



RIBBLE VALLEY
BOROUGH COUNCIL

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

10 MAR 2012

For office use only

Application No

Date received

Fee paid £

Receipt No:

120120253

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: First name: STUART
Last name: WATSON
Company (optional):
Unit: House number: 120 House suffix:
House name:
Address 1: LANMACK ROAD
Address 2:
Address 3:
Town: BLACKBURN
County: LANCASHIRE
Country: UK
Postcode: BB1 8LA

2. Agent Name and Address

Title: MR First name: PHILIP
Last name: HEATON
Company (optional):
Unit: House number: House suffix:
House name: CLAYTON MANOR
Address 1: RIBCHESTER ROAD
Address 2: WILPSHIRE
Address 3:
Town: BLACKBURN
County: LANCASHIRE
Country: UK
Postcode: BB1 9HU

3. Description of Proposed Works

Please describe the proposed works:

ADDITIONAL WINDOWS + ROOFLIGHTS TO BATH (CONVERSION).

3. Description of Proposed Works (continued)

320120253P

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: House suffix: House name: **LANE ENDS BARN**Address 1: Address 2: Address 3: **BALDERSTONE**Town: County: **LANCASHIRE**Postcode (optional): **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 ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoDo 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 AdviceHas 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:

GARETH FORT

Reference:

RY/2012/ENQ/0028

Date (DD MM YYYY):

(must be pre-application submission)

24/02/2012

Details of the pre-application advice received:

**ROOF TERRACE LIKELY REVISED.
WINDOWS & ROOFLIGHTS POSSIBLE BUT
NOT REGULAR IN SPACING.****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. ParkingWill 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

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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			☒	☐
Roof	STEEL PROFILE SHEET WITH TRANSPARENT ROOF PANELS.	FLASH FITTING NAIP-TYPE SUITABLE FOR 'MEANS OF ESCAPE'	☐	☐
Windows	—	PAINTED HANDWOOD DOUBLE GLAZED TO MATCH PROPOSED OTHER.	☐	☐
Doors			☒	☐
Boundary treatments (e.g. fences, walls)			☒	☐
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:

DRAWING 2203-04 DRAFT D+A STATEMENT AND PRE-AP ADVICE
LETTER

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):

 13/03/2012
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:

--

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):

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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:

<i>Hector</i>

Date (DD/MM/YYYY):

13-03-2012

(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):

--

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 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 other plans and drawings or information necessary to describe the subject of the application:



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 the completed, dated Ownership Certificate (A, B, C or D - as applicable):



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):

Heaton

13 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:

#44

01254 243909

Country code:

Mobile number (optional):

#44

07767 333405

Country code:

Fax number (optional):

Email address (optional):

phil_Heaton@btinternet.com

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:

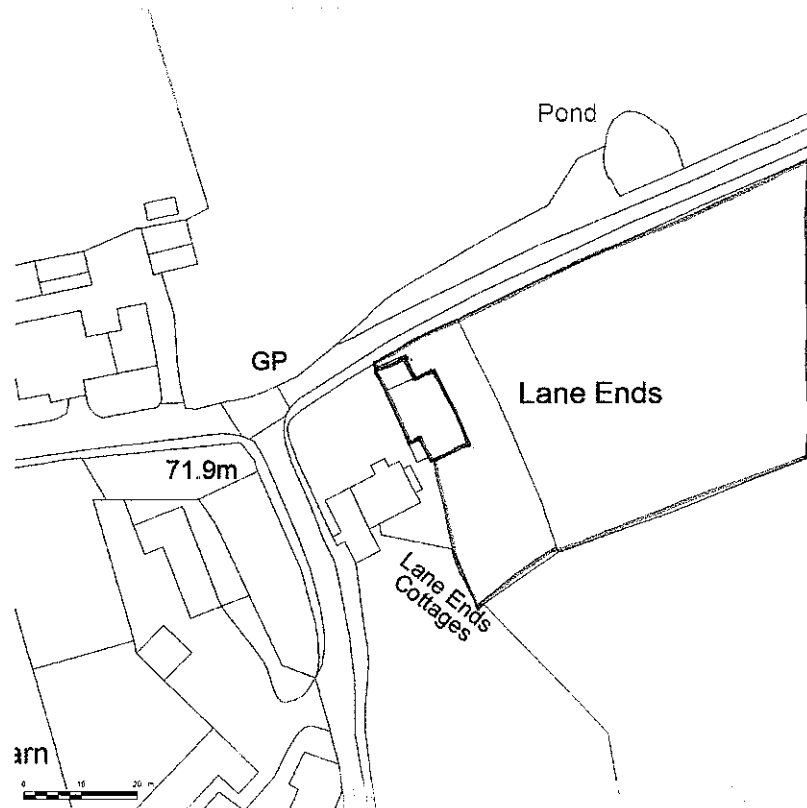
Contact name:

Telephone number:

Email address:

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250

CENTRE COORDINATES: 362831, 432652



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04/04/2012 15:27

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RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Gareth Fort

direct line: 01200 414493

email: gareth.fort@ribblevalley.gov.uk

my ref: RV/2012/ENQ/00028

your ref:

date: 24th February 2012

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
DX Clitheroe 15157
www.ribblevalley.gov.uk

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Dear Mr Heaton,

PRE- APPLICATION ADVICE, LANE ENDS BARN, BALDERSTONE

I am writing with pre- application advice in respect of your proposals for the above-named site.

We met to discuss your proposals in detail, and I advised you at that stage that the proposal for a roof terrace would definitely not be in line with local planning policy, and thus would be extremely unlikely to gain planning consent.

We then moved on to discuss the other proposed changes to the building, which you stated had become necessary due to land ownership issues nullifying the proposed access on the south easterly elevation. You stated that because of this a replacement access is necessary to comply with building regulations. You are also proposing an additional bedroom within the eaves.

As discussed, the Council's policies in relation to barn conversions seek to strike an appropriate balance between the desirability of bringing them into residential use, and maintaining their simple agricultural character to respect the landscape and heritage of the area. In respect of these policies changes to the roofline, and excessive amounts of new openings in the buildings are normally not permitted. Policy H17 of the District Wide Local Plan discusses design issues with regard to conversions, stating that "Most farm buildings have unbroken roof spaces, a limited number of windows and largely open interiors. It is possible to convert farm buildings without changing their character by recognising these principal features and by not trying to achieve maximum floor space. too many doors and windows, the insertion of dormers, roof lights and chimneys and the alterations of roof trusses will devalue the character of traditional farm buildings and that of the surrounding environment."

The original permission for this conversion, limited the amount of new openings to three 'window sized' openings, two within the first floor, and one at ground floor level, and five roof lights. A previous design submitted with the application was considered unacceptable due to the excessive number of new openings (16), and their style, size and design. The three new openings permitted sought to avoid the regular pattern of fenestration prevalent in purpose-built residential buildings, to mitigate adverse impacts on the barn's character.

The revised scheme you have submitted proposes deletion of one of the additional openings on the north- west elevation, and the inclusion of a further 12 openings to the permitted scheme, and the re- orientation of the door and windows on the north- east elevation.

It is clear from Local Plan policies that the amount of new openings proposed are excessive and would have an adverse impact on the barn's character. Also as we discussed, a recent appeal decision has supported this policy stance by upholding the refusal of permission for one additional window in a converted barn. As such the scheme that you have submitted would be unlikely to gain planning permission, however, a proposal that sought to limit the amount of new openings, perhaps through relocation, or reorientation of the three additional openings in the original consented scheme could be permissible, and may be a way of ensuring that the development is compliant with building regulations in respect of access. The four large transparent roof panels on the existing north easterly elevation of the barn could also provide an opportunity for rooflights openings, and may improve natural lighting within the building.

In terms of the additional bedroom, again, the Local Plan is clear in policy H16 that "the building is of sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the building". In the case of Lane Ends Barn, the addition of a fifth bedroom necessitates external changes in respect of additional windows and roof lights that would have an adverse impact on its character and appearance.

You asked for an elevation- by- elevation narrative on the proposed scheme, which is below:

South East- Perhaps one additional opening would be allowed on this elevation, but this would be at the expense of one of the consented new openings on an alternative elevation, perhaps the one that you are proposing to delete on the north west.

North West- Fine, deleted window could be relocated elsewhere on the building

North East- The roof terrace is contrary to policy, as discussed above. An additional window could be permissible on this elevation, but regular dwelling- type orientation as shown on the two windows either side of the barn door, would be resisted, as this would give the building an overly residential external character. The larger window at first floor level, and the replacement of the door with a window of similar dimensions immediately below would further impact on the barn's appearance, making the openings look too regular and residential in character. There is potential for a further two rooflights on that elevation, though, as drawn, given the four existing transparent roof panels on the barn.

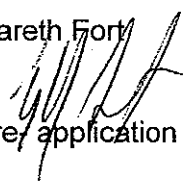
South West Elevation- The additional rooflights would be resisted, however, some reorientation of the consented openings may be permissible.

At our meeting, we also discussed changing national planning policy, and the pro-housing growth agenda in the Draft National Planning Policy Framework. However, it is important to note that the protection of heritage, countryside, and the importance of design are still recognised in the emerging national policies, and in this case these would be the key issues for determining any application, given that a residential use has already been permitted.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

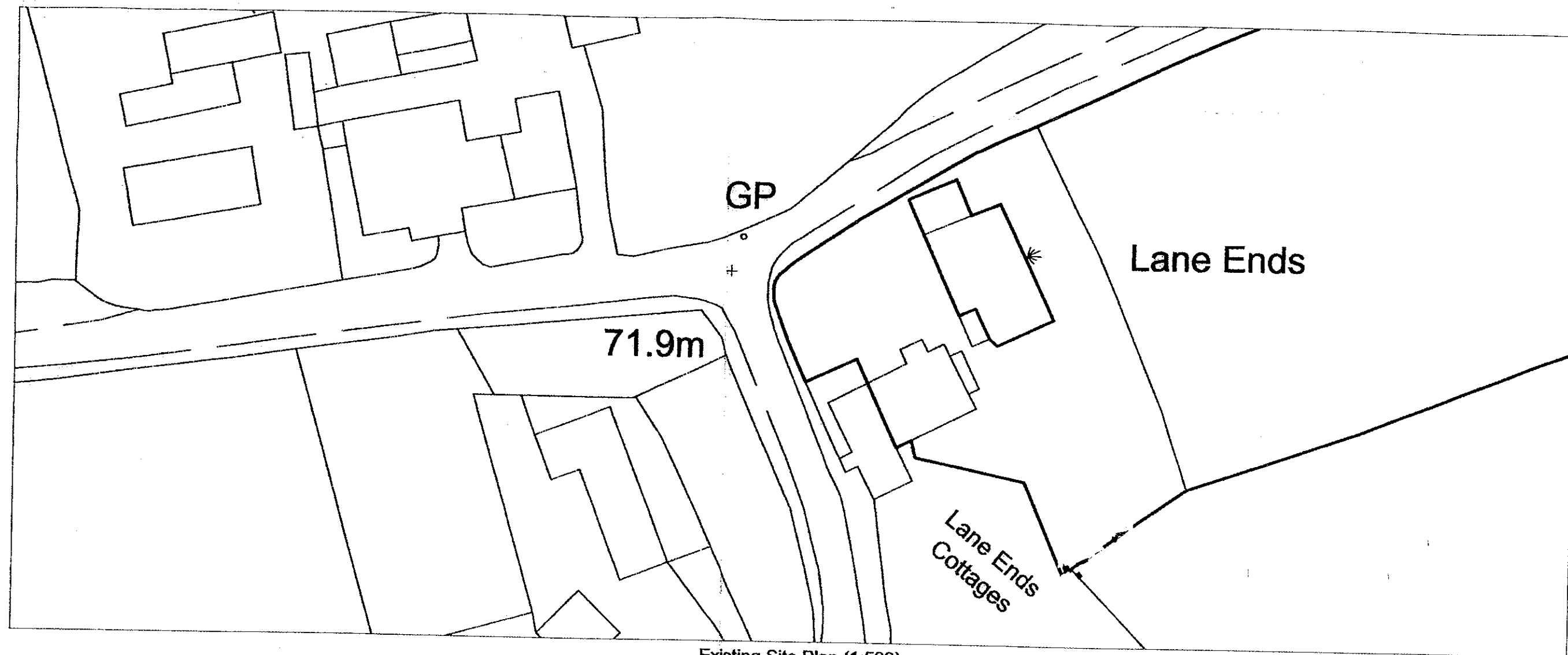
Yours sincerely

Gareth Fort

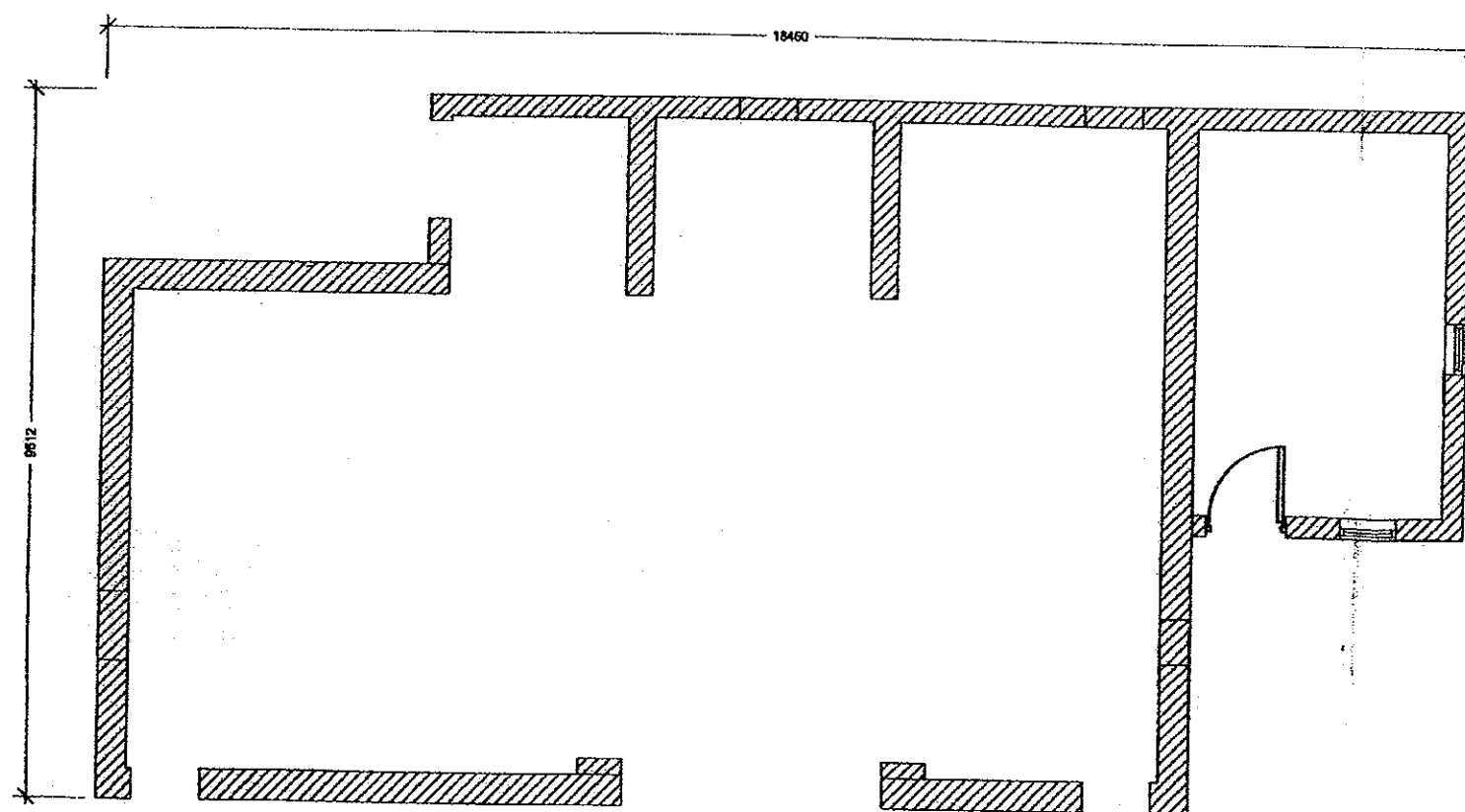

Pre-application advice officer

Mr Philip Heaton
Clayton Manor
Ribchester Road
Wilpshire
Blackburn
BB1 9HU

d elevations



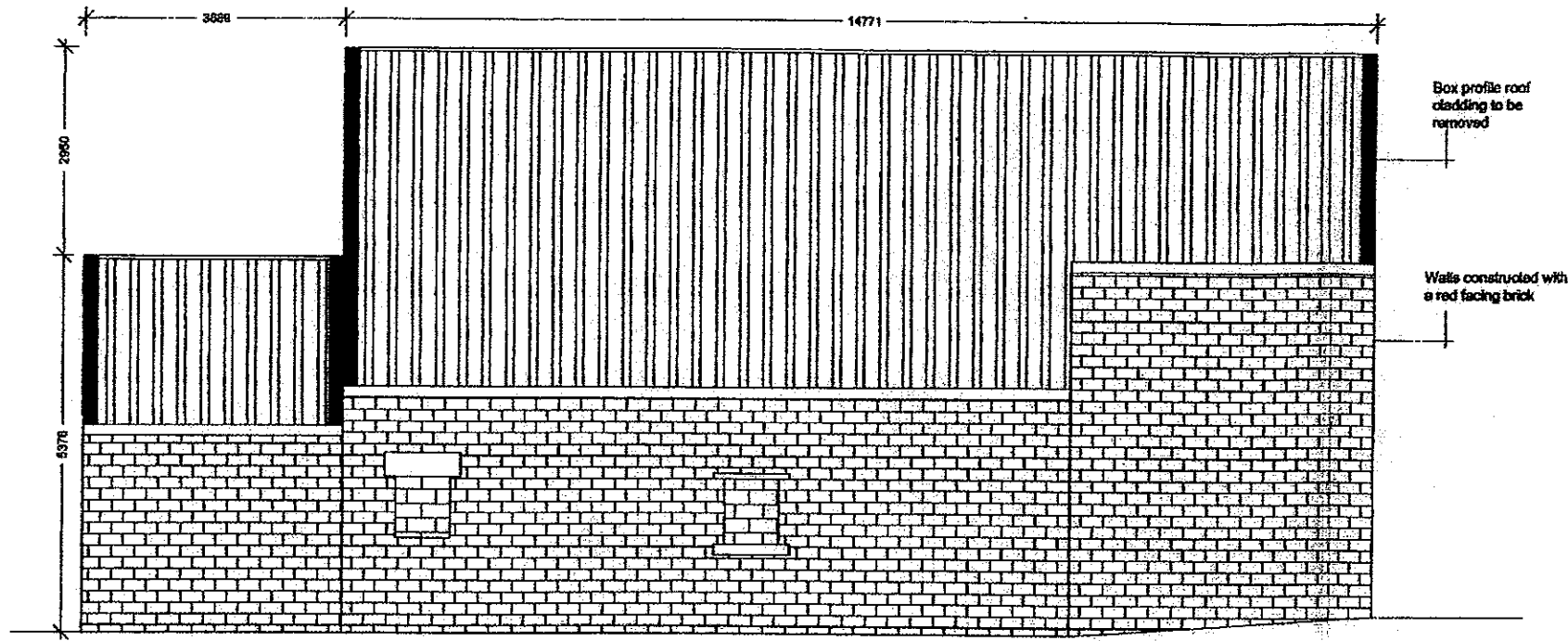
Existing Site Plan (1:500)



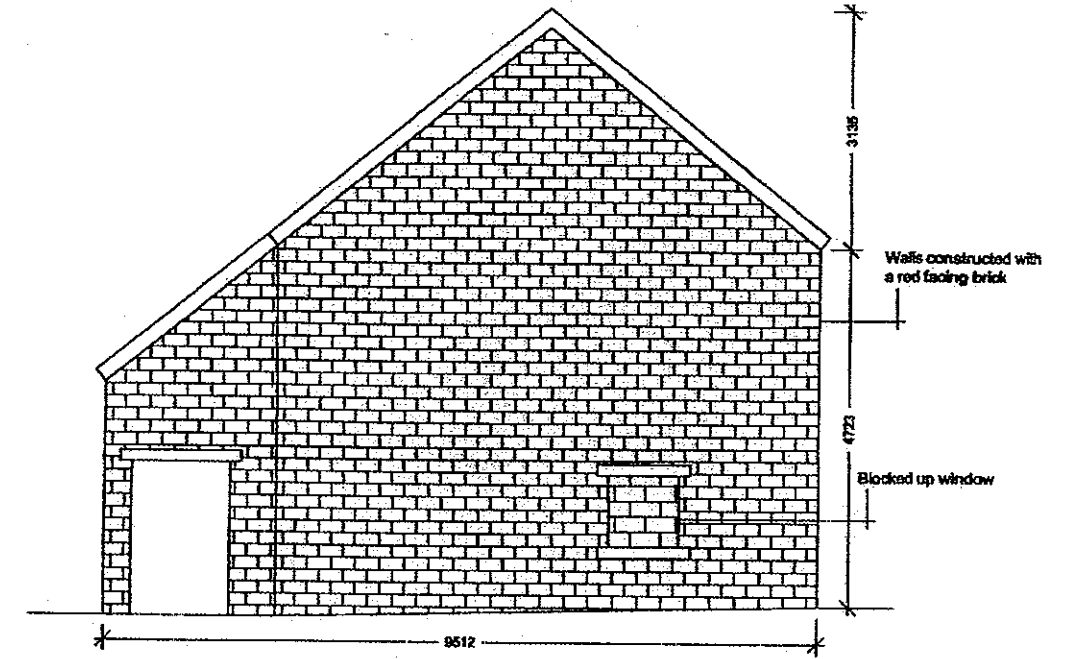
Existing Floor Plan (1:100)

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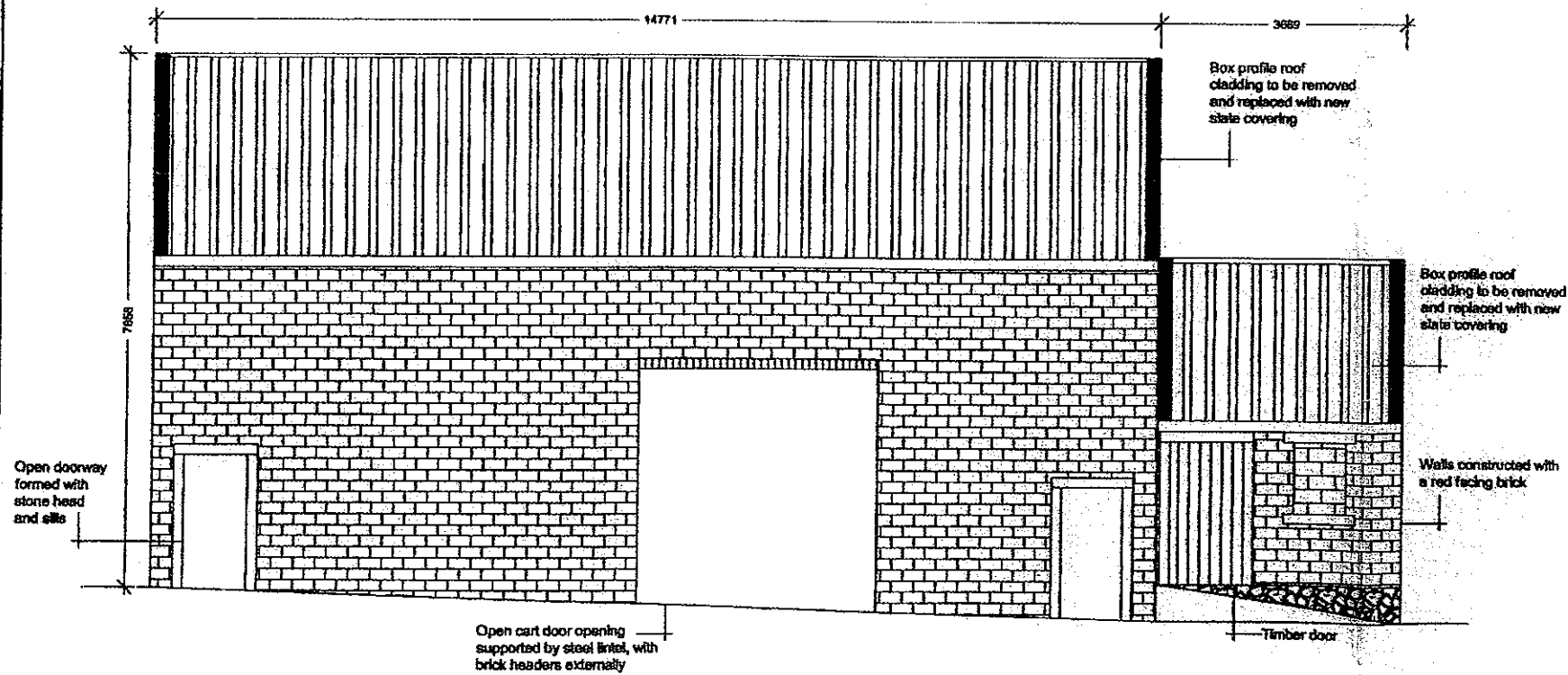
Lane End Barn, Bolderstone BB2 7LJ	2209-A3-02
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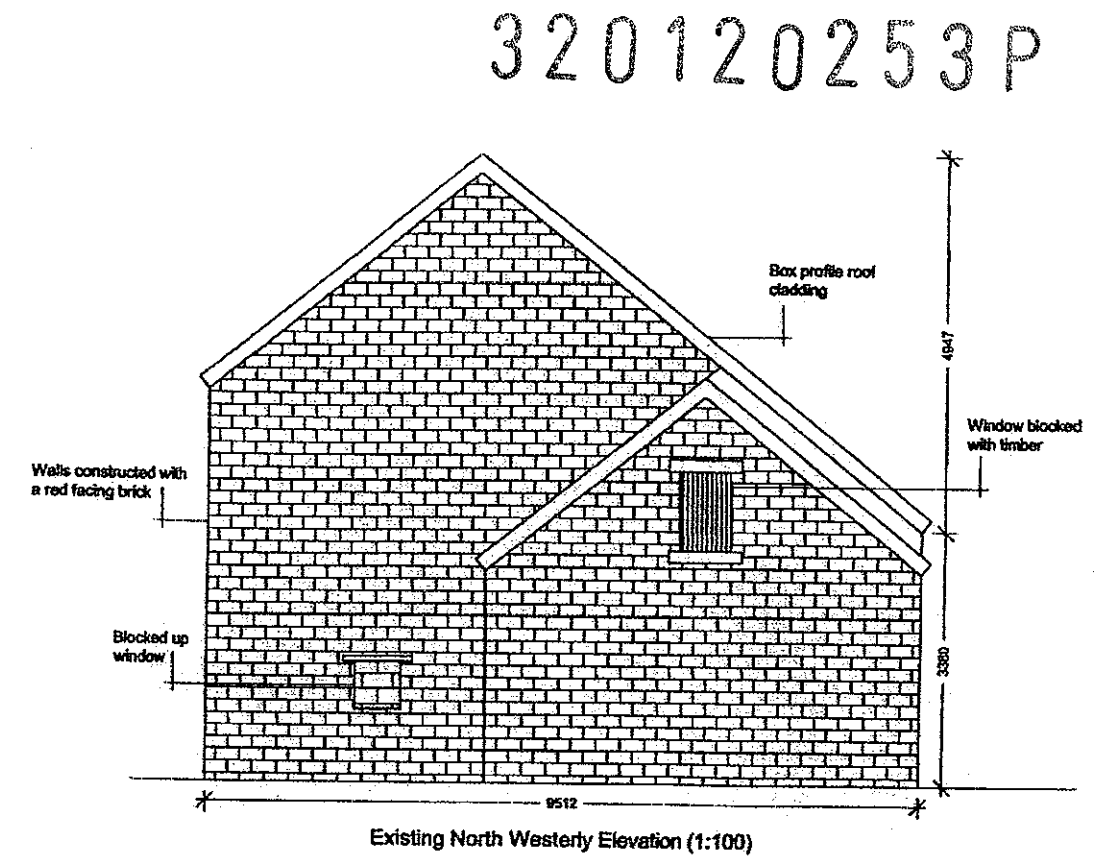
Existing South Westerly Elevation (1:100)



Existing South Easterly Elevation (1:100)



Existing North Easterly Elevation (1:100)



Existing North Westerly Elevation (1:100)