



RIBBLE VALLEY
BOROUGH COUNCIL

25 APR 2012

FOR THE
ATTENTION OF

For office use only

Application No

320120411P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	R	Surname:	Harrison	
Company name:						
Street address:	c/o 127 Padiham Road			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City	Sabden			Fax number:		
County:				Email address:		
Country:						
Postcode:	BB7 9EX					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas	
Company name:	Janet Dixon Town Planners Ltd					
Street address:	10A Whalley Road			Country Code	National Number	Extension Number
				Telephone number:	01200 425051	
				Mobile number:		
Town/City	Clitheroe			Fax number:		
County:	Lancs			Email address:		
Country:						
Postcode:	BB7 1AW			jdixonplanners@btconnect.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

demolition of existing garage and office previously used as Police house/Office and erection of semi-detached dwelling

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:	127	Suffix:	
House name:			
Street address:	Padiham Road		
	Sabden		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 9EX		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	378141		
Northing:	437098		

5. Pre-application Advice

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

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

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:

Adequate space within the curtilage for storage of waste

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

☒ Yes ☐ No

If Yes, please provide details:

Adequate space within the curtilage for storage recyclable waste

8. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Grey Render/pebble dash

Description of *proposed* materials and finishes:

Render

Roof - description:

Description of *existing* materials and finishes:

red/brown interlocking clay tiles

Description of *proposed* materials and finishes:

to match existing

9. (Materials continued)

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Windows - description:

Description of *existing* materials and finishes:

white UPVC

Description of *proposed* materials and finishes:

to match existing

Doors - description:

Description of *existing* materials and finishes:

brown UPVC composite

Description of *proposed* materials and finishes:

New door to be composite in colour to be confirmed

Boundary treatments - description:

Description of *existing* materials and finishes:

mixture of hedge, fence and stone wall

Description of *proposed* materials and finishes:

Hedge and fence retaining as existing, stone wall to match existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Mixture of tarmac/gravel

Description of *proposed* materials and finishes:

Porous tarmac

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:

Planning Statement

Location Plan

AL(00)001C Existing and Proposed plans elevation and street view/

AL(00)005A Existing and Proposed Site Plan

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	4	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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 an appropriate flood risk assessment to consider the risk to the proposed site:

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☒ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Vacant

Is the site currently vacant?

☒ Yes ☐ No

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

Vacant Police house with attached garage and office

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

17. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

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	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

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

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	42.0	42.0	0.0	-42.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		42.0	42.0	0.0	-42.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

02.00

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐

Yes

☒

No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☒

Yes

☐

No

A. Toxic substances

Amount held on site

A. Select Value

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

B. Select Value

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

C. Select Value

Tonne(s)

C. Select Value

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐

Yes

☒

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒

The agent

☐

The applicant

☐

Other person

25. 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: Mrs

First name:

Judith

Surname:

Douglas

Person role:

Agent

Declaration date:

25/04/2012

☒

Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mrs

First Name:

Judith

Surname:

Douglas

Person role:

Agent

Declaration date:

25/04/2012

☒

Declaration Made

26. Declaration

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

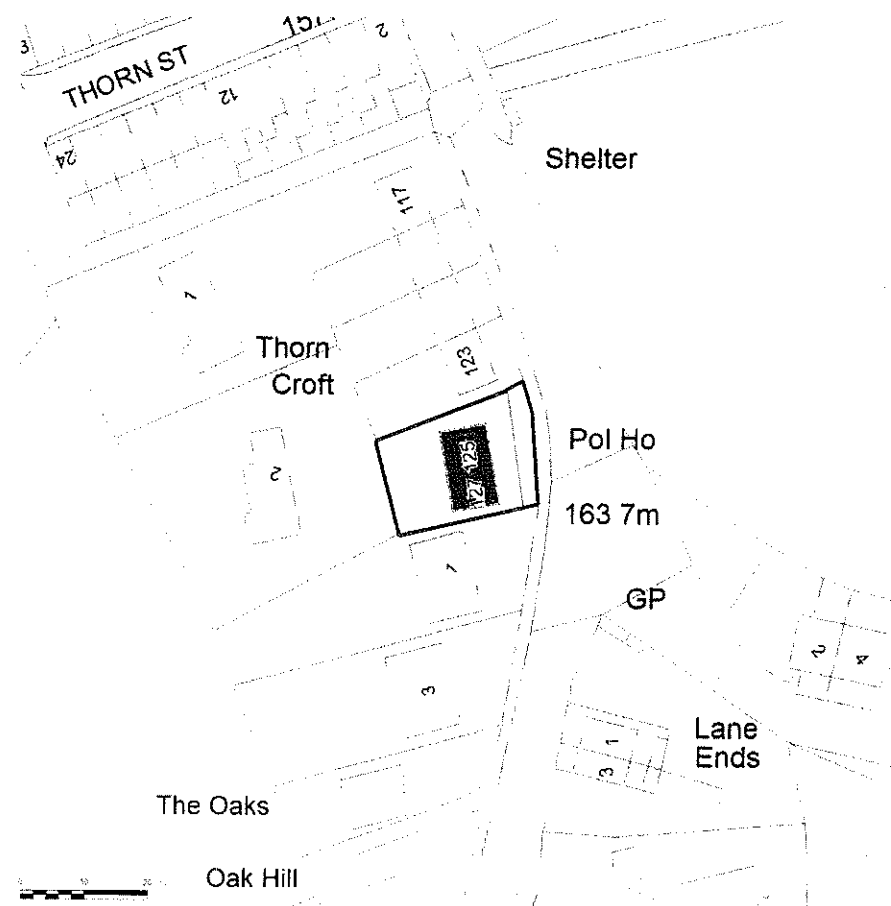
☒

Date

25/04/2012

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250

CENTRE COORDINATES: 378144, 437096



**PLANNING STATEMENT IN SUPPORT OF A PLANNING APPLICATION
(RESUBMISSION OF 3/2011/0886) FOR THE DEMOLITION OF EXISTING GARAGE
AND OFFICE AND ERECTION OF NEW SEMI-DETACHED DWELLING OVER
EXISTING FOOTPRINT AT 127 PADIHAM ROAD, SABDEN BB7 9EX**

1. SITE DESCRIPTION

- 1.1 The application site comprises the garage and office of the former Police house/office for the village of Sabden. The present house and garage stand within a substantial plot. The land slopes up from north to south along Padiham Road. The Police House address is 125 Padiham Road and the site of the proposed dwelling has been referred to as 127 Padiham Road. The adjoining neighbour of 125 to the north is an end of terrace house 123 Padiham Road which is at a lower level. The adjoining neighbour to the south is a detached bungalow 1 Simonstone Lane which is at a higher level. There is also a detached house to the rear of the plot the on Thorn Croft rear garden of which adjoins the rear garden of 125 Padiham Road. All of these properties have been constructed in the twentieth century.
- 1.2 The properties on this part of the road leading out of the village are all positioned at an angle to the road so that as the road rises the houses are staggered and set back from one another.
- 1.3 The site is within the settlement boundary of Sabden as defined in the Ribble Valley District Wide Local Plan.

2. PROPOSAL

- 2.1 This is a full planning application which seeks approval for the erection of one semi-detached two storey dwelling with off-street parking and turning. The proposal also includes parking for the existing dwelling at 125 Padiham Road. At the present time there are two vehicle entrance points to the site. It is proposed to close both of these and provide one single access point onto Padiham road for use by both properties with a parking area for each property in front of the existing and proposed houses.

3. ASSESSMENT

- 3.1 The land at 125 Padihan Road Sabden is within the settlement boundary of Sabden in the adopted Ribble Valley District Wide Local Plan. Policy G1 Development Control and Policy G4 Settlement Strategy are of relevance to this proposal. In

addition, Central Government advice in the Nation Planning Policy Framework applies.

4. SITE HISTORY

- 4.1 This application is a resubmission of application 3/2011/0886. This previous application proposed a semi-detached house on the site where the front of the proposed house was parallel to the front wall of the existing house. The parking area was proposed in front of the houses but retained the two existing vehicles access points. The application was refused planning permission on the following grounds,

"The proposal by virtue of its scale and proximity to the neighbouring dwelling is considered contrary to Policy G1 of the Districtwide Local Plan. It would result in an overlarge and overbearing development which would have a detrimental affect on the residential amenities of the adjacent dwelling. The proposal is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan in that it would lead to conditions to the detriment of highway safety, due to the lack of off-street manoeuvring provision to allow access to and from the highway in a forward gear."

5. INVOLVEMENT

- 5.1 Having obtained the Delegated item file report for the refused application it was clear that the Council had concerns that the proposed house would have an adverse impact on the neighbouring bungalow 1 Simonstone Lane because it would overshadow that property and would have an overbearing effect. The report also set out the highway safety issues resulting from that scheme.
- 5.2 We have since had informal discussions with the Council's Highway Engineer who gave advice that a central access point of 4.5m in width would allow both properties to have two off-street parking spaces and allow cars to enter and leave the site in forward gear. We have amended the plans accordingly.

6. EVALUATION

- 6.1 The main issues in this case are the principle of the development, the effect of the proposed development on residential amenity and the impact on highway safety.
- 6.2 The Planning Officers Delegated Item File Report (DIFR) confirms that the development of the site for an additional dwelling is acceptable in principle. The recent introduction of the National Planning Policy Framework has not altered this as the NPPF encourages new house building in sustainable locations such as this.

6.3 The Council has prepared Supplementary Planning Guidance on Extensions and Alterations to Dwellings. This SPG gives guidance on privacy distances between properties and the how to avoid taking light from or overshadowing the windows of neighbouring properties. We have applied the suggested '45 degree rule' to the proposed dwelling in relation to the neighbouring property 1 Simonstone Lane and revised the plans accordingly. The proposed dwelling has been set back within the site some 2.079m behind the front wall of the Police House. This places the proposed dwelling behind the line projected at a 45 degree and from the centre point of the neighbour's window. See drawing 10-048(00)005 rev A. Drawing 10-0048(00)001 Rev C shows the relationship in terms of relative height between the bungalow and the proposed house. A line projected at 45 degrees from the highest point of the proposed house skims the bottom corner of the window in the neighbouring bungalow. This demonstrates that the position of the proposed house and its effect on the neighbouring property meets the '45 degree rule' and will not take any significant amount of light from or cause an overbearing effect on the neighbouring property.

6.4 The position of the proposed house in relation to the neighbouring property at the rear was considered to be acceptable in the previous application. Whilst the distance to the property at the rear has been reduced there is still 22.75m between the existing and proposed property which exceeds the 21m suggested in the SPG. This will ensure that there is no loss of privacy to the neighbour at the rear through overlooking. The proposed property retains a rear garden which is 7.209m in length.

7. DESIGN

Use

7.1 The use of the site will change from residential with office to a wholly residential use.

Amount

7.2 The development comprises the erection of one three bedroomed dwelling with two off-street parking spaces and includes replacement parking of two spaces for the

existing property. The proposed dwelling will comprise lounge, dining/kitchen and W.C. on the ground floor and three bedrooms bathroom and en-suite at first floor.

Layout

- 7.3 The house had been design with main windows in the front (east) elevation, the rear (west) elevation. The side elevation next to 1 Simonstone Lane has a kitchen door at ground floor and landing window at first floor. The main private outdoor space is at the rear of the dwelling with some open space at the front of the property adjacent to the car parking area.

Scale

- 7.3 The dwelling is slightly lower and smaller than the existing Police House and it is set back from the front of the Police House. When approaching Sabden along Simonstone Lane the dwellings are bungalows and the Police House is the first two storey dwelling. The proposed house being two storeys is appropriate in this location where the transition occurs from single storey to two storey dwellings.

Landscaping

- 7.4 The site is presently has a large parking area in front of the Police House and the Police garage and former office has a utilitarian appearance. Whilst the parking area is retained there is scope for landscaping/garden particularly in front of the proposed dwelling. The front garden will be enclosed by a low boundary wall, and the two existing entrance points replaced by one single entrance. This will introduce a more appropriate enclosed domestic character to the area in front of the houses

Appearance

- 7.5 The design of the proposed dwelling was considered acceptable by the Planning Officer in the last application who concluded that the design is in keeping with the existing property and the immediate locality. The appearance of the proposed dwelling has not changed only the position of the proposed dwelling. This change in position has considerably improved the appearance of the dwelling in the street scene. The position of the dwelling now follows the stepped pattern of development on Simonstone Lane and Padiham Road at this point.

- 7.6 The property is to be constructed using concrete interlocking tiles, rendered walls, PVCu windows. The existing garage and Police Office is to be demolished together with the concrete projection which runs across the top of the door and window on the existing house. This is to be replaced with a shaped roof to the bay window on the existing house and a matching bay window on the proposed house.
- 7.7 The proposed parking area will be constructed in porous tarmac. The parking area is at a lower level than the garden area at 1 Simonstone Lane. A boundary fence between the two properties will also screen the parked car from view from the neighbour's property. Similarly there is a substantial beech hedge on the boundary with 123 Padiham Road and this will provide screening of the parking area from that property.

8. ACCESS

- 8.1 The site presently has two vehicle entrance points and the boundary to the footway adjacent to the road is denoted by a low wall. The existing entrance points are to be closed and a single entrance point in the centre of the site will replace them and will serve both properties. This has been designed following the advice given by the Council's Highway Engineer. Vehicles visiting the existing and proposed houses will be able to enter and leave the site in forward gear.

Judith Douglas BSc (Hon) Dip TP, MRTPI

Janet Dixon Town Planners Ltd

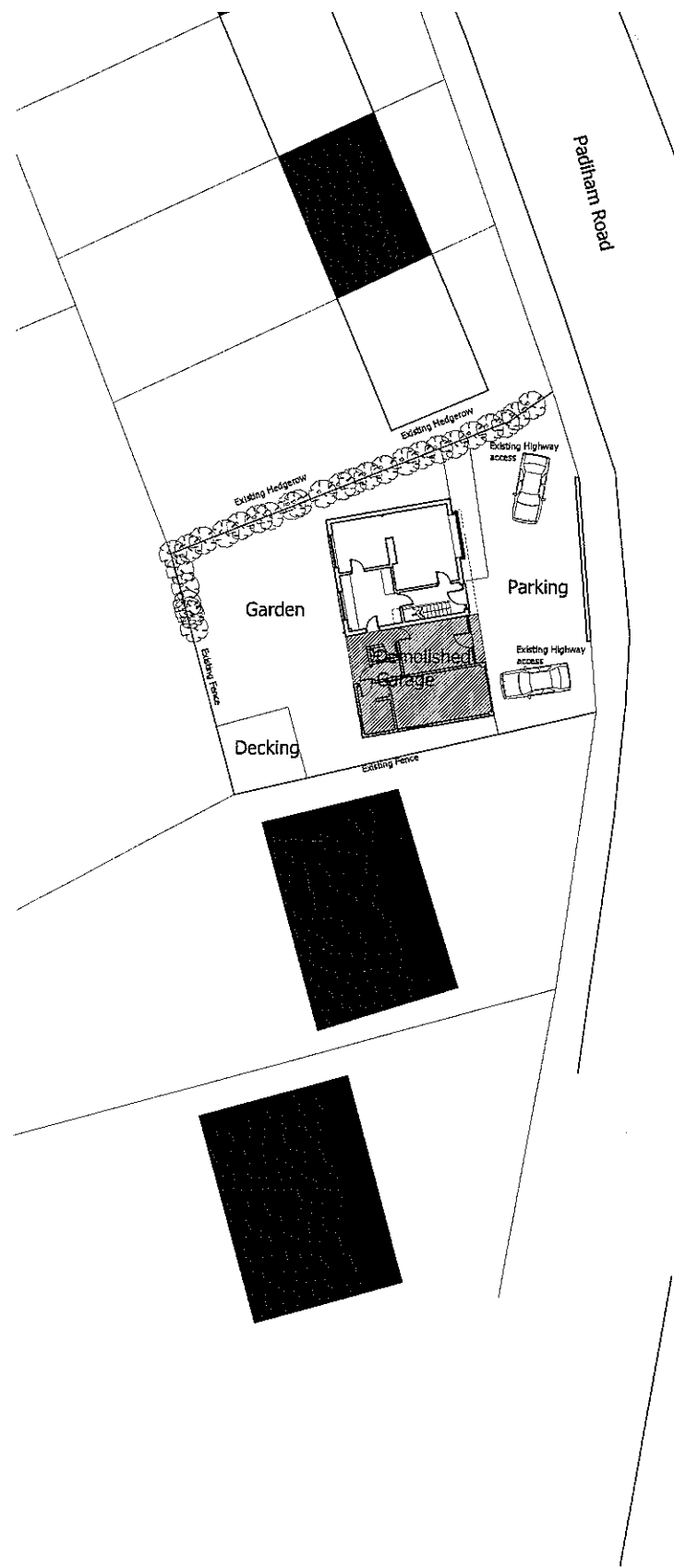
10A Whalley Road

Clitheroe

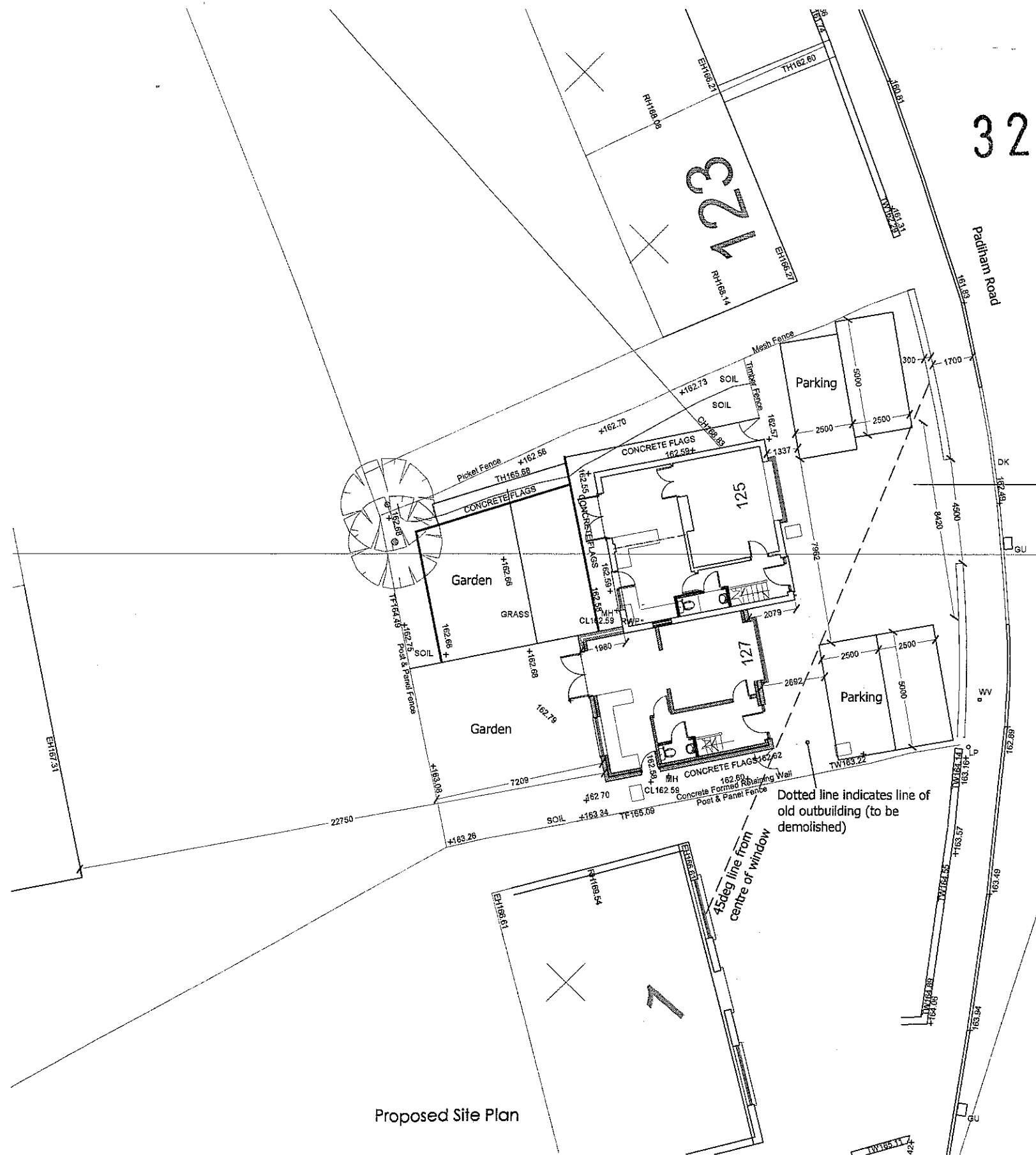
BB7 1AW

Tel: 01200 425051

April 2012



Existing Site Plan



Proposed Site Plan

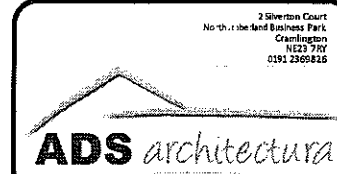
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New shared car parking area to be formed in Porus tarmac (natural colour) and accessed via single shared ingress/egress from highway

General Notes

The use of this plan for any purpose other than that for which it was prepared is at the user's risk. The user shall be responsible for obtaining all necessary permissions and consents from the relevant authorities. The user shall be responsible for obtaining all necessary permissions and consents from the relevant authorities. The user shall be responsible for obtaining all necessary permissions and consents from the relevant authorities.

No.	Revision/Issue	Date



Project Name and Address
 Padilham Road,
 Sabden,
 BB7 9EX

Drawing Title
 Site Plan

Client Mr & Mrs Harrison	Sheet
Date Sep 2011	10-048 AL(00)005 Rev A
Scale 1:200 @A1	