



RIBBLE VALLEY
BOROUGH COUNCIL

16 FEB 2012

APPLICATION OF

For office use only

Application No.

Date received 320120163 P

Fee paid £

Receipt No:

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

Application for Planning Permission.
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:	Mr	First name:	Mahmood	Surname:	Wajid
Company name:					
Street address:	84-86 Lowergate		Telephone number:	Country Code	National Number
					Extension Number
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB7 1AG				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:	syed	Surname:	uddin
Company name:	SHUAS				
Street address:	58southwood drive		Telephone number:	Country Code	National Number
					Extension Number
			Mobile number:		
Town/City:	accrington		Fax number:		
County:	lancashire		Email address:		
Country:	United Kingdom				
Postcode:	BB5 2PZ			syedhelaluddin@yahoo.com	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from 2no retail shops into 2no self contained flats

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

☐ Yes ☒ No

4. Site Address Details

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

Description:

House: 86 Suffix:
House name:
Street address: LOWERGATE
Town/City: CLITHEROE
County: LANCASHIRE
Postcode: BB7 1AG

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

Easting: 374363
Northing: 441711

5. Pre-application Advice

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

☐ Yes ☒ No

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

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:

use existing facilities

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

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

9. 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:

n/a

Description of *proposed* materials and finishes:

n/a

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:

Refer to access statement

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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

Refer to plan drawings

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 an appropriate 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☒ Main sewer☐ Pond/lake☐ Soakaway☐ Existing watercourse**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:

Vacant shops

Is the site currently vacant? ☒ Yes ☐ No

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

n/a

When did this use end (if known) (DD/MM/YYYY)?

04/01/2009

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

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	60.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	60.0	60.0
Total		60.0	0.0	60.0	60.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

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If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other							☒

21. Site Area

What is the site area?

60.00

sq.metres

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:

n/a

Is the proposal for a waste management development?

☐ Yes☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes☒ No**24. 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**25. 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: Wajid Surname: Mahmood

Person role: Applicant

Declaration date: 13/02/2012

☒ Declaration made**25. 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: Wajid Surname: Mahmood

Person role: Applicant

Declaration date: 13/02/2012

☒ Declaration Made**26. Declaration**

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

☒

Date: 13/02/2012

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ACCESS STATEMENT

Proposed 2no flats @ 84-86 Lowergate, Clitheroe, BB7 1AG.
Amended 05/03/2012

External Design:

The external design of the existing 2no retail shops into 2no flats is very much controlled by the surrounding buildings which it has to match in the way of aesthetic appearance, colour, texture and size. The building has been specified to take all these factors into consideration in its design. My clients seeks to place as least amount of development as physically possible to achieve his goal of providing 2no self contained flats within the space available.

Heritage Area:

The Building is located on a Council Heritage Conservation area where certain aspects of design are favoured for change than others. This application looks at all this and proposes to cause the minimum amount of environmental harm to the area by keeping the existing building in its present context with little modification to achieve the goal. Thus mitigating climate change have a potentially negative effect on heritage assets, by seeking the reuse and, where appropriate, the modification of heritage assets so as to reduce carbon emissions and secure sustainable development.

Employment:

The building has been vacant for some years thus the effect of the change of use would have no or minimum effect from the change and would not take a way any existing employment.

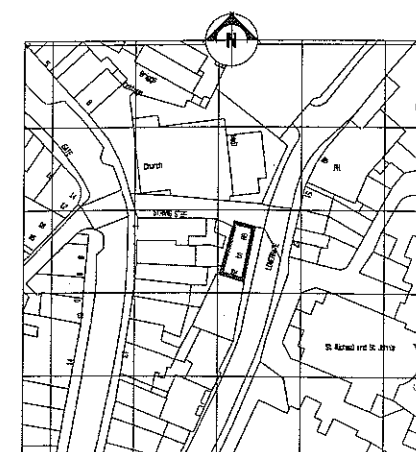
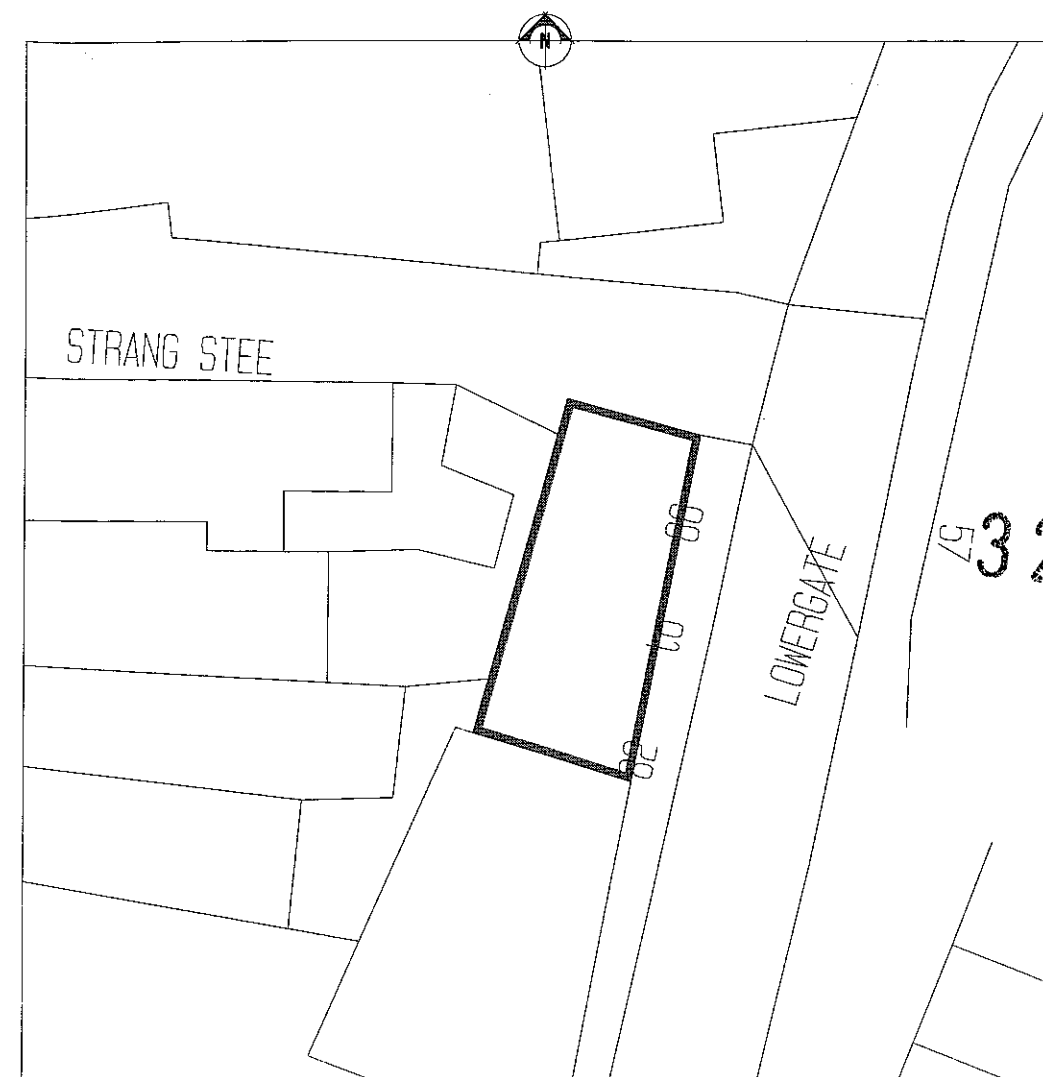
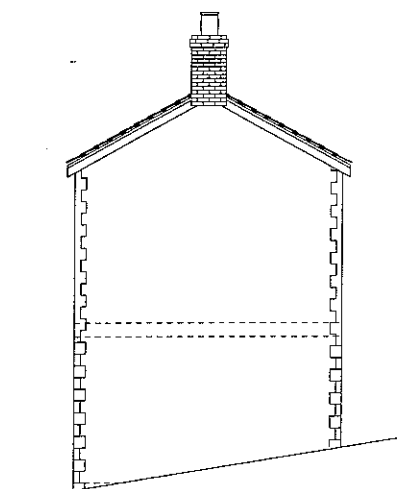
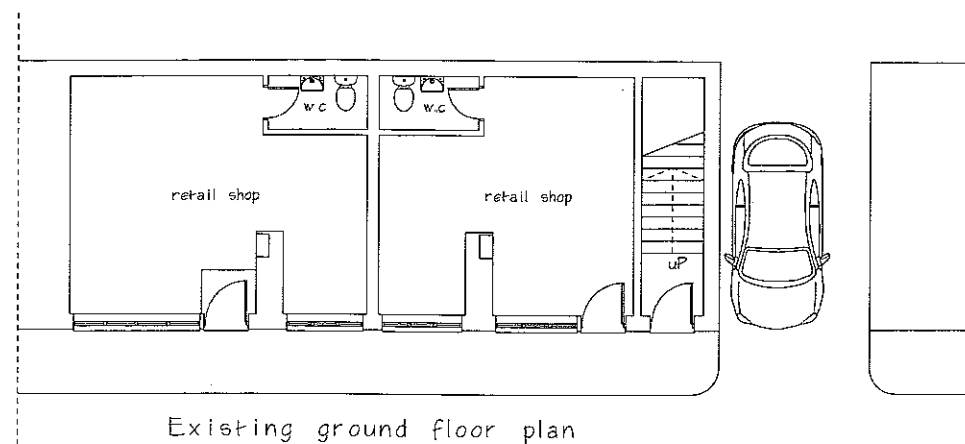
Parking facility:

There is no provision for private parking spaces and on street parking would be the source as is for the whole of this area.

In all we have taken all possible action with in the restraints to provide an all inclusive self contained flats for all to (Design and Management) regulations 1994 and the Construction (Health, Safety and Welfare) regulations 1997.

If a further fire risk assessment is required please contact the clients.

I hope this is satisfactory. Thank you.



SYED HELAL UDDIN
ARCHITECTURAL SERVICES

58 SOUTHWOOD DRIVE BAXENDEN,
ACCRINGTON, LANCASHIRE. BB5 2PZ
TEL: 01254 238202 FAX: 08702 352826
MOBILE: 07879 261142
EMAIL: SYEDHELALUDDIN@YAHOO.COM

SCALE: 1:100 PAGE 1/2

DRAWING NO: 1079

EXISTING LAYOUT

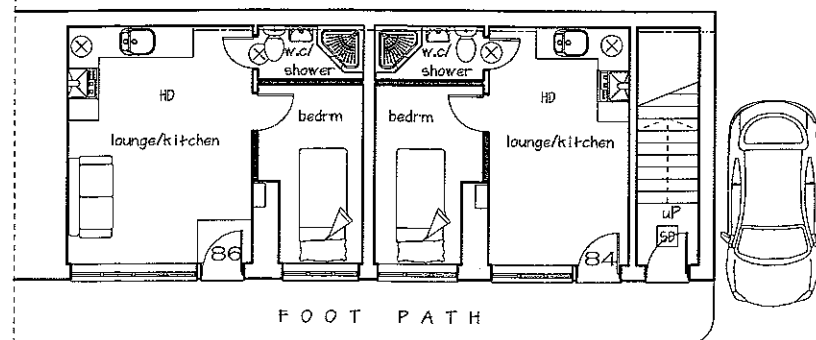
LOCATION: 84-86 LOWERGATE,
CLITHROE, BB7 1AG.

PROP: CHANGE OF USE FROM 2NO. CLASS A
RETAIL TO 2NO. SELF CONTAINED FLATS.

CLIENT: MR. WAJID MAHMOOD

DATE: JANUARY 2012

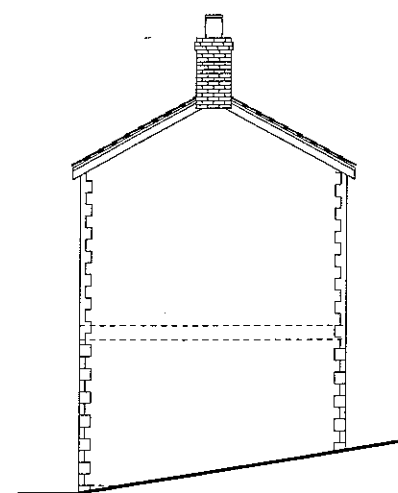
PLEASE DO NOT SCALE DRAWING



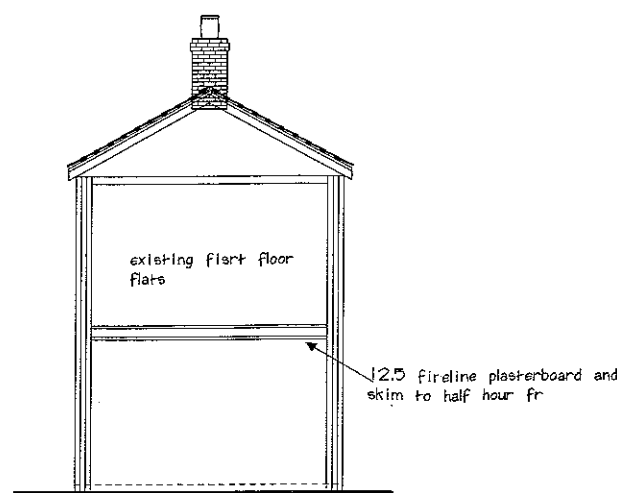
Proposed ground floor plan



Proposed front elevation



Proposed side elevation (East)



Proposed cross section side elevation (East)

Frame & Glazing:
All (critical zones) side window and door glass to be toughened safety glazing to B.S. 6202 1982 Exterior Upvc frame with one part opening and Trickle vents with no less than 8000sq mm in area. Measures to be taken to deal with thermal bridging install draught seals to Inspector's satisfaction. Note glazing to be 'k' Pilkington glass fitted with 22mm air gap and soft low e coating to achieve a U value of 2.0w/m2k. filled with argon gas.

Ventilation:
Mechanical ventilation operated intermittently to kitchen to extract minimum 60litres per second or 30 litres if operated via cooker extraction hood. Kitchen to have an opening window to have background ventilation of 4000mm2. All occupiable rooms to have openings to the outside to provide 1/20th of the floor area. To have background ventilation equivalent to 4000mm2 to have no extract ventilation. Bathrooms: Minimum 10litres of extraction per second connected via light switch with a 15minute over run facility.

Boilers:
Old boiler to be upgraded to suit. Details to be submitted by client before installation. to comply with SEDBUK 86% efficiency rating installed by a registered contractor.
Lighting:
Minimum 1 in 4 lights to be energy efficient.

- ⊗ Extractor fans
- ⊞ Emergency exit sign
- ⊞ Emergency lighting
- ⊞ Alarm bell sounder to BS 5839-1: 2002
- ⊞ Heat detector
- ⊞ Smoke detector interlinked to BS 5839-1: 2002
- ⊙ Fire alarm call point
- FD305 Fire door 30min fr with self closer
- VP Georgian glass vision panel 30min fr

Plumbing:
Soil pipes and accessories to BS4514. 110mm diameter soil & vent pipe positioned externally with mesh cover outlet. Positioned 900mm above any window head. To discharge directly into existing system via 110mm diameter rest. 100mm diameter waste connected to sink. 76mm deep seal traps 38mm waste pipes. 1.5 76mm deep seal traps 32 mm waste pipes provide any syphonic traps, where 50mm diameter common waste pipe is used for one or more appliance. All pipe works in roof space to be insulated in accordance to BS. 5422:1977

Electrical:
All electrical taken of existing mains supply by qualified registered electrician to IEE regulations current edition & meets the requirements of part P electrical safety in buildings. Installed and tested by a person competent to do so I.E. NICEIC or other approved Institute, to BS 7671: 2001 standards, to clients request and LA satisfaction.

Heating:
Heating and hot water to be taken of existing system. Work to be carried out congl registered engineer to client's request

Disclaimer:
Syed Helal Uddin Architectural Services does not accept any liability of positions or depths of the drains. This is to be investigated by the contractor prior to commencing work.
All workmanship and materials used must comply with current regulations. All materials shall be fixed, applied or mixed in accordance manufacturer's specification.

The contractor must take into account everything necessary for proper execution of the works to the complete satisfaction of the building inspector whether or not indicated on the drawing.

Walls:
All internal timber partition to be constructed of 50mm x 75mm s/w ood battens @ max 600mm centres vertical and horizontal. Void between frame-work to be filled in with 100mm fibre glass quilt insulation. Fire-line both side of partition to min 1/2 hr fr

Staircase:
Max rise 170 min going 250 max angle 42 degrees with min head room 2000mm. Hand-rails @ 900mm above pitch line. It is imperative new floor to floor height is confirmed prior to manufacture of new timber stairs. Under draw and fire-line board to give min 1/2 hour fr.

Smoke detectors:
Install automatic smoke detectors to mains power and battery backup where shown on plan.

Heat detectors: HD
Fit one mains wired heat detector to kitchen to BS 5839 Part 1

Doors: FDS
All escape route passage doors to be fire doors with self closures and smoke sealed except W.C. bathroom.

Existing doors: SC
Existing doors to be fitted with self closures.

Kitchen Sink: Grease Trap
Kitchen sink to be fitted with grease trap to BS EN ISO 9001 part H 2002

Ventilation:
Bathrooms/w.c. to be fitted with 15litres of extraction per second with a 15minute over run facility connected via light switch.

Lintels:
Suitable IG lintels over new window and door openings min 150mm and bearing with cavity tray over

- GENERAL NOTES:**
building regulations notes to read in conjunction with drawings and structural engineers calculations & notes
1. This drawing is only prepared for submission under building regulations and planning legislation and is not to be used as a working drawing.
 2. asbestos, it is important that a check is made for the presence of asbestos or materials containing asbestos and any necessary action taken before any work is begun any action taken must comply with current relevant legislation.
 3. all materials and workmanship to be to the appropriate standard and code of practice/ agreement certificate.
 4. windows to be not less than 1/10th of the floor area habitable rooms.
 5. opening light to windows to be not less than 1/20th of the floor area.
 6. trickle ventilations to heads of all windows to give not less than 8000mm2 of free air area.
 7. no dimensions to be scaled off this drawing.
 8. all drainage passing through the building must be encased in a minimum of 6" of concrete.
 9. all figured dimensions to be checked on sight before any works are put on hand.
 10. new walls either bonded into existing or mechanically connected.
 11. cavities to be continued through.
 12. vertical and horizontal damp proof membrane to all external openings.
 13. all work drainage to the complete satisfaction of the local authority.
 14. 90mm minimum bearing to all structural timber.
 15. 225mm minimum structural bearing to all structural steelwork.
 16. universal beams to rest on 6" Insitu concrete padstone.
 17. catnic or other approved lintels over new or altered openings.
 18. mechanical ventilation to kitchen (250m3/h) and bathroom (1703/h).
 19. permission required in writing from affected neighbours before plans are submitted or any work is put in-hand or undertaken which ever comes first.
 20. It may be that covenants exist on all or part of the property/land - the applicant is advised to check before proceeding. there are also the requirements of the party wall act 1996, which the owner must take into account if the works are affected by this legislation.

STEELWORK FIRE PROTECTION:
steelwork to be finished with 50 x 50mm wooden cradecovered with minimum two layers of 12.5mm plasterboard secured with 1.6mm stainless steel wire at 100mm pitch, and skimmed with 6mm veniolite plaster coat



**SYED HELAL UDDIN
ARCHITECTURAL SERVICES**
58 SOUTHWOOD DRIVE BAXENDEN,
ACCRINGTON, LANCASHIRE. BB5 2PZ
TEL: 01254 238202 FAX: 08702 352826
MOBILE: 07879 261142
EMAIL: SYEDHELALUDDIN@YAHOO.COM

SCALE: 1:100 PAGE 2/2

DRAWING NO: 1079

PROPOSED LAYOUT

LOCATION: 84-86 LOWERGATE
CLITHEROE, BB7 1AG.

PROP: CHANGE OF USE FROM 2NO. CLASS A
RETAIL TO 2NO. SELF CONTAINED FLATS

CLIENT: MR. WAJID MAHMOOD

DATE: JANUARY 2012

PLEASE DO NOT SCALE DRAWING

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