



RIBBLE VALLEY
BOROUGH COUNCIL

20 MAR 2012

FOR THE
ATTENTION OF

For office use only

Application No

320120280P

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

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 & Mrs	First name:	David	Surname:	Whatham		
Company name:							
Street address:	Moss Hall Farm				Country Code	National Number	Extension Number
	Chipping				Telephone number:		
					Mobile number:		
Town/City:	Preston				Fax number:		
County:	Lancashire				Email address:		
Country:	UK						
Postcode:	PR3 2NN						
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No							

2. Agent Name, Address and Contact Details

Title:		First Name:	KARL	Surname:	ZALDATS		
Company name:	KARL ZALDATS ARCHITECT						
Street address:	HATHERSAGE BARN				Country Code	National Number	Extension Number
	MOORSIDE LANE				Telephone number:	01772 691712	
	WOODPLUMPTON				Mobile number:		
Town/City:	PRESTON				Fax number:		
County:	Lancashire				Email address:		
Country:							
Postcode:	PR4 0TB				kzarchitect@btinternet.com		

3. Description of Proposed Works

Please describe the proposed works:

Proposed single storey extension to existing dwelling

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	MOSS HALL FARM		
Street address:	CHIPPING		
	CHIPPING		
Town/City:	PRESTON		
County:	<input type="text"/>		
Postcode:	PR3 2NN		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	359851		
Northing:	443147		

Description:

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, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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:

Privet hedges of no value to front and side

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, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

Privet hedges of no value to front and side

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

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

10. 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

11. 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:

Stone work

Description of *proposed* materials and finishes:

matching Stone work

11. (Materials continued)

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

Slate Roofs

Description of *proposed* materials and finishes:

Matching Slate Roof

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

Painted Softwood glazed units

Description of *proposed* materials and finishes:High performance powder coated glazed windows
Velux Roof lights to new roof**Doors - description:**Description of *existing* materials and finishes:

Painted softwood doors and frames

Description of *proposed* materials and finishes:

High performance powder coated aluminium bi-folding sliding glazed units set with large section green oak sub frame within new opening

Boundary treatments - description:Description of *existing* materials and finishes:

Privet hedge

Description of *proposed* materials and finishes:

replace privet hedge with stone walls to front and side

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

existing vehicle access/hardstanding not affected

Description of *proposed* materials and finishes:

replace front garden (grass) with stone flagged patio/yard area

Lighting - add descriptionDescription of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

not applicable

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: Proposals + Existing dwg no: 145/10 (A1@1:100)
Design + Access Statement**12. Certificates (Certificate A)****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.

Title: Mr First name: Karl Surname: Zaldats

Person role: Agent

Declaration date: 19/03/2012

☒ Declaration made**12. 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: Mr First Name: Karl Surname: Zaldats

Person role: Agent

Declaration date: 19/03/2012

☒ Declaration Made

13. Declaration

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



Date

19/03/2012

320120280P

DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE STOREY EXTENSION TO

MOSS HALL FARM

CHIPPING

PRESTON

PR3 2NN

Applicant: Mr + Mrs Whatham
Moss Hall Farm
Chipping
Preston
PR3 2NN

Architect: Karl Zaldats BA(Hons) Dip Arch Dist RIBA
Chartered Architect
Hathersage Barn
Moorside Lane
Woodplumpton
Preston
PR4 0TB

March 2012

DESIGN AND ACCESS STATEMENT

Single Storey Extension to
Moss Hall Farm, Chipping

1 ASSESMENT

- 1.1 The location of the property is situated in an isolated area of Chipping, on the eastern side of the main road (uncertain of roads name) situated between Houghclough Lane and Collins Hill Lane and is opposite the 'T' junction with Fiddlers Lane (Grid Ref: 359838, 443162).
- 1.2 The existing building is a traditional isolated stone built farm house, roofed in natural slate with an attached barn, which has been converted to provide additional living accommodation. The premises have the advantage of some additional detached outbuildings, along with substantial parking and vehicular access arrangements.
- 1.3 The orientation of the property means that the only sunny aspect occurs at the side/front of the dwelling.
- 1.4 Due to the orientation and isolated location of the property, this means that the external fabric of the two westerly gables to the house and converted barn are subject to the serious effects wind and driving rain

2 INVOLVEMENT

- 2.1 No Pre-application discussions have been held with the Council's planning officers.

3 EVALUATION

- 3.1 The juxta-position of the house and converted barn has created a 'pinch' point which has created an awkward intersection and restricts the physical connection.
- 3.2 The orientation and isolated location of the property means that the external fabric of the buildings are subject to serious wind and rain, and as a result, the westerly gables of the main house and converted barn have serious damp problems with damp ingressing through the stone walls materialising in internal dampness on the two aforementioned gables.

DESIGN AND ACCESS STATEMENT

Single Storey Extension to
Moss Hall Farm, Chipping

320120280P

3 EVALUATION (Cont.)

- 3.3 Internally the ground floor accommodation provided is a compromise and does not meet with my clients families current needs.
- 3.4 As a response to the above, the applicant 'needs' a solution that addresses the following issues:
- An internal room and external space that will allow them to enjoy the sun and views of the surrounding environment.
 - A solution that will enable the problematic 'wet' stone gable wall to the converted barn, to be rectified and protected.

4 DESIGN

- 4.1 In relation to the location of the extension, and in order to take advantage of the sun and views, the only available 'appropriate' location is in the corner at the front of the property between the gable of the converted barn and the main front elevation of the farm house.
- 4.2 This location also addresses the issue of the 'pinch' point between the converted barn and existing farm house, and will allow additional space to be created which increases and links the existing internal kitchen and dining room areas, and which will create a more conducive contrasting modern open plan family living area.
- 4.3 The third issue that an extension in this location addresses, is that it would allow the substandard 'wet' gable wall to be demolished and rebuilt along with creating additional protection from the mono pitched slate roof.
- 4.4 Although on the face of it, the creation of a family/garden area at the front of the house so close to a main road 'may' appear to be unorthodox. It has to be borne in mind that the property is in a very 'isolated' rural area, with no close neighbours. The road is a country lane with minimal amounts of traffic, and as such the privacy and overlooking aspects are not seen as an issue by the applicant.

DESIGN AND ACCESS STATEMENT

Single Storey Extension to Moss Hall Farm, Chipping

4 Design (Cont.)

4.5 The extent of the extension has been determined by:

- The width of the converted barn
- The position of the stone jamb to the main house front door
- The height of the eaves to the converted barn
- The roof pitch at which slate roofs can be laid (min 28°)

4.6 The dimensions of the extension are:

- Plan approx 7.4x4.0m
- Eaves approx 2.75m
- Ridge approx 5.0m

4.7 The form of the extension has been generated by adopting a mono-pitch roofed extension with the ridge of the extension on the gable of the converted barn. This enables the existing stone gable wall to be rebuilt eliminating the damp issues, and the extension will provide additional weather protection, enabling heat loss to be reduced within the converted barn. The inclusion of a mono-pitched roof ensures that any rainwater is taken 'away' from the fabric of the existing buildings.

4.8 By incorporating a mono-pitched extension, this allows for an internal space/area/room with a different feel and dimensions, especially with the ceiling following the roof slope, a more contemporary contrasting aesthetic is created. To further emphasise this contrast, high performance engineered Velux roof lights have been introduced which enable the new room/space to be light and airy in contrast to the existing low cellular rooms. These Velux lights provide openable lights that exclude wind and rain while allowing natural light into the new room and the existing adjacent rooms.

DESIGN AND ACCESS STATEMENT

320120280P

Single Storey Extension to
Moss Hall Farm, Chipping

4 Design (Cont.)

- 4.9 To enable the new extension and adjacent external areas to take advantage of the sun and views, the existing garden is proposed to be removed and lowered, replacing it with a stone flagged patio/court yard, which is to have new stone boundary walls replacing the none-indigenous 'privet hedges'. The reduced patio area will necessitate the need for additional steps up to the front door. See the '**ACCESS**' section for elements relating to access.
- 4.10 The long elevation to the extension is to be fully glazed which will enable the sun and views to be taken advantage of from within the extension, and as such will enable the room to be used throughout the year.
- 4.11 In order to address the effects of the sun and the elements, the glazed units are to be high performance glazing to increase insulation values, which in turn reduces running costs and reduces the carbon the foot print of the property.
- 4.12 Mindful of the exposed location and the exposure to the elements (wind and rain) a conscious decision was made to adopt a high performance/engineered powder coated aluminium glazed bi-folding/sliding door system. Unlike timber systems, the highly engineered solution of the aluminium system, offers a stable, maintenance free solution that allows for smaller section sizes to be used and which includes integrated engineered draft and weather proofing. As the visible section sizes of the units are smaller than similar timber systems, the units will have less visual impact, and the self coloured aluminium system can match the colour of the existing window frames.
- 4.13 The bi-folding sliding doors are to be set within a 'chunky' structural green oak frame which adds a pseudo rural/vernacular aesthetic to the extension.
- 4.14 To further add weather protection, the roof over hangs the line of the bi-folding doors, which offers a barrier and further de-creases the visual impact from the adjacent highway.

DESIGN AND ACCESS STATEMENT

Single Storey Extension to Moss Hall Farm, Chipping

4 Design (Cont.)

4.15 Although the Planning Authority may take a view that an aluminium glazed system is not indigenous to rural buildings, it is important to bear in mind the following:

- We are living in the 21st Century, and buildings need to adapt to suit life styles and expectations throughout their lives.
- Buildings should address, not only how they are to be used, but should be able to combat and provide protection from the elements using state of the art technology.
- Energy efficiency and reducing the carbon footprint of current housing stocks should be encouraged.

4.16 In order to offer a visual break between the new and existing, the design incorporates a long vertical slit window to the new road side stone gable wall. The window frame to this aperture is intended to be set back deep into the reveal to further emphasise the distinction.

4.17 The new stone road side gable incorporates a parapet with stone copings, along with a further slit opening, which offers a 'peep hole' from the area under the roof overhang, both of which adds detail/character.

4.18 The new extensions take into account the slope of the existing house roof, and extends the rear roof slope down to cover the extensions eliminating any awkward flashing/abutment details, while enabling ground floor ceiling to follow the slopes of the roof, as well as enabling an interesting lounge and gallery to be formed at first floor, which allows vies across the garden and over the landscape beyond.

DESIGN AND ACCESS STATEMENT

320120280P

Single Storey Extension to
Moss Hall Farm, Chipping

4 Design (Cont.)

- 4.19 The existing first floor gable bedroom window on the converted barn will be covered by the roof of the extension. Although the loss of this window is not detrimental to the bedroom (there is a further bedroom window along the road side elevation serving this room) the proposals include for a high level circular window above the ridge height to further add detail and character.
- 4.20 To enable the roof slope of the extension, the first floor study window needs to be reduced with the window cill being raised to clear the roof slope and associated lead flashings. The existing top opening light is to remain so that the transoms of all three first floor windows line through.
- 4.20 The accommodation as extended meets with my client's requirements in terms of use, size and character, and which suits their family's current and foreseeable needs.

5 ACCESS

- 5.1 The property is close to the roadside, with adequate existing vehicular access and parking arrangements situated to the northern gable. No alterations are required to these existing arrangements, as the proposals are situated well away from this area.
- 5.2 There is an existing pedestrian gated access directly off the main road with a path through the front garden, which is to be retained, while the site levels within the site are to be reduced. This will involve additional steps up to the existing front door of the main farm house. As the front door to the house is hardly used, due to its proximity to the road, and far away from the car parking arrangements, we do not feel that this is not an issue.

DESIGN AND ACCESS STATEMENT

Single Storey Extension to
Moss Hall Farm, Chipping

5 ACCESS (Cont.)

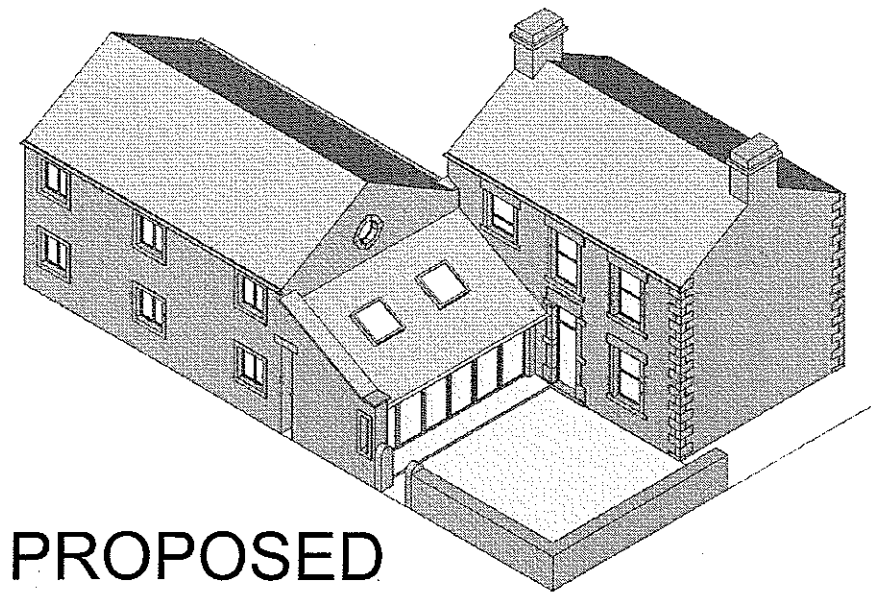
- 5.3 The new extension includes for an elevation completely filled with high performance bi-folding glazed doors and frames, which enables a level access between the new flagged patio and the internal floor level of the extension. There are various combinations to open the number of doors that can be openable ... either the whole wall can be folded and opened or just a few, dependant on the needs and weather.
- 5.4 Over the new doors above there is a roof over hang which protects the room from the elements when the doors are opened.
- 5.5 In order to create a new space with a different feel than the cellular existing rooms, the proposal is to incorporate steps down from the existing floor levels down into the new extension. The difference in level will be dependant on the depth of the existing foundation levels. Again we do not feel that these steps will be an issue.
- 5.6 New internal openings within existing walls are to be in excess of 900mm
- 5.7 No alterations to existing WC facilities or existing internal doorways is required.

March 2012

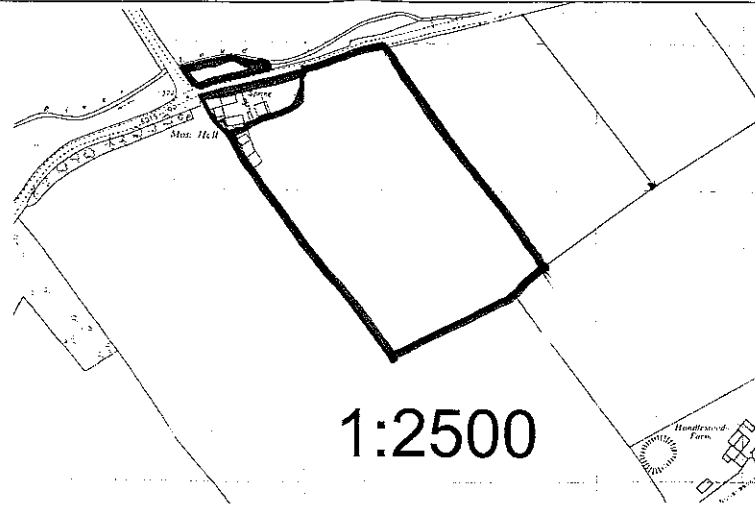
KZA/145

Karl Zaldats BA(Hons) Dip Arch Dist RIBA
Chartered Architect
Hathersage Barn
Moorside Lane
Woodplumpton
Preston
PR4 0TB

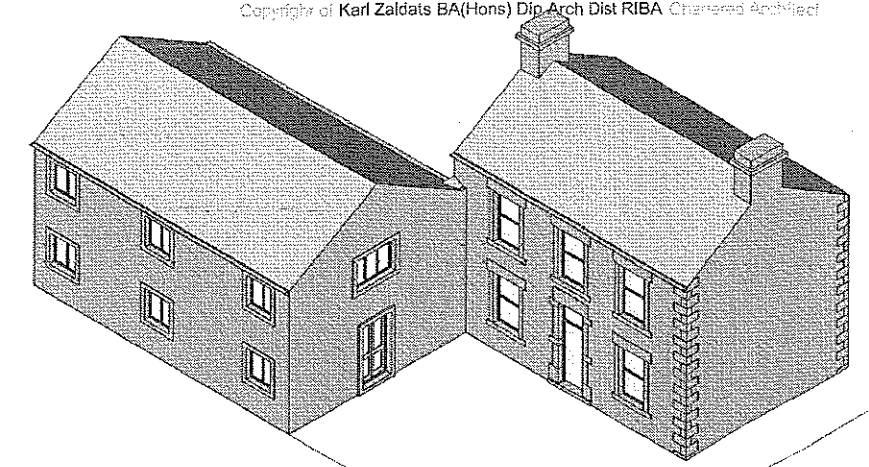
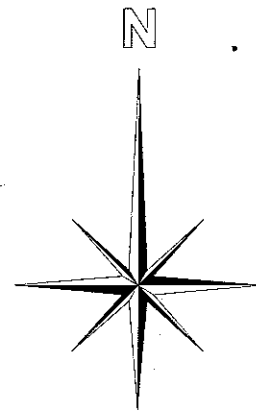
kzarchitect@btinternet.com



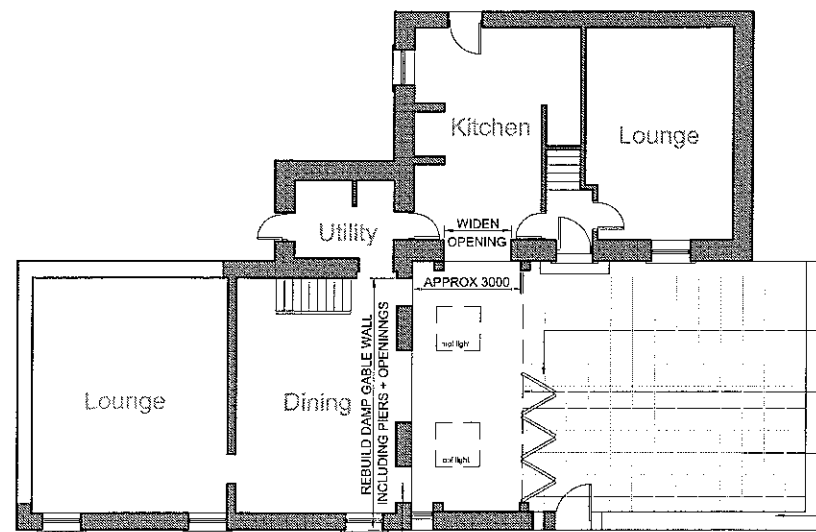
PROPOSED



1:2500



EXISTING



Plan

Note that the existing stone gable wall has inherent damp problems, and as such the majority of this wall is to be removed internally and the inclusion of a slate mono-pitch roof should eliminate the current damp issues

Form 'tall' silt window at junction between new/existing, with window frame set deep into reveal to maintain visual split between new/exig

Red Edgad taken from previous 2006-2007 planning application/approval

1:1250

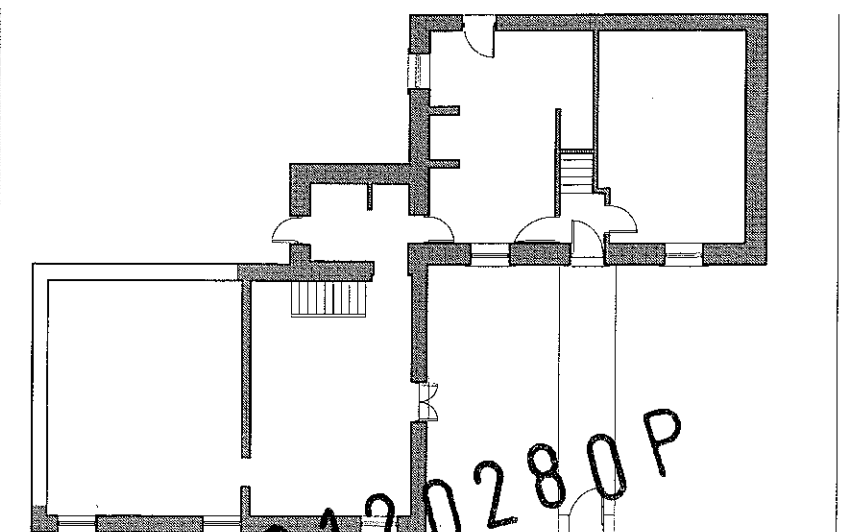
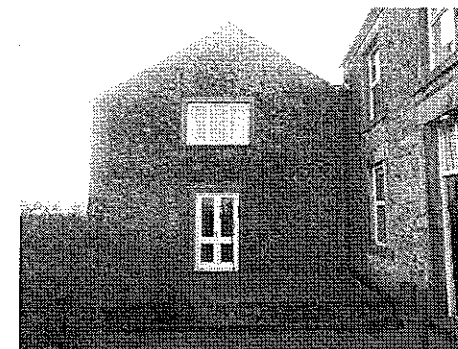
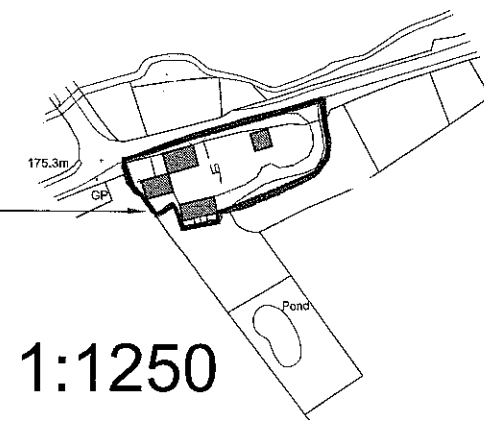
Within large sectioned 'Green Oak' subframe forming opening, fit high performance bi-folding, sliding glazed powder coated aluminium framed doors and frames

Reduce extg ground level to form step down from existing floor levels down to new extension level. Note actual step depth will be dependant on depth of existing foundation level

Form stone flagged courtyard to this area

New stone boundary wall to front and side boundaries

Form 'unglazed' peep-hole opening to stone gable under roof overhang



Plan

320120280P



North

Form 'tall' silt window at junction between new/existing, with window frame set deep into reveal to maintain visual split between new/exig

Extg roof intersection between main house and annexe to remain

Remove extg first floor gable window and form new feature circular window at high level to extg stone gable wall

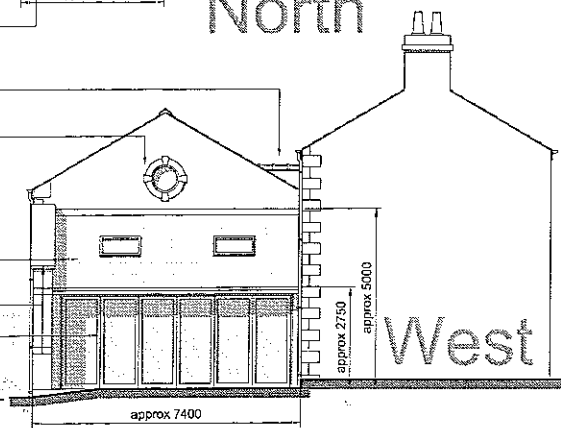
Note that the existing stone gable wall has inherent damp problems, and as such the majority of the wall is to be removed internally and the inclusion of a slate mono-pitch roof should eliminate the current damp issues

New extension mono-pitched roof to be slate with Velux roof lights, lead flashings, UPVC rainwater goods and the like

Stone copings to stone gable parapet wall to extension

Within large sectioned 'Green Oak' subframe forming opening, fit high performance bi-folding, sliding glazed powder coated aluminium framed doors and frames

Reduce extg ground level to form step down from existing floor levels down to new extension level. Note actual step depth will be dependant on depth of existing foundation level



West

Alter extg window sill height to accommodate new mono-pitch roof, including lead flashings. Adapt window frame to suit, retaining opening light

Stone coping stones to parapet gable wall to new extension

Form 'unglazed' peep-hole opening to stone gable under roof overhang

New stone boundary wall to front boundary with road shown as dashed line

Reduce extg ground level to form step down from existing floor levels down to new extension level. Note actual step depth will be dependant on depth of existing foundation level



North



West

PROJ Proposed Extension
Moss Hall Farm
Chipping

TITLE Proposals +
Existing

JOB NO 145 DWG NO 10 REV SCALE 1:100@A1 DATE 03/12 DWY KZ

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