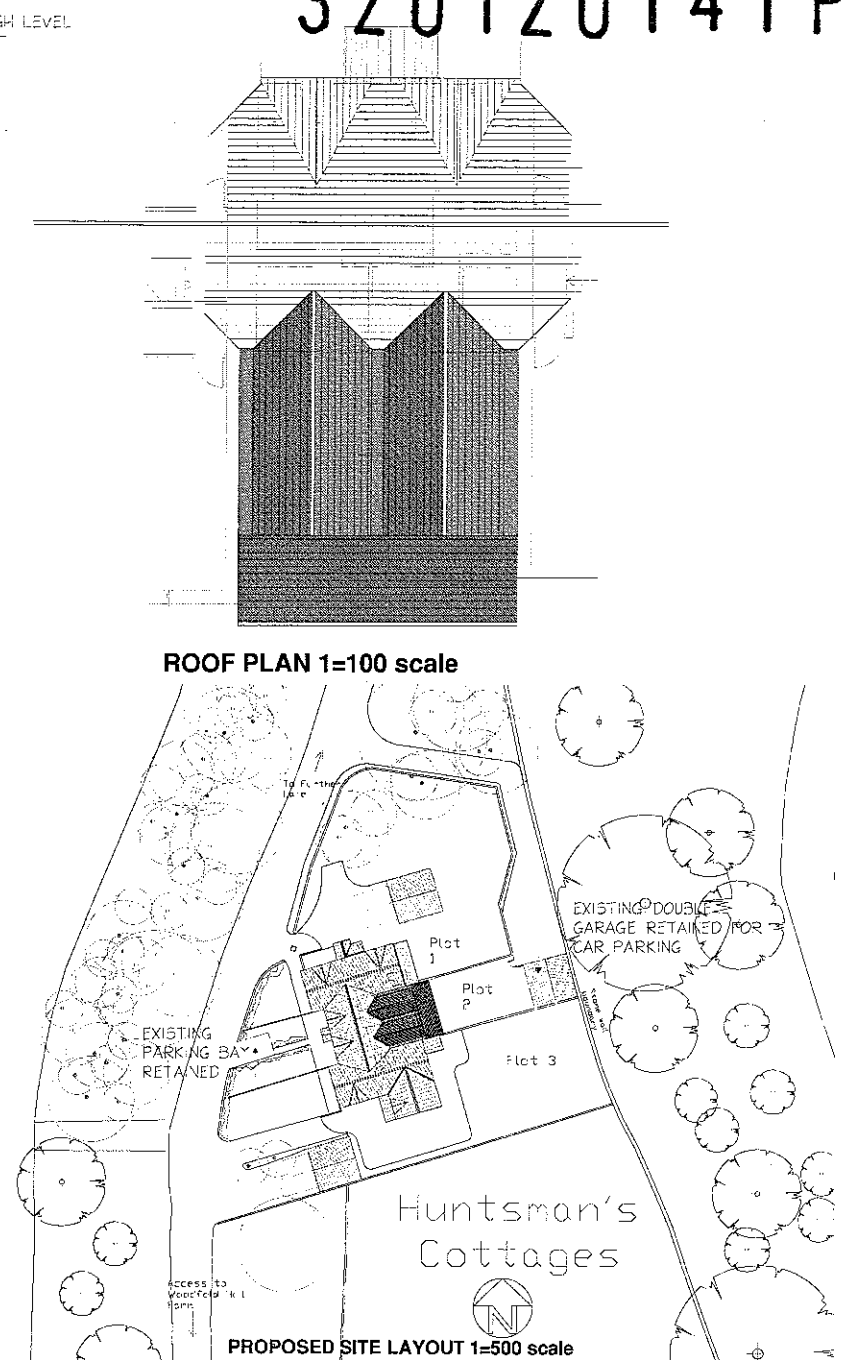
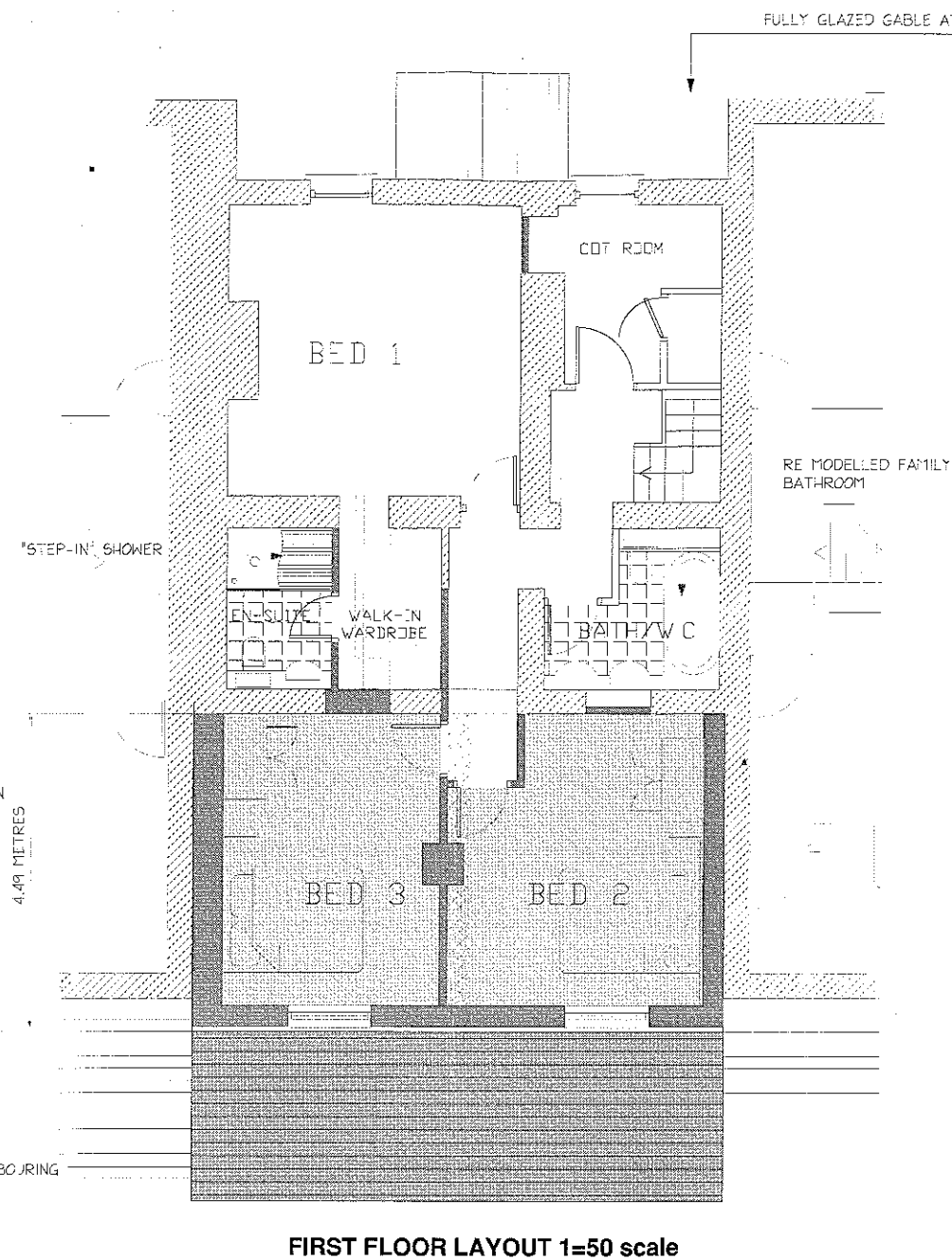
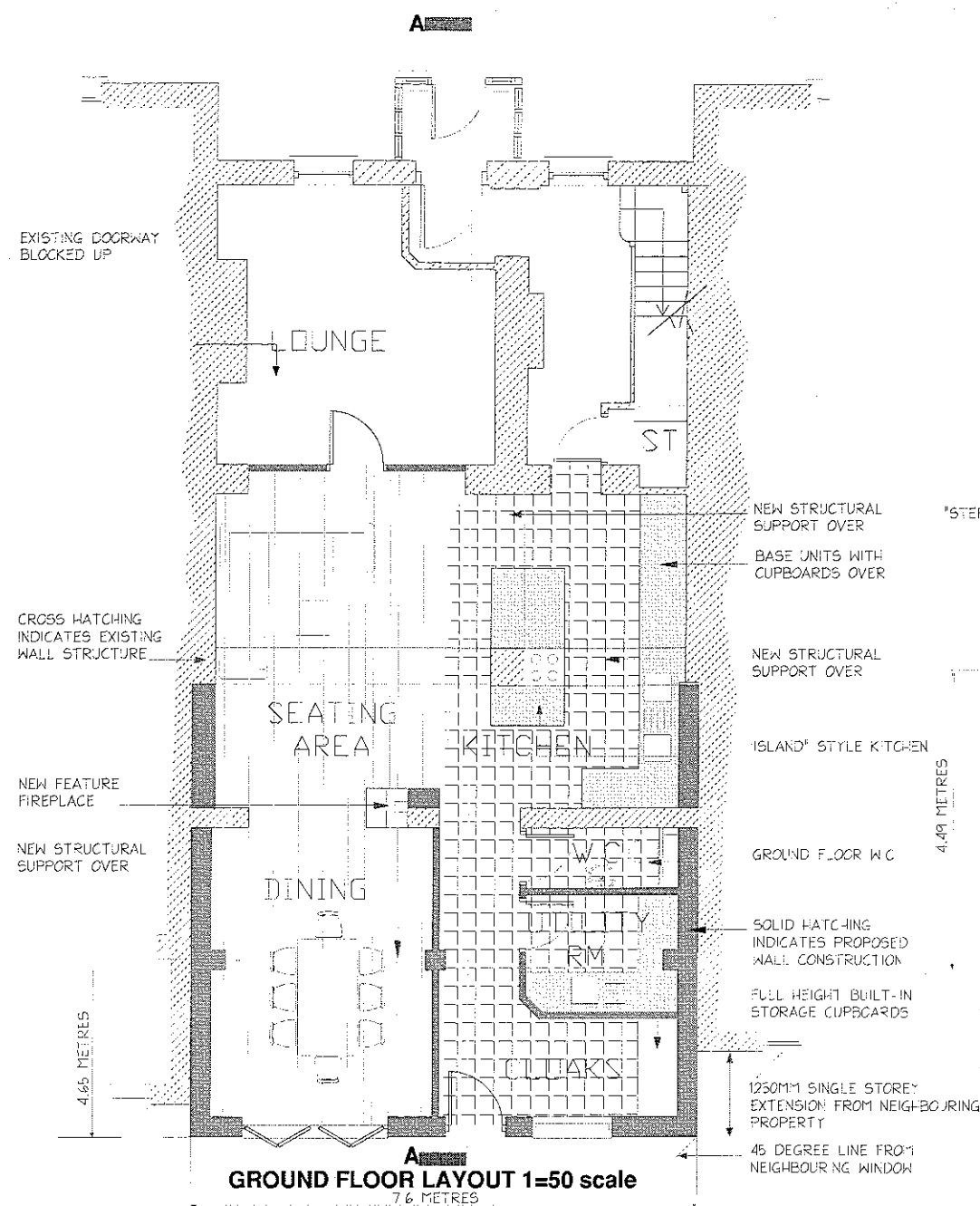
LOCATION PLAN 1=1250 scale

Rev.	Initials	Date	Rev.	Initials	Date	Notes
A		15.02.12				1. This drawing is subject to copyright and is not to be reproduced in part or whole without approval. 2. Do not scale this drawing - Check all dimensions on site
						Checked by:

Project No. 2 Huntsman's Cottage		Client Mr & Mrs Nestor	
Dwg Title Location Plan		Drawn I.S.	Dwg No. 7990
Date Jan '12		Rev. P 01	
Scale as shown			

CASSIDY+ASHTON Architects Building Surveyors Planners Designers www.cassidyashton.co.uk	7 East Cliff Preston Lancashire PR1 3JE Tel: 01772 268356 Fax: 01772 370000	1 Regency Chambers Jubilee Way Bury Greater Manchester BL9 0AW Tel: 0161 762 5650 Fax: 0161 4236113	Cheshire House Gorsey Lane Widnes Cheshire Tel: 0151 4236914 Fax: 0151 4236913
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Rev		Date	Notes:	Proj No.	Date	Client
A	SURVEY OF ADJACENT PROPERTIES UPDATED	15/02/02		No. 2 Huntsmans Cottage		Mr & Mrs Nestor
B	OVERALL DIMENSIONS OF EXTENSION ADDED, EXISTING CAR PARKING ARRANGEMENT NOTED	15/03/02		Dwg Title Proposals	J.S. 7990	Jan. '12 P 02 B
C			1 This drawing is subject to copyright and is not to be reproduced in part or whole without express written permission from Cassidy + Ashton Ltd.			
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