



12 MAR 2012

PLANNING
PERMISSION OF

For office use only

Application No 320120252P

Date received

Fee paid £

Receipt No:

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

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: **DAVID**
Last name: **HEELEY**
Company (optional): **/**
Unit: **/** House number: **6** House suffix: **B**
House name: **/**
Address 1: **THE DENE**
Address 2: **HURST GREEN**
Address 3: **/**
Town: **CLITHEROE**
County: **LANCASHIRE**
Country: **ENGLAND**
Postcode: **BB7 9QF**

2. Agent Name and Address

Title: **MR** First name: **JOHN**
Last name: **RAMSDEN**
Company (optional): **FRANCIS BRADSHAW PARTNERSHIP.**
Unit: **/** House number: **12** House suffix: **/**
House name: **/**
Address 1: **HARGREAVES STREET**
Address 2: **/**
Address 3: **/**
Town: **BURNLEY**
County: **LANCASHIRE**
Country: **ENGLAND.**
Postcode: **BB11 1DZ.**

3. Description of Proposed Works

Please describe the proposed works:

TO REMOVE THE EXISTING LEAN TO EXTENSION TO THE DOMESTIC DWELLING, AND TO PROVIDE A NEW CONSERVATORY AND UTILITY EXTENSION TO THE DOMESTIC PROPERTY. ALL WORKS TO MATCH THE EXISTING PROPERTY AND THAT OF THE NEIGHBOURING PROPERTY, IN RESPECT OF STYLE, MATERIALS AND COLOUR. THE WASHING MACHINE RE-LOCATED FROM KITCHEN TO UTILITY TO BE CONNECTED TO EXISTING DRAINAGE SURFACE WATER DRAINAGE FROM NEW EXTENSION ROOF TO BE COLLECTED IN WATER BUTTS, AS PER THE EXISTING EXTENSION.

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):

(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):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit:

House number:

6

House suffix:

B

House name:

Address 1:

THE DENE

Address 2:

HURST GREEN

Address 3:

Town:

CLITHEROE

County:

LANCASHIRE

Postcode (optional):

BB7 9QF

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):

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:

CLAIRE BOOTH

Reference:

3/2011/0891

Date (DD MM YYYY):

11/11/2011

(must be pre-application submission)

Details of the pre-application advice received:

INITIALLY SUBMITTED 'DOMESTIC PLANNING ENQUIRY FORM' ON 24/10/2011 WE WERE ADVISED THAT WE SHOULD USE 'LAWFUL DEVELOPMENT FORM', WHICH WE SUBMITTED 10/11/2011. WE RECEIVED A REFUSAL ON 16/01/2012, FOLLOWED BY AN E-MAIL FROM CLAIRE BOOTH WITH SOME COMMENTS.

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:

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.

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

If Yes, please describe:

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

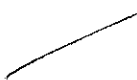
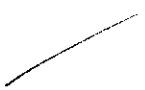
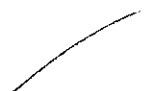
Do any of these statements apply to you?

☐ Yes ☒ No

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

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	MAIN HOUSE TEXTURED RENDER PAINTED WHITE MAIN HOUSE & EXISTING EXTENSION, LOW LEVEL, RED BRICKWORK.	MAIN HOUSE NOT TO BE ALTERED. EXTENSION TO HAVE RED BRICKWORK TO LOW LEVEL TO MATCH EXISTING. WHITE UPVC FRAMED GLAZING ABOVE AS PER EXISTING EXTENSION.	☐	☐
Roof	MAIN HOUSE DUAL PITCHED ROOF WITH CONCRETE TILES EXTENSION TRANSLUCENT POLYCARBONATE SHEET TO MONO-PITCH.	MAIN HOUSE NOT TO BE ALTERED. EXTENSION TO HAVE WHITE UPVC FRAMED DOUBLE GLAZING TO MONO-PITCH.	☐	☐
Windows	ALL WINDOWS TO MAIN HOUSE & EXTENSION, WHITE UPVC FRAMED, DOUBLE GLAZED.	MAIN HOUSE NOT TO BE ALTERED. EXTENSION TO HAVE WHITE UPVC FRAMED DOUBLE GLAZING.	☐	☐
Doors	MAIN HOUSE TIMBER, HALVED STABLE DOOR TYPE EXTENSION WHITE UPVC FRAMED, DOUBLE GLAZED.	MAIN HOUSE NOT TO BE ALTERED. EXTENSION TO HAVE WHITE UPVC FRAMED DOUBLE GLAZED, SIMILAR TO EXISTING.	☐	☐
Boundary treatments (e.g. fences, walls)	TIMBER & WIRED FENCING, AND HEDGES.	NOT TO BE ALTERED.	☒	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
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:

FRANCIS BRADSHAW PARTNERSHIP DRAWINGS

REF : 2011 - B/3561 - 01 Revision C.

& 2011 - B/3561 - 02 Revision E.

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 ~~the applicant~~ 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):

J. Ramsden

08/03/2012

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:

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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):

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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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):

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<i>J. Ramsden</i>

08/03/2012

(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:



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):

J. Ramsden

08/03/2012 (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):

J Ramsden @fbpconsulting.co.uk

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:

FRANCIS BRADSHAW PARTNERSHIP

Consulting Civil and Structural Engineers,
Building Design Consultants, CDM Co-ordinators,
Member of the Association for Consultancy and Engineering.

3201202528

Partners:

P Calvert BSc, CEng, FStructE, MICE, MCIHT, MCIArb
S K Preugschat BEng, CEng, FStructE, RMaPS, FConsE

Associates:

J P Ramsden BEng (Hons)
P E Scanlon BEng (Hons)

Consultant:

M Jones CEng, MICE MaPS

12 Hargreaves Street,
Burnley,
Lancashire.
BB11 1DZ

Tel: 01282 450 811
Fax: 01282 413 367
E-mail: burnley@fbpconsulting.co.uk
Web site: www.fbpconsulting.co.uk

Our Ref: D & A STATEMENT B/3561

Your Ref:

DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE STOREY EXTENSION TO

6b THE DENE

HURST GREEN

CLITHEROE

BB7 9QF

Process:-

The property is a single storey bungalow type domestic dwelling. Due to the nature of the sloping site the property is on split levels, and also has a rear facing roof dormer

The property is situated just outside the designated 'Village Boundary' as governed by planning policy G4. The property is however located within an 'Area of Outstanding Nature Beauty' (AONB).

The property is set down at a level significantly below that of the adjacent road 'The Dene'. Viewing of the property from this road is difficult due to the difference in level and the existing hedges and trees around the perimeter of the site.

With any proposed extension, we as a consultancy practise would aim to match the proposed materials with those of the existing building, while ensuring that the scale and detailing of the extension is sympathetic to the original building. The dimensions and scale of the proposed extension are such that they would normally be considered as 'permitted development'.

While we are conscious of the historic nature of the properties within the village centre, the proposed extension must match the character of the existing building and it's immediate neighbour at No. 6a.



Use:-

The existing house consists of 3 bedrooms, a bathroom and an open plan kitchen/Living space. There is also a small lean-to type extension. The owner occupiers of the property are a couple with two young children. Their desire for the proposed extension is to create an alternative living space for their growing family. The addition of the utility room to the extension will house the washing machine and dryer to free up space within the kitchen and to separate off these devices from the main living space of the property.

Amount of development:-

The proposed external size of the conservatory extension is approximately 4.3m wide x 3.5m, while the external size of the proposed utility room is approximately 2.0m wide x 1.8m. These sizes are within those normally allowed within 'permitted development' and will not overpower the original building or the surrounding land within the property boundary.

During the development of the proposals the proposed floor level of the conservatory extension has been lowered considerably in order to minimise the impact of the extension. The proposed floor level is now 600mm lower than the adjacent floor level within the main house. Although this arrangement now requires the provision of steps and a consequent reduction in the useable floor space of the extension, the applicant felt that this is a worthwhile compromise in order to reduce the external visual impact.

Due to the nature of the sloping levels of the site and the amount of planting of existing hedges and trees around the boundary of the site, it is difficult for anyone outside of the site boundary to view the existing building or the proposed extension.

Layout:-

A number of alternative plan and roof arrangements were considered, with plan sizes being reduced in order to minimise impact. The external door to the utility has been re-positioned from the end to the side to enable the plan size to be reduced and to aid the provision of the external access steps. The height of the utility has been kept below the existing kitchen window, in order to maintain this window, but also to keep the extension low to minimise impact. The conservatory roof has been changed from a duo-pitch hipped roof to a mono-pitch in order to lower the roof further to tie in better with the utility roof and to reduce the potential visual impact.

Scale:-

The scale of the extension is in context with the existing building and the surrounding land to the site, and would in normal circumstances be considered as being within the limits of 'permitted development'. While the AONB designation does require additional consideration, we feel that the proposed extension will not adversely affect the overall site vista.

Landscaping:-

The proposed extension does not affect any existing trees, hedges or other planting. The area of the proposed extension is currently covered in a gravel bed. There will be some minor adjustment required to the existing external steps. The Contractor will be required to provide protection to all existing trees, lawn and paved areas for the extent of the works. The appointed Contractor is to liaise with the Ribble Valley Borough Council Countryside Officer prior to commencement of work on site.

Appearance:-

The majority of the walls to the existing building are covered in a textured render which has been painted white. The low levels walls are red brickwork. All of the existing gutters and rainwater pipes are white upvc, as are those to the neighbouring property No. 6a. All of the existing window frames, door frames, fascia and soffit boards are white upvc, to the main house and to the existing extension, as are those to the neighbouring property. Consequently the proposed extension is also to have red brickwork at low level, with both the bricks and the mortar pointing to match those of the existing house. The glazed section to the extension is to be framed in white upvc to match the existing building

Access:-

There is no existing vehicle access to the site. Existing access is via a gravel footpath from the gate in the site boundary, sloping down to a set of five steps formed using concrete paving slabs to the front door. There is additional foot access available at the back of the site via a long flight of steps down to the lane, which runs along Dene Brook. Any proposed construction access would be limited to a small tracked mini-digger. All existing access arrangements are to be retained during the course of the works and afterwards. Although the sloping nature of the site may create existing limitations to access by various members within society or to emergency services, the proposed extension will not affect the existing access to the property.

**PROPOSED SINGLE STOREY EXTENSION TO
6b THE DENE
HURST GREEN
CLITHEROE BB7 9QF**

8 March 2012

APR 2012

Heritage statement

Submitted in response to the request of Ribble Valley Council to support the planning application for removal of existing porch and erection of utility room and conservatory at 6B The Dene, Hurst Green, Clitheroe BB7 9QF

Overview of Hurst Green

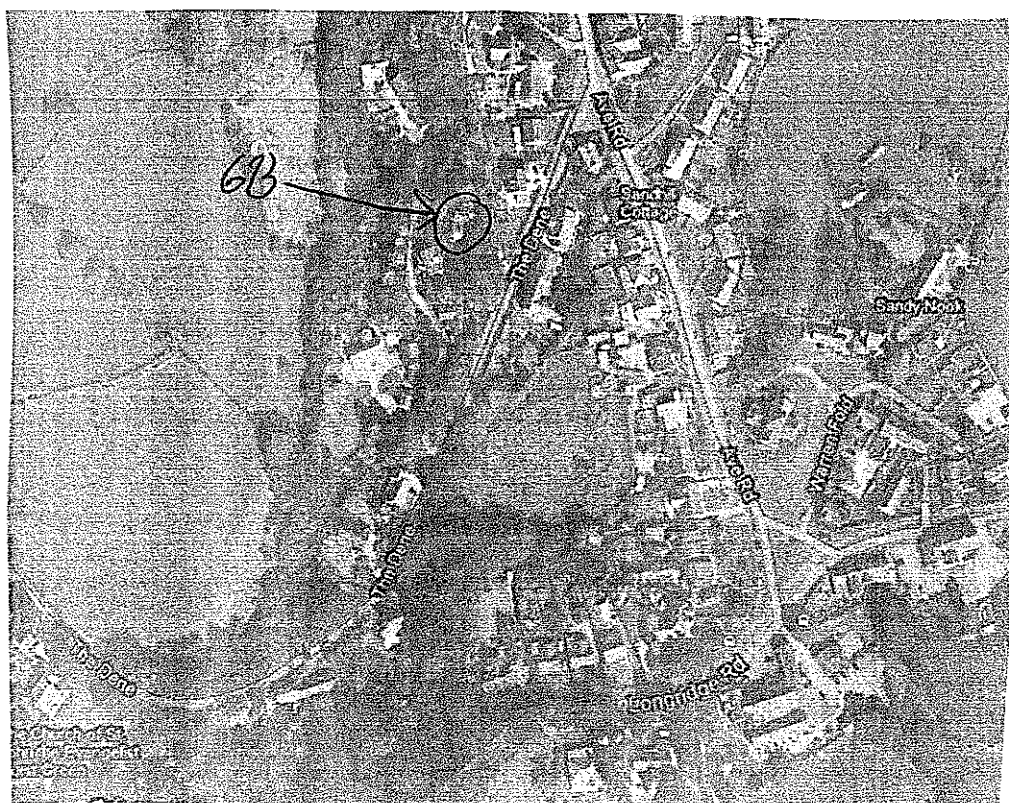
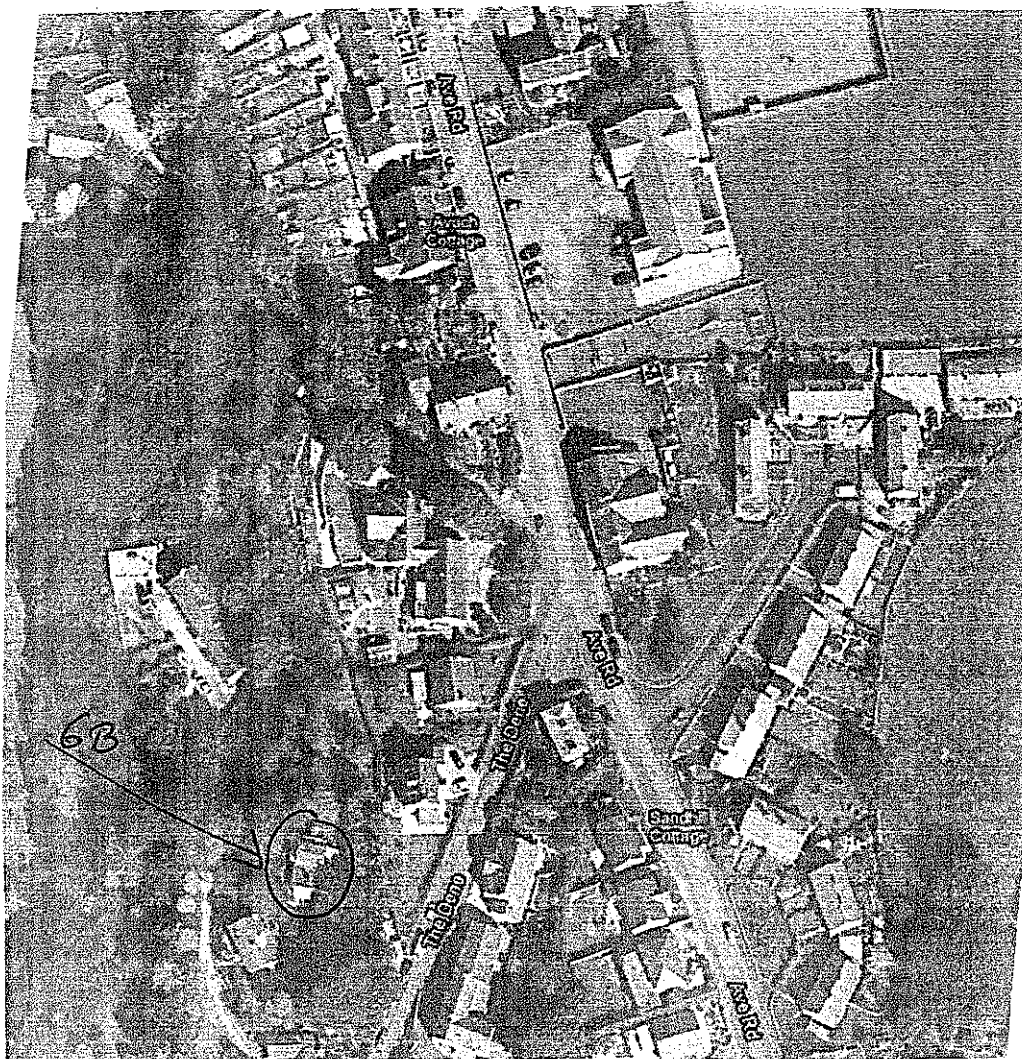
With the founding of Stonyhurst Hall, (a grade I listed building) by Richard Shireburn in 1592, the hamlet of Hurst Green (about a mile away) began to develop, as often happens with the building of Manor Houses. The hamlet's development continued, once the College was founded in 1794, and by the early 20th Century, the village was about the size it is now (approximately 500 residents).

There are a number of grade II listed buildings in the immediate area as indicated on the map below



The village now however is a mix of old and new developments with infill particularly from the 1930s and late 20th century.

Immediate Area of 6B The Dene



Map to indicate positions (A,B,C,D,E,G) photos on following pages taken from

Foxfall house built 10 yrs ago

No 3 originally pre1890

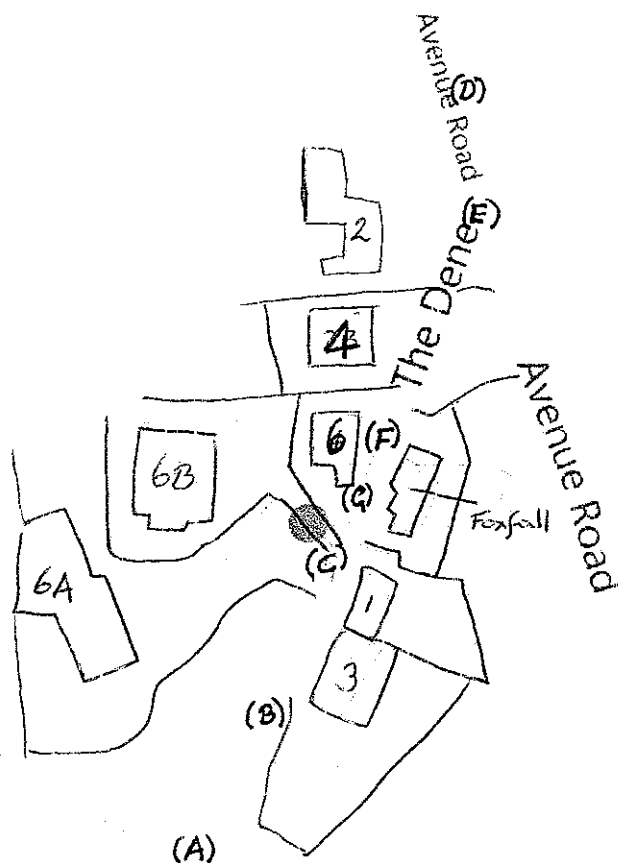
No 2 modern built bungalow approx 1950s originally

No ~~28~~⁴ modern built bungalow

No ~~6~~⁶ 1930s house modernised

6A originally 1960s major reconstructed in 2000

HOUSES
NOT
TO SCALE



Warren,

bing

The Dene

Longridge Road

© 2011 Microsoft

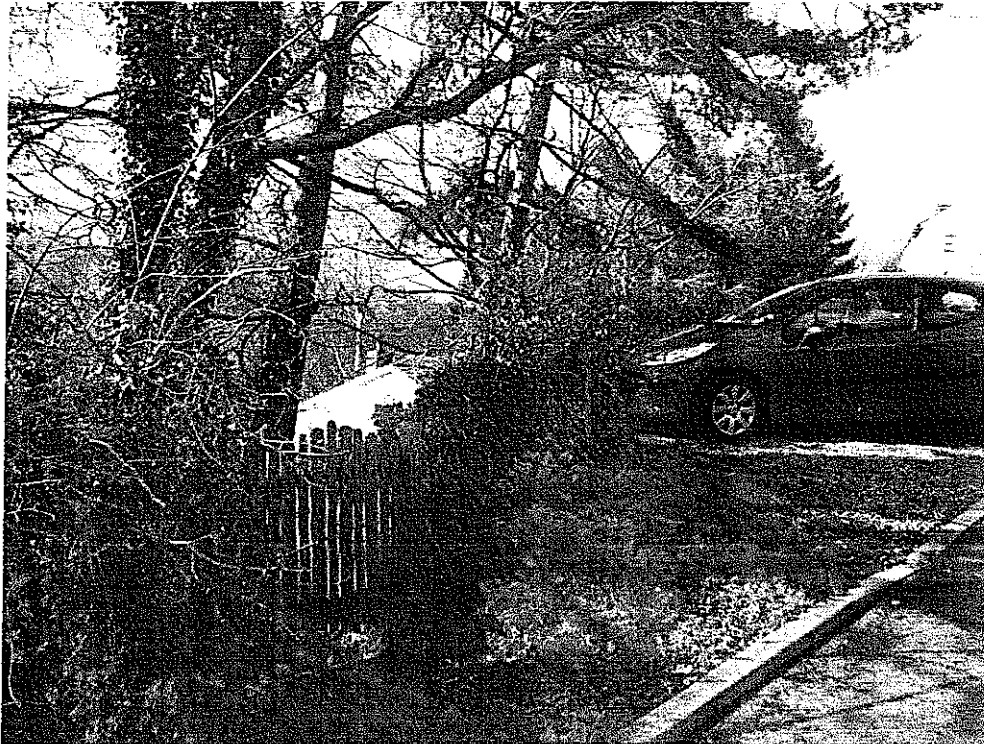
view from the left side of the road at the bottom of the dip in the Dene looking upwards position as indicated on the map(A), kitchen window of 6B indicated by arrow, hence proposed development would not be seen



Proceeding up the Dene position (B), 6B not visible at all



Left side of the road position (C) alongside 6B The Dene proposed development would still not be easily visible



Picture from outside the Bayley Arms position (D) to show the top of The Dene, also shows the 2 similarly styled modern built bungalows on the right.



Picture position (E) looking down from the top of the Dene



Position (F) further down the Dene 6B not visible



Picture (G) alongside hedge position unable to see 6B



Impact on Conservation Area

6B The Dene is of no significant historical or architectural interest being a split level bungalow built in the 1980s within a group of similarly constructed buildings. The proposed development being in keeping with the style of the property and improving the aesthetics of the current porch.

6B The Dene is not in close proximity to any listed buildings and due to its position on a slope and cover from trees within the valley/ adjacent properties is virtually hidden from general view please see attached photos, it would be difficult to obtain any view of the proposed development due to the consideration given to its position and height.

Due to the proposed development being unobtrusive, in keeping with the style of the bungalow and sympathetic to its immediate neighbours it will have minimal effect on the conservation area.