

02 MAR 2012

FOR THE

For office use only

Application No.

520120203 P

Date received 2.3.12

Fee paid £335.00 Receipt No: 15081

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:	C	Surname:	Bracewell		
Company name:							
Street address:	C/o Agent			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:			
Town/City				Fax number:			
County:				Email address:			
Country:							
Postcode:							

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder		
Company name:	Avalon Town Planning						
Street address:	2 Reedley Business Centre Redman Road			Country Code	National Number	Extension Number	
	Reedley			Telephone number:		01282834834	
				Mobile number:			
Town/City	Burnley			Fax number:			
County:	Lancashire			Email address:			
Country:	United Kingdom						
Postcode:	BB10 2TY			planning@avalontp.co.uk			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Extended garden curtilage and erection of a garage and granny annex

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: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

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

Easting:
Northing:

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

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:

Render Finish, random natural stone

Roof - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Natural Slate

Windows - description:

Description of *existing* materials and finishes:

N/a

Description of *proposed* materials and finishes:

Timber effect Upvc

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

N/a

Description of *proposed* materials and finishes:

Timber Effect Upvc - Steel sliding

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:

BRA/01 Dwg 01

BRA/01 Dwg 02

DAS

10. Vehicle Parking

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	3	3
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

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:

Domestic curtilage

Is the site currently vacant? ☐ Yes ☒ No

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

19. Employment

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	

21. Site Area

What is the site area?

1,350

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

Certificates (Certificate A)**Certificate of Ownership - Certificate A**

320120203P

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: First name: Surname:
Person role: Declaration date: ☒ 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: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

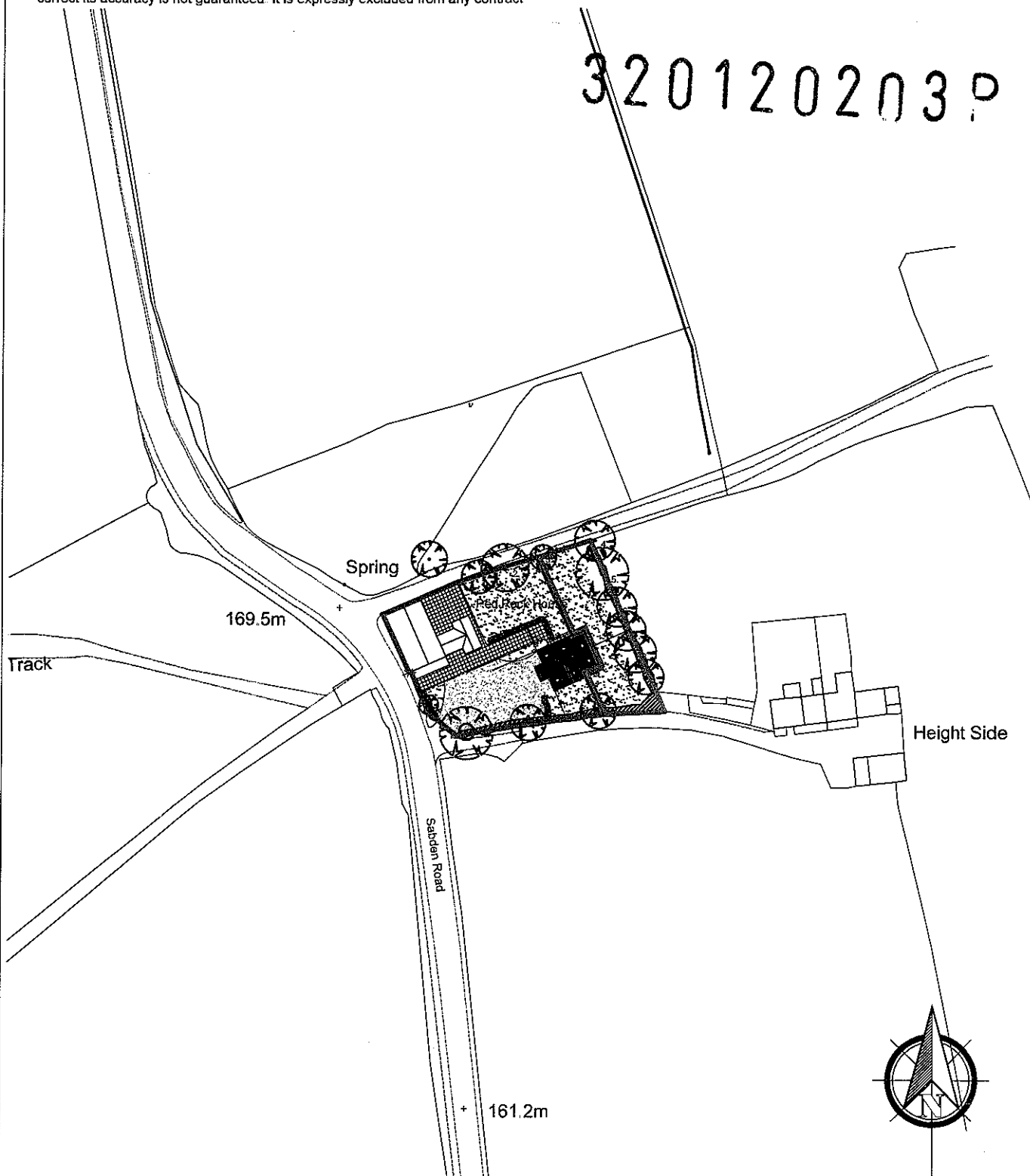
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

This plan is reproduced from the ordnance survey map with the sanction of the Controller H.M. Stationary Office. Crown copyright reserved. This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed. It is expressly excluded from any contract

320120203P



Ordnance Survey (c) Crown Copyright 2011. All rights reserved. Licence number 100020449

SITE LOCATION PLAN		Client: Mr Craig Bracewell										
Site: Proposed Formation of Garage/Granny annex and Extension of Garden Area Red Rock House Sabden Road Padiham	Drawn: DS											
	Date: 05.01.12											
	Scale: 1:1250 @ A4											
	Project No: BRA/01 Dwg 01											
	Amendments:		<table><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>									
Notes: All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer. All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask. Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval												

Avalon

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834
Fax: 01282 451666

Web: www.avalontownplanning.co.uk Email: alan@avalontownplanning.co.uk
 2 Reedley Business Centre, Reedley Road, Boscley, Lancashire BB10 2TY

DESIGN AND ACCESS STATEMENT

320120203

SITE: RED ROCK, SABDEN ROAD, PADIHAM

PROPOSAL: EXTENDED GARDEN CURTILAGE AND ERECTION OF A GARAGE AND GRANNY ANNEX

1 ASSESSMENT

- 1.1 Red Rock is now a private dwelling converted from a former public house on the north east side of Sabden Road approximately mid way between Padiham and Sabden. Land in the vicinity is primarily in agricultural use although there are a number of loosely grouped residential properties in the immediate vicinity. The land here is elevated with rising ground in a north westerly direction. The property is situated within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). In addition to the house planning consent was granted (planning reference 3/2011/0414) for the erection of a garage with granny annex over.
- 1.2 Planning policies are informed by government advice detailed in Planning Policy Guidance (PPG's) and Planning Policy Statements (PPS's), and the Local Development Framework; the latter includes policies saved from the local plan. Saved policies of relevance in this instance include G1 which details a number of development control criteria, ENV1 which seeks to ensure the protection of the AONB, H9 which considers the provision of extended family accommodation.

2 INVOLVEMENT

- 2.1 Given the extant consent granted under reference 3/2011/0414 for a similar proposal then this revised proposal whilst slightly larger and on a slightly different footprint has not necessitated in pre application discussions with the local Authority.

3 EVALUATION

- 3.1 The consent granted under planning reference 3/2011/0414 includes the provision of a triple garage with one bedroomed granny annex accommodation above. More recently my clients have been able to secure the purchase of additional land at the rear of their property which has resulted in the ability to adapt the design of a proposal to improve the level of accommodation within the granny annex.
- 3.2 Policy H9 sets out the circumstances in which the provision of extended family accommodation to meet the needs of elderly relatives will be approved. The level of accommodation provided should be modest, and that is indeed the case here. The provision of two bedrooms allows separate sleeping arrangements and simply takes advantage of using the whole of the attic space, but otherwise the accommodation is no more than the minimum required.

4 DESIGN

- 4.1 The intention is that the design is based upon the original approved design but with a rear wing attached to create a kitchen at ground floor and a additional bedroom at first floor. The change of use of the curtilage refers only to the element of the extension of the garage/granny annex ie the rear wing and the footpath leading to it. The remaining lands are just land in their control. The footprint of the building will be 10.1m x 8.05m with a rear wing of 8.24m x 3.90m and a forward wing of 3.6m x 2.0m

with a height to ridge of 6.30m and height to eaves of 2.91m. Within the building the granny annex will have a kitchen at ground floor and wc cloaks with lounge bathroom and 2 bedrooms at first floor largely over the garaging area.

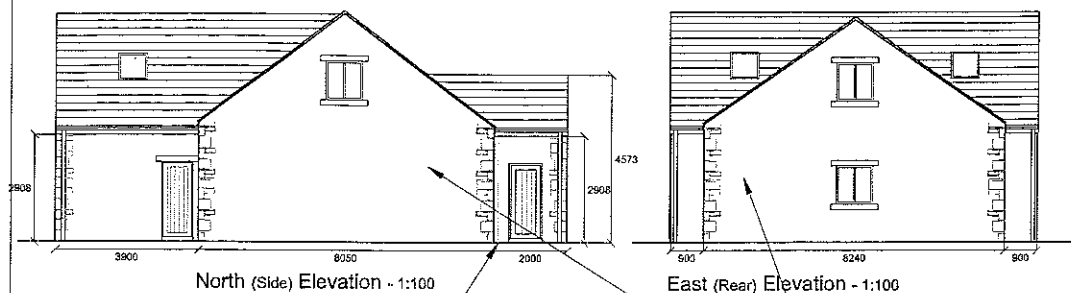
320120203P

- 4.2 The property is to be constructed in natural stone with a blue slate roof.
- 4.3 The granny annex will be utilised at ancillary accommodation to the main house and similar to the previous application its occupation can be control by the imposition of an appropriately worded condition.

5 ACCESS

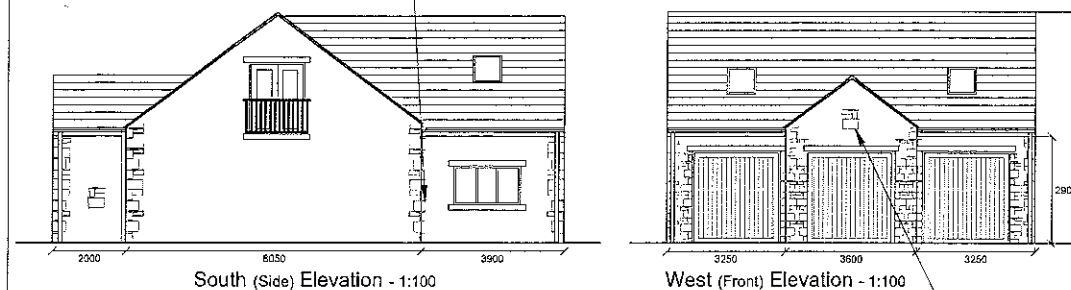
- 5.1 This application raises no issues with regard to access to the site. Level access can be provided into the granny annex.

February 2012

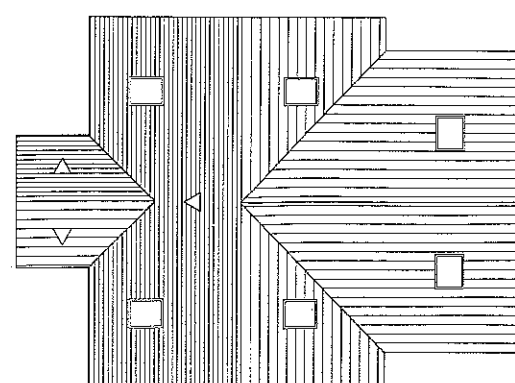
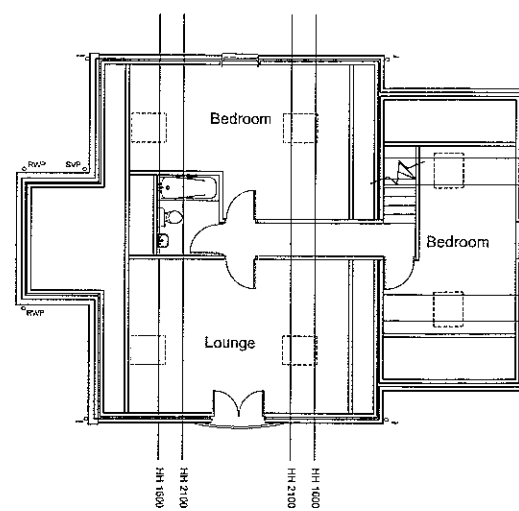
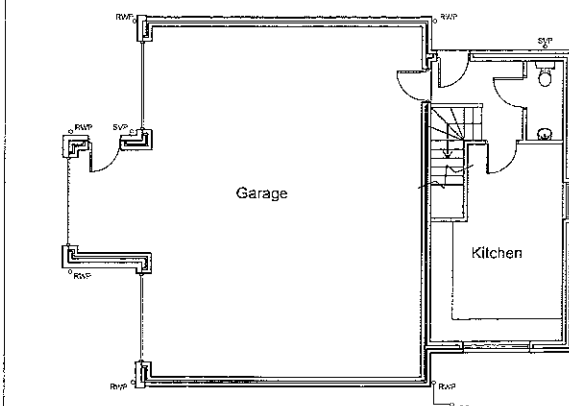


Random
Stone Quoin
Detail

Render Finish



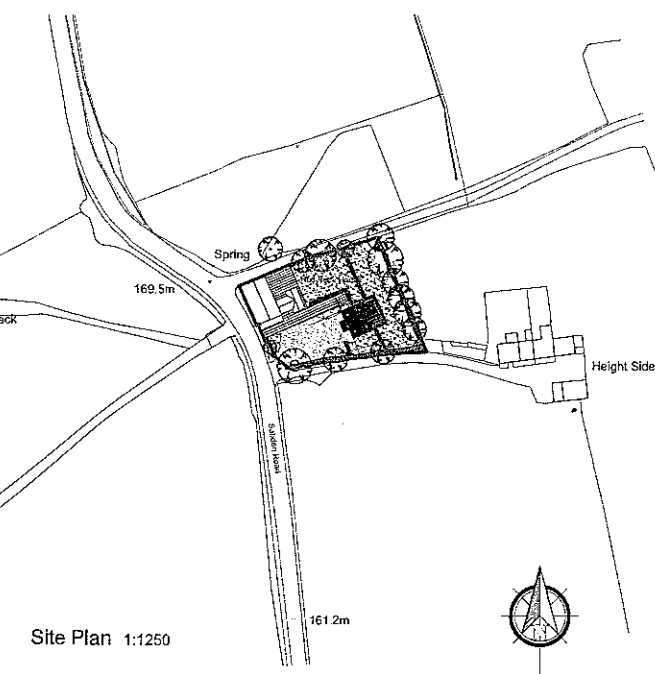
Random
natural stone to
principle
elevation



Site Plan 1:200

Red Rock House

320120203 P



Existing Tree Schedule
(DBH = diameter at breast height)

- English Oak 7400mm DBH
- English Oak 7400mm DBH
- English Oak 5800mm DBH
- English Oak 9200mm DBH
- English Oak 12000mm DBH
- English Oak 9000mm DBH
- English Oak 9000mm DBH
- English Oak 9400mm DBH
- English Oak 8000mm DBH

Landscaping:

- Grass
- Stone Paving
- Domestic Tarmac (Tarmac - Single Unit) - 225mm Type 1 DBS Sub-base below 50mm DBM Base Course and finished with 20mm GSN Wearing Course. Edges to be finished with 50 x 150 PE footway edgings.
- Hedgerow Existing - a mix of Hawthorn, Blackthorn, Hazel, Field Maple, Holly, Crab Apple, Guelder Rose, Dog Rose, Wild Privet, Honey Suckle
- Hedgerow Proposed - a mix of Hawthorn, Blackthorn, Hazel, Field Maple, Holly, Crab Apple, Guelder Rose, Dog Rose, Wild Privet, Honey Suckle

Trees - (change high, change spread, change name, change type, change code)

- A - Ash (Fraxinus excelsior)
- B - Birch (Betula pendula)
- C - Elm (Ulmus glabra)
- D - Flowering Cherry (Prunus serrulata)
- E - Lime (Tilia cordata)
- F - English Oak (Quercus robur)
- G - Hawthorn (Crataegus monogyna)
- H - Blackthorn (Prunus spinosa)
- I - Field Maple (Acer campestre)
- J - Dog Rose (Rosa canina)
- K - Wild Privet (Ligustrum vulpina)
- L - Honey Suckle (Lonicera xylosteum)
- M - Guelder Rose (Viburnum opulus)
- N - Crab Apple (Malus domestica)
- O - Holly (Ilex aquifolium)
- P - Hazel (Corylus avellana)
- Q - Dog Rose (Rosa canina)
- R - Wild Privet (Ligustrum vulpina)
- S - Honey Suckle (Lonicera xylosteum)
- T - Guelder Rose (Viburnum opulus)
- U - Crab Apple (Malus domestica)
- V - Holly (Ilex aquifolium)
- W - Hazel (Corylus avellana)
- X - Dog Rose (Rosa canina)
- Y - Wild Privet (Ligustrum vulpina)
- Z - Honey Suckle (Lonicera xylosteum)

Avalon

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666

Web: www.avalontownplanning.co.uk Email: planning@avalontownplanning.co.uk

2 Redley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TV

PROPOSED PLANS AND ELEVATIONS

Site: Proposed Formation of Garage/Granny Annex and Extension of Garden Area
Red Rock House
Sadden Road
Padiham

Client: Mr Craig Bracewell

Date: 05 01 12

Scale: 1:100 @ A1

Project No: BRA /01 Dwg 02

Drawn: DS

Amendments: