



RIBBLE VALLEY
BOROUGH COUNCIL

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

22 FEB 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received 320120183P

Fee paid £

Receipt No:

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

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

Publication of applications on planning authority websites

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

Please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title: Mr & Mrs First name: ANDREW
Last name: ASHWORTH
Company (optional):
Unit: ☒ House number: ☒ House suffix: ☒
House name: LIME KILN COTTAGE
Address 1: BEDLAM RD
Address 2: THORNLEY W. WHEATLEY
Address 3: LONG RIDGE
Town: PRESTON
County: LANCASHIRE
Country: U.K.
Postcode: PR3 2TL

2. Agent Name and Address

Title: Mr. First name: ANDREW
Last name: ASHWORTH R.I.B.A.
Company (optional): ANDY ASHWORTH ARCHITECT
Unit: ☒ House number: ☒ House suffix: ☒
House name: LIME KILN COTTAGE
Address 1: BEDLAM RD
Address 2: THORNLEY W. WHEATLEY
Address 3: LONG RIDGE
Town: PRESTON
County: LANCASHIRE
Country: U.K.
Postcode: PR3 2TL

3. Description of Proposed Works

Please describe the proposed works:

ERUCTION OF GARAGE WITH OFFICE OVER AND ASSOCIATED SITE WORKS FOR
DISABLED USE

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

N.A.

(date must be pre-application submission)

Has the work already been completed? ☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

N.A.

(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: LIME KILN COTTAGE

Address 1: BEDLAM RD

Address 2: THORNTON W WHEATLEY

Address 3: LONGRIDGE

Town: PRESTON

County: LANCASHIRE

Postcode (optional): PR3 2TL

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, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

N.A.

6. 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 possible: ☐

Officer name: RACHEL HORTON

Reference: PREVIOUS SUBMISSION
3/2011/0745

Date (DD MM YYYY): 3/12/2011
(must be pre-application submission)

Details of the pre-application advice received:
AS REFUSAL NOTICE

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

N.A.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

N.A.

8. Parking

Will the proposed works affect existing car parking arrangements? ☒ Yes ☐ No

If Yes, please describe:
INCREASE PARKING AREA

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

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

N.A.

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
Walls		NATURAL RENDERED WITH SANDSTONE QUOINS TO MATCH ELEVATION TO MATCH EXISTING HOUSE.	☐	☐
Roof		NATURAL RECLAIMED SLATE TO MATCH EXISTING, GREY FINISH FLASH (CONSERVATION TYPE) ROOFLIGHT.	☐	☐
Windows		CLEAR PRESERVATIVE FINISH HARD WOOD TO MATCH EXISTING	☐	☐
Doors		RE WINDOWS	☐	☐
Boundary treatments (e.g. fences, walls)		EXISTING FENCE REPLACED WITH STOCK FENCE AND BEECH HEDGE TO SIDE & REAR; EXISTING FRONT (COURT) STONE WALLING MADE GOOD.	☐	☐
Vehicle access and hard-standing		TARMAC / GRAVEL	☐	☐
Lighting		P.L.R. FLOODLIGHT	☐	☐
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:

DESIGN AND ACCESS STATEMENT ATTACHED.
 DRWG NO'S : W011/01A : EXISTING PLAN + ELEVATIONS ; LOCATION + PLANNING REFERENCES
 W011/03A : REVISED PROPOSED PLANS, ELEVATIONS + SECTION
 W011/04 : PHOTOGRAPHIC BASED VIEWS

11. Ownership Certificates

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

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
 I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



21.02.2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
 I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

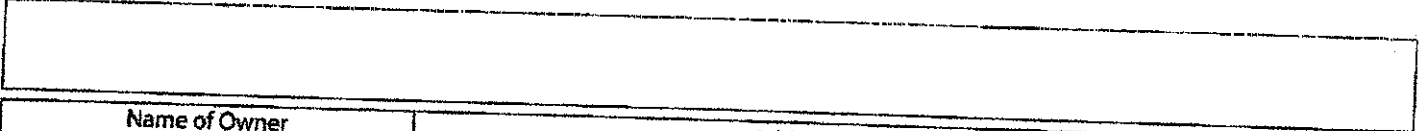
Date (DD/MM/YYYY):

**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
 I certify/ The applicant certifies that:

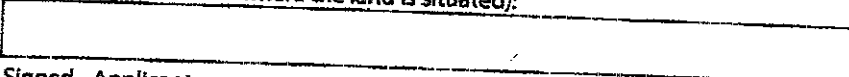
- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of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

The steps taken were:

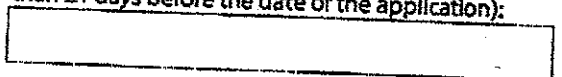


Name of Owner	Address	Date Notice Served

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



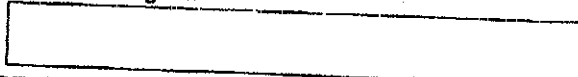
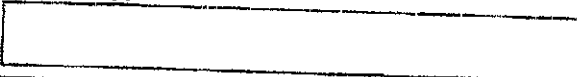
On the following date (which must not be earlier than 21 days before the date of the application):



Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

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

--

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

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

12. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**
Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

21.02.2012

(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):

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13. Planning Application Requirements - Checklist

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

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



The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee: (£ N, A, .)



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



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



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



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



14. 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):

21.02.2012

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

17. Site Visit

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

☒ Yes

☐ No

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

☐ Agent

☒ Applicant

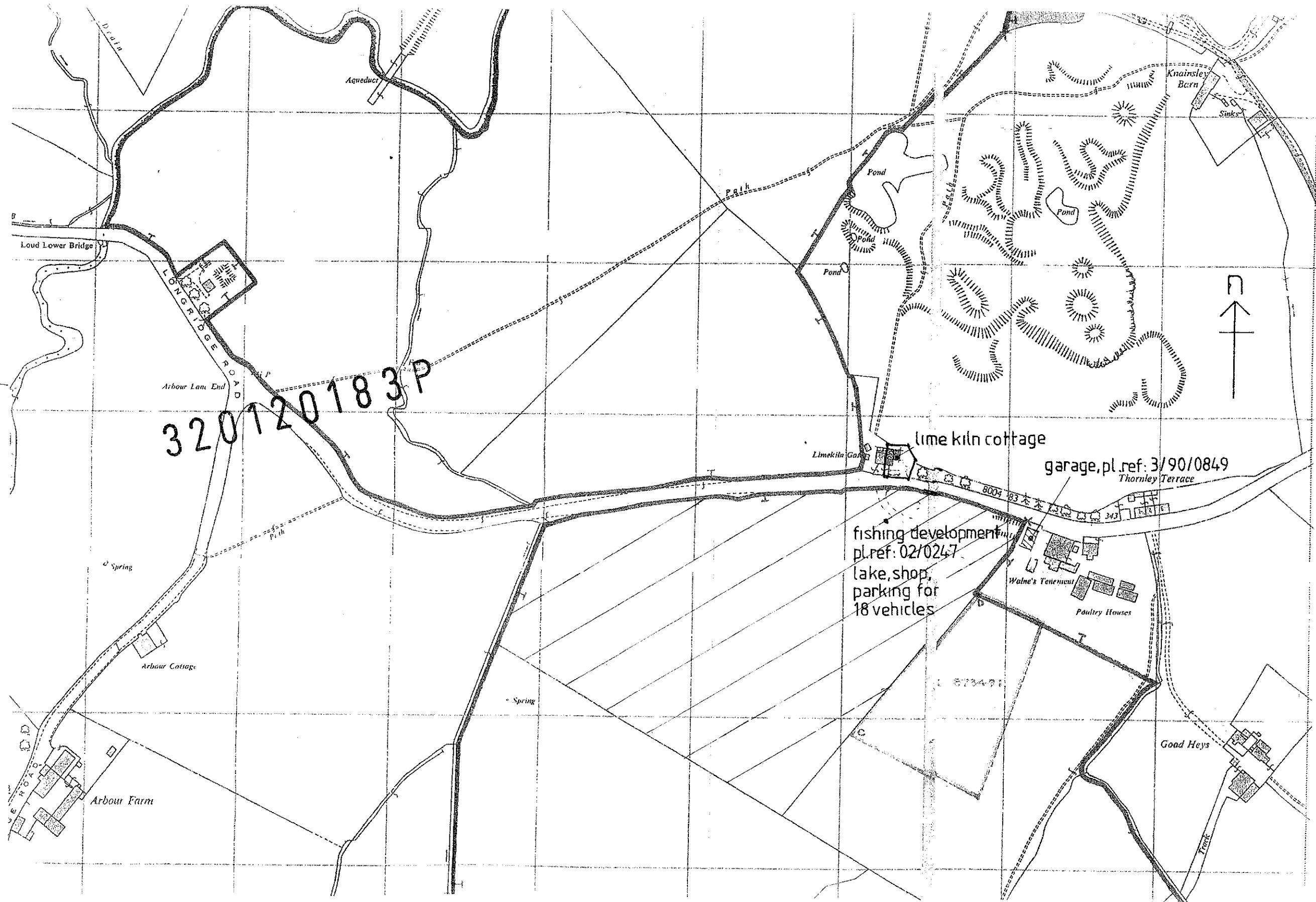
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



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location 1/2500

A Ashworth, RIBA mob: 07970 023824
Lime Kiln Cottage, Bedlam Road
Thornley-with-Wheatley, Preston PR3 2TL

REF: 100/11/ report

21.02.2012

Ribble Valley Borough Council
Council Offices, Church Walk, Clitheroe,
Lancashire, BB7 2RA

**RE: resubmission: planning application for garage with office over at
Lime Kiln Cottage, Thornley, Preston PR3 2TL
(previous sub.ref: 3/2011/0745)**

contents:

- 1: background**
- 2: design and access**
- 3: location and photographs**

1:Background:

Proposal: the proposed development is to provide garaging and work space for both the applicant, Mr. Ashworth, working (self employed) from home, and, with the associated site work, suitable access for Mrs Ashworth who is registered disabled.

Planning position:

the previous submission was refused on the grounds that:

It did not appear subservient to the main property and would be a prominent and incongruous feature within the landscape, and that it would be to the detriment of the character and appearance of the original property.

Further comment was made about the link to the existing property, which is now omitted: this proposal therefore is not now an extension.

The final reason for refusal was that it would have an adverse impact on the openness of the area of outstanding natural beauty.

Previous/ current local planning decisions: (referenced on the attached location plan):

Permission was given (ref:3/90/0849) for a double/double garage (app. 6.8x9.5M) immediately adjoining the road at the next easterly property on Bedlam rd: please see photograph attached.

Permission was given (ref: 02/0247) for fishing development on the land immediately to the south of Lime Kiln Cottage, which includes: shop, toilet and brewing accommodation, fishing lake and farm, and parking for 18 vehicles. Please see the drawing no. 100/11/04 C showing, based on photographs of the site (attached) the visual impact of this on the area.

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2: Design and access: (drwg.no.s: 100/11/01A and 03A)

Siting: the siting of the proposed building has been revised and moved back from the road so that the front aligns with the front of the existing property. The width of the building has also been reduced to allow this: there will also be an increase in available parking area.

Electric supply pole: arrangements are in place for removal of the existing supply pole on the site and for undergrounding of the supply in conjunction with the development.

Levels: the existing site levels are indicated. To minimise the height and scale of the building in relation to the existing property it is proposed to excavate the site to a depth up to 1.2M at the rear, as indicated on the proposed elevations and section. Please note that this reduces the impact from both the rear and the front as shown by the road levels. (Arrangements are in place for disposal of the surplus subsoil to a redundant pit immediately local to the site, which will incorporate full reinstatement and improvement to pasture land).

Design:

Scale: omission of the previous proposed link allows the building to be seen separately: however full recognition has been made of the need to maintain dominance of the original building mass on the site, by keeping the ridge line height at the eaves level and parallel to that of the existing adjoining building. In addition the proposed elevations are broken horizontally into two elements by the introduction of boarding to the upper parts, reducing the extent of verticality. Visually the pair of extended cottages are seen as a whole, the adjoining one already having outbuildings beyond the main building. From a public viewpoint the garage will have the appearance of a totally appropriate single storey unit typical of garages seen throughout the area. From a broader viewpoint the existing (A) and proposed (B) photographic based drawings (no. 100/11/04) show the considered lack of any impact this will have on the openness of the area (for lack of doubt the relevant photographs are attached).

Form and character: a modest innovative approach has been taken to provide accommodation within the truncated pitched roof using a traditional form but also combining a highly efficient and sustainable type of construction. Visually this will hardly be apparent as the building will be screened at either side by the existing building and trees.

All the materials (as specified) and details will be to match the existing building, with the addition of boarding to the upper part of elevations, which is a common local farm cladding material.

Sustainability: this facility is partially to enable the applicant to run a self employed business from home, a direct saving in travel and separate office costs. In addition the construction of the building will incorporate S.I.P.S. roofing and part walling, giving heat losses well above building regulation requirements.

Access: the existing vehicle access will be modified on site to adjust to proposed levels. Pedestrian access to the garage will be possible due to the proposed site levels and locally ramped with slot drainage, with access also provided to the rear of the main building following excavation.

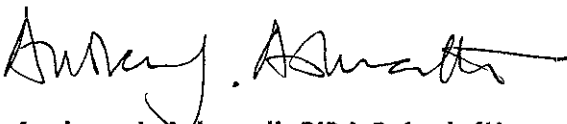
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Summary: in the light of all the above points, and particularly the previous planning approvals and their impact on the area, we would request that this application is judged individually on it's merits and justified needs.

Statement:

This statement is made in conjunction with a resubmission planning application for garage with office over at Lime Kiln Cottage, Thornley, Preston PR3 2TL by Applicant/ Agent:

Signed:



Andrew J. Ashworth RIBA B.Arch (Hons-L'pool) /

Andy Ashworth Architect,

Winner of Civic Awards including R.V.B.C. Award for Development of 2 conversion properties and listed farmhouse at New House Farm, Thornley.

Attached:

Site location, planning references

Photographs referred to

Enclosed:

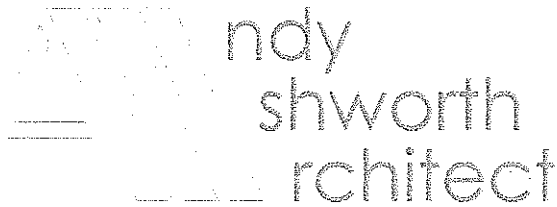
Application form x3

Drawings nos. x3

100/11/01A: existing plan, elevations and location

100/11/03A: proposed plans, elevations and section

100/11/04: photographic based views A,B and C



A Ashworth, RIBA mob: 07970 023824
Lime Kiln Cottage, Bedlam Road
Thornley-with-Wheatley, Preston PR3 2TL

320120183P

REF: 100/11

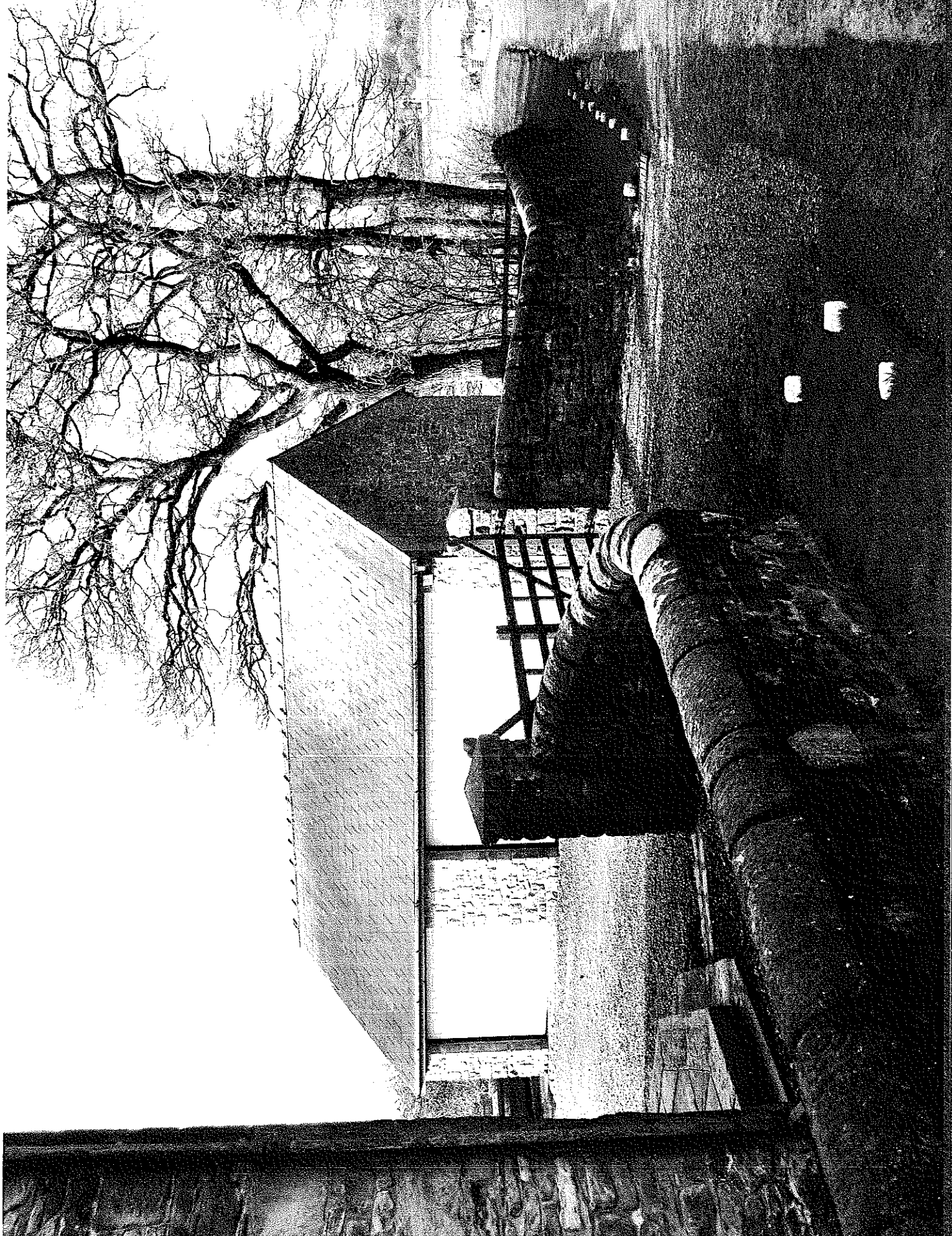
Photographs attached:

1: garage development ref. 3/90/0849

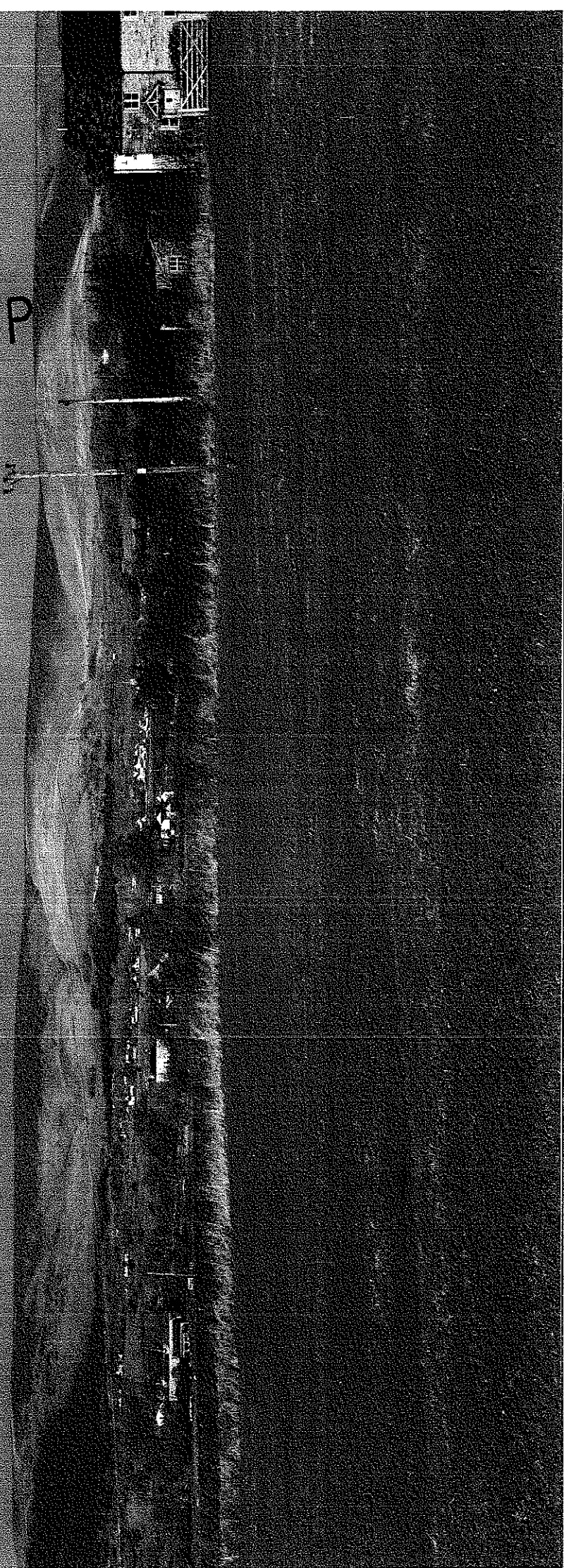
2: 3 views of Lime Kiln Cottage taken from the southwest, with site for fishing development.

Andy Ashworth
For and on behalf of
Andy Ashworth Architect

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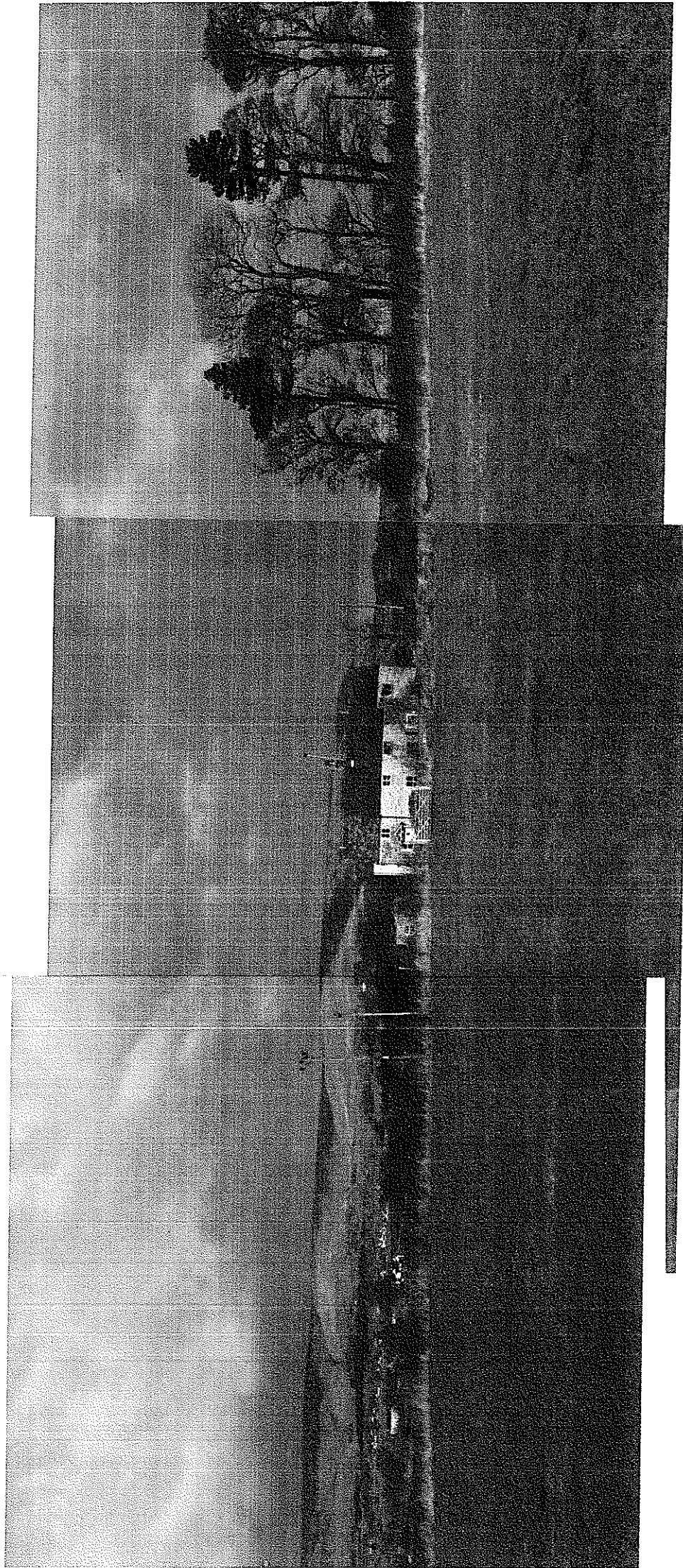


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