



RIBBLE VALLEY
BOROUGH COUNCIL

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

24 APR 2012

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120253P

Application for Planning Permission. 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	First name:	STUART
Last name:	WATSON		
Company (optional):			
Unit:		House number:	120
		House suffix:	
House name:			
Address 1:	LANARK ROAD		
Address 2:			
Address 3:			
Town:	BLACKBURN		
County:	LANCASHIRE		
Country:	ENGLAND		
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:	LANTON MANOR		
Address 1:	RICHMOND ROAD		
Address 2:	WILPHIRE		
Address 3:			
Town:	BLACKBURN		
County:	LANCASHIRE		
Country:	ENGLAND		
Postcode:	BB1 9HU		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

SUBSTITUTION OF HOUSE TYPE. AMEND APPROVED APPLICATION 3/2010/0827 WITH ADDITIONAL ROOFLIGHTS AND WINDOW OPENINGS.

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

☒ Yes

☐ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

01/12/2011

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use 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): BB2 7LJ

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

Easting: Northing:

Description:

5. 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 as possible: ☐

Officer name:

GARETH FORI

Reference:

EV/2012/ENQ/0029Date (DD/MM/YYYY):
(must be pre-application submission)24/02/2012

Details of pre-application advice received?

ROOF TERRACE LIKELY TO BE REFUSED.
WINDOWS + ROOFLIGHTS POSSIBLE BUT
NOT RECOMMENDED SPACED**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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

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:

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

☐ Yes ☒ No

If Yes, please provide details:

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

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

9. 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			☒	☐
Roof	STEEL PROFILE SHEETING WITH TRANSLUCENT PANELS	NATURAL SLATE FLUSH FITTING VENT- TYPE ROOFING - MEANS OF ESTATE	☐	☐
Windows	—	PAINTED H/WOOD	☐	☐
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:

DWG 2209-04; DTA STATEMENT; PRE-APP ADVICE LETTER.

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	4	4	—
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☒ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

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

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 a 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 ☐ Existing watercourse
☒ Soakaway ☐ Pond/lake
☐ Main sewer

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:

REDUNDANT FARM BUILDING
UNDERGOING CONVERSION TO SINGLE
DURENCE

Is the site currently vacant?

☒ Yes ☐ No

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

PARK - AGRICULTURAL STORAGE.

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
 If Yes, please complete details of the changes in the tables below:

☒ Yes

☐ No

Proposed Housing								Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐				☒		/	Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							/	Totals (a + b + c + d + e + f + g) =							
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Total proposed residential units (A + B + C + D) =							/	Total existing residential units (E + F + G + H) =							
TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):															/

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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	<i>mc</i>	<i>mc</i>	<i>mc</i>
Proposed employees	<i>mc</i>	<i>mc</i>	<i>mc</i>

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
<i>Residential</i>	<i>N/A</i>			

21. Site Area

Please state the site area in hectares (ha)

0.06 ha

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:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. 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):

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):

24. Ownership Certificates (continued)

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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):

--

25. 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>Heath</i>

Date (DD/MM/YYYY):

<i>29-04-2012</i>

(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):

--

26. 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 correct fee: *185 £150 already paid* ☐

The original and 3 copies of the 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 a design and access statement, if required (see help text and guidance notes for details): ☐

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 Ownership Certificate (A, B, C, or D - as applicable): ☐
- ☐ The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☐

27. 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):

 Hector

27-04-2012

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

 #44

 07003 183447

Country code:

Fax number (optional):

Email address (optional):

29. 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.hector@stitenet.co.uk
30. 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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DESIGN AND ACCESS STATEMENT

PROPOSED ALTERATIONS TO ROOF AND ELEVATIONS

(SUBSTITUTION OF HOUSE TYPE)

AT LANE ENDS BARN, NIGHTFIELD LANE, BALDERSTONE BB2 7LJ

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1.0 THE APPLICATION

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This document relates to the accompanying planning application, which seeks to substitute the house type consent as presently approved by incorporating additional rooflights and window openings. This proposal seeks consent for the inclusion of additional windows on the south-east and north-east elevations; the removal of one window on the north-west elevation; the inclusion of 4 no. roof lights on the south-west elevation; and the incorporation of a roof terrace on the north-east elevation.

2.0 CONTEXT

2.1 Site Location

The application site is situated 60 metres from the junction of Jacksons Banks Road and Commons Lane along Nightfield Lane on the right hand side.

2.2 Historical element

Not applicable to this application.

2.3 Site description

The property is a detached former agricultural building presently undergoing building work to transform the redundant building into a single dwelling in accordance with drawings submitted and approved under Planning Application No. 3/2010/0837.

2.4 Background to application

Planning Consent was granted on 18 February 2011 for conversion of the detached agricultural building into a single dwelling by the former owner who retains the farmhouse at the rear of the property on Commons Lane.

The present owner acquired the property benefitting from the planning consent and is currently undertaking building works associated with the approved conversion.

Phil Heaton Associates Ltd (PHA) is instructed to generate the working drawings for construction and Building Regulations approval. PHA found that whilst the approved drawings show a door entrance on the south-east elevation leading to an Entrance Hall and Study, the present boundary condition on the title deed-in-possession denotes that the south-west elevation wall and short return wall to the south-east elevation have now become the new boundary to the property. The door entrance cannot now be incorporated as the land beyond is not under control of either ownership or by way-leave to the Applicant.

The outcome of this change means that the Means of Escape in case of fire from several areas requires a fresh strategy and one that incorporates Escape size windows in the habitable rooms of upper floors.

In addition, the Applicant seeks to utilise the full volume extent of the building and creation of a second floor, which can be incorporated in the designated roof space with the enhanced provision of roof lights.

2.5 Opportunities and constraints

This proposal is generated because of the physical boundary changes to the property and the lack of a secondary entrance to another elevation so caused, which in turn causes changes to the internal layout that the Applicant now finds to be unacceptable.

The internal arrangements of the approved drawings are unable to satisfy Building Regulations requirements in the present format. Several areas within the property would need to be compromised if the present external appearance was also to remain unchanged.

The property has obscure glazing designated to all openings on the south-west elevation in consideration of the minimum privacy distance not being met with regard to the neighbouring property. This constrains the opportunity of satisfying the requirement for safe Means of Escape from upper floors within the dwelling given the dearth of available window openings to the property generally.

The increased use of the property by the inclusion of a second floor is entirely in keeping with PPG 3 and meets the future aspirations of the Applicant and his family.

The incorporation of an inset roof terrace permits greater natural light into the new stairwell from first to second floor and provides a greater amenity to the occupants for quiet enjoyment of the morning sunshine being as it faces north-east and overlooks no other neighbouring property. It also provides a simpler and safer Means of Escape from both bedrooms on the second floor in case of fire although relaxation of part Policy H17 is required.

The original use of the building should not entirely dictate the limitations on the design (when not Listed or in a Conservation area) and appearance of its later use especially when modern living standards with an emphasis on well-being are continually being raised.

The Applicant recognises that this proposal should first seek to address the primary issue of meeting the requirements of the Planning process.

2.6 Design

The design of both roof and window openings is sympathetic to the minimum size required for each location and in keeping with the style and materials proposed in the prior-approved drawings, avoiding the regularising and symmetry associated with the design of modern dwellings. The new window and roof openings are sized in accordance with Policy H17 observing the minimum areas and locations.

The inset roof terrace is a contemporary addition reflecting the modern standards of construction in a traditional setting.

3.0 Proposed Use

The property is to be converted to residential use in accordance with a prior approved Planning Application 3/2010/0837.

4. SUSTAINABILITY

4.1 Land and Building Use

Not applicable to this application.

4.2 Transport

Not applicable to this application.

4.2a Public transport

Not applicable to this application.

4.2b Internal and external recycling facilities

Not applicable to this application.

4.2c Water conservation

Not applicable to this application.

4.2d Flood risk

Not applicable to this application.

5.0 Planning Policy

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The following policies are applicable to this application: Planning Policy Statement 3 Housing (PPS3), and Ribble Valley Borough Council Local Development Framework (incorporating previously saved policies specifically Policy H17).

6. Layout

Please see accompanying drawing no. 2289-01.

7. Scale

Drawing scales are 1:50 and 1:25.

8. Open Space and External Works

Not applicable to this application.

9. Appearance

In terms of external appearance, the property will not be significantly altered other than the inclusion of additional windows and roof lights on elevations already populated with openings. The inset roof terrace is a contemporary addition that does not detract from either the former use or proposed use of the building.

10. Access component

Not applicable to this application.

11. Summary

The application site is located within a rural setting and the proposals are substantially necessary to enable compliance with Building Regulations and meet the realistic aspirations of the Applicant.

The original character of the building is substantially retained whilst meeting the modern demands for standards of living.

The contemporary addition of an inset roof terrace is one of principal benefit to the occupants and has limited effect on the character of the former agricultural building, which still dominates the outward appearance of all elevations.

The proposal represents a sustainable form of development and is entirely consistent with national planning policy regarding utilisation of existing space within a dwelling.