



RIBBLE VALLEY
BOROUGH COUNCIL

03 MAY 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120445P

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:	D	Surname:	Lees	
Company name:						
Street address:	34 Water Street			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	Ribchester			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	PR3 3YJ					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Chris	Surname:	Bracewell	
Company name:	DWA Architects Ltd.					
Street address:	Patten House			Country Code	National Number	Extension Number
	49 Wilson Patten Street			Telephone number:	01925 444420	
				Mobile number:	07949 051 038	
Town/City:	Warrington			Fax number:		
County:	Cheshire			Email address:		
Country:	United Kingdom					
Postcode:	WA1 1PG			c.bracewell@dwa-architects.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

2 Storey Extension to dwelling (including demolition of existing conservatory)

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)

Description:

House:	34	Suffix:	
House name:			
Street address:	WATER STREET		
	RIBCHESTER		
Town/City:	PRESTON		
County:			
Postcode:	PR3 3YJ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	365044		
Northing:	435294		

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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

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):

Roof - description:

Description of *existing* materials and finishes:

Natural (blue) slates

Description of *proposed* materials and finishes:

Natural (blue) slates

Windows - description:

Description of *existing* materials and finishes:

UPVC (rosewood)

Description of *proposed* materials and finishes:

UPVC (rosewood)

11. (Materials continued)

Boundary treatments - description:

Description of *existing* materials and finishes:

Natural Stone and Vertical timber boarding

Description of *proposed* materials and finishes:

As existing

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:

See drawing issue sheet attached Ref:

320120445 P

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:

CM

Surname:

Bracewell

Person role:

Agent

Declaration date:

03/05/2012

☒ 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:

CM

Surname:

Bracewell

Person role:

Agent

Declaration date:

03/05/2012

☒ 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

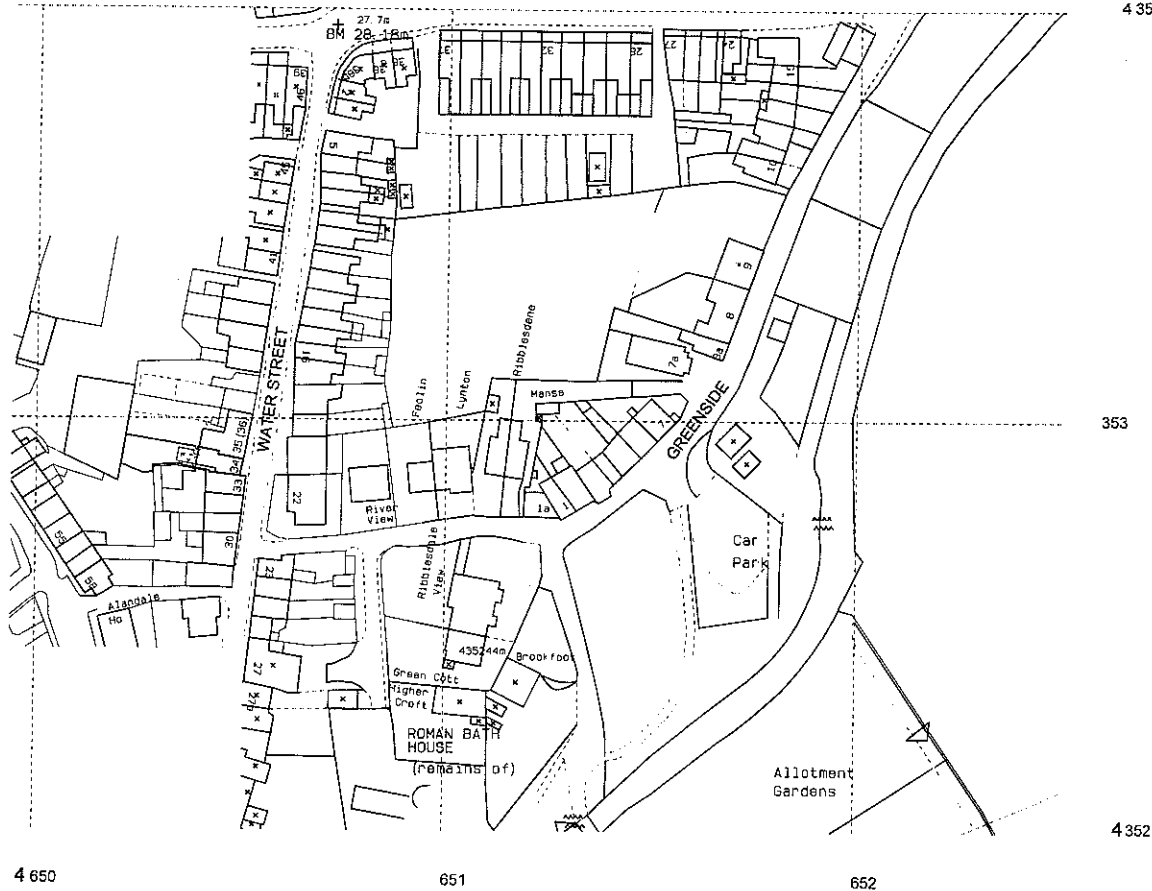
03/05/2012

Ordnance Survey
OS Sitemap
Location SD 6504 3529



320120445P

NOTES:



CONTRACT
34 Water Street,
Ribchester, PR3 3YJ

FOR
Mr. and Mrs. D. Lees

DRAWING

Location Plan

SCALE 1:1250 @ A3 DATE 25.08.2011

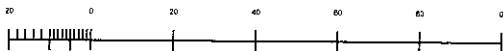
DRAWING B6524 REVISION

NUMBER 10 A

DATE LET REVISION
25.08.2011 A Extension position moved

Site Area 171m²

Scale of Metres



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Blackburn

DWA

Glenfield Park Business Centre

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www.dwa-architects.co.uk

Design and Access Statement attached to Planning Application:

PROPOSAL

Proposed 2 Storey Extension
34 Water Street, Ribchester, PR3 3YJ

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Ref B6524 CMB

2nd May 2012

Scope of Application and Recent Planning History

The applicants are Mr. and Mrs. D. Lees who are the owner/occupiers of this terraced property. The application is concerned with a 2 storey extension to the rear of the house. The house already has a conservatory structure at the rear which has been integrated into the living spaces. The fabric of that conservatory is thermally inefficient and heavy rain causes noise nuisance, when it falls on the roof. The conservatory will be demolished in order to construct the proposed extension.

An application has already been submitted by the same applicant for a 2 storey extension (Ref 3/2011/1025) and that application was refused in February 2012. The reasons for refusal were as follows:

The proposal has an unduly detrimental impact upon the residential amenity of No 35 Water Street because of the two storey extensions overbearing and overshadowing impact. This is contrary to Policy G1 of the Ribble Valley Districtwide Local Plan.

The 'Juliet' balcony is an incongruous and conspicuous feature which does not preserve the character and appearance of the Ribble Valley Conservation Area. This is contrary to Policy ENV16 of the Ribble Valley Districtwide Local Plan.

Whilst this application also proposes a two storey extension the design has been revised to ensure that the impact on neighbouring property is acceptable within the parameters defined in the Ribble Valley Districtwide Local Plan. As the 'Juliet' balcony is controversial it has been removed from the current proposals.

Heritage Statement

The building is located in the Ribchester Conservation Area designated by the Ribble Valley Borough Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. In defining the conservation area the planning authority has indicated that there may be heritage assets within the application site. The purpose of this paragraph is firstly to undertake a heritage identification process, then to assess the significance of the asset(s) and finally to assess the impact of the proposed development on the asset(s).

Identification Process

The planning authority has published an appraisal of the Ribchester Conservation Area and the overview (opening paragraph) contains the following description,

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34 Water Street, Ribchester, PR3 3YJ

Ribchester village is dominated by rows of handloom weaver's cottages many of which were built in the late eighteenth century, but some of which were adapted from existing houses.

The overview also concludes with a 'summary of special interest' which also refers to the handloom weavers cottages on Church Street and Water Street. The numbering of the houses on Water Street is sequential and does not follow modern convention which places 'odd' and 'even' numbers on opposite sides of the street. If one examines the street frontage on Water Street it is clear that the properties numbered 34 to 36 (three cottages inclusive) were built as a group. They all have similar features and architectural detail and the roof is continuous over the three properties. The stone facing material is consistent throughout. The properties to the left (south) of the group are larger in scale and there is an access way to the right (north) of the group. This group is consistent with those identified and described in the planning authority's appraisal. Examination of the interior features and structure leads one to conclude that (parts of) the group may have a previous use other than domestic. It is also clear that the group has been altered throughout its life. Nos 35 and 36 have been combined to create a single dwelling (34 stands alone). A section of the building attached to the rear of 34 and 35 has been rebuilt as a pitched roof structure perpendicular (in plan) to the main group. The roof of this structure is 'hipped' to interface with the main roof. It has not been possible to determine the date of this rebuilding but the scale and architectural detail suggest the early 20th century as the most likely period. The facing materials for the rebuilt structure are render (smooth white to 35 and a 'spar dashed' to 34). The windows to this rebuilt area do not have any architectural detail, whilst the windows on the frontage have natural stone heads and cills. The frontage to Water Street has demonstrable heritage whilst the rebuilt area to the rear has no assets which can be identified.

Significance

The grouping, the scale and the architectural detail of the frontage of the 3 properties to Water Street contribute significantly to the character of the street. The rebuilt area (to the rear of Nos 34 and 35) does not contribute significantly to the character of the village.

Assessment of Proposed Development

As the proposed extension is attached to the part of the building which has been rebuilt it does not affect any part of the group buildings which contains heritage assets. In particular it does not affect the frontage to 34-36 Water Street (which contains heritage assets).

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Design Process

What factors have you considered when deciding upon the use, design, scale layout and materials used in the proposed development?

The reasons for refusal attached to the previous application are effectively 'design' issues in conflict with the Ribble Valley Districtwide Local Plan. The design has been revised to take account of:

- The comments on the original proposal prepared by the planning officer and included in the file report attached to the application.
- Policies 5.2 6.2 and 6.2.3 of the Ribble Valley BC SPG 'Extensions and Alterations to Dwellings)
- BRE Digest 209 'Site Planning for Daylight and Sunlight'

Further design factors are covered in the paragraphs below.

Use

What will the extension/development be used for and justify why this is necessary?

The current arrangement of rooms on the ground and first floor are shown on the existing drawing (attached to the application) B6524.01A. The proposed arrangement of rooms is shown on drawing B6524.02D.

If one compares these two drawings it will be observed that the proposed ground floor layout emulates the existing arrangement. The proposed extension will be used as living space on the ground floor and it effectively replaces the conservatory. Whilst the floor space is increased slightly (see amount below) the main objective is to improve the external envelope of the building and re-plan the interior.

At first floor there are currently two bedrooms and a bathroom. The existing rear (second) bedroom and the existing bathroom are small. The proposed first floor extension addresses that problem. Whilst there is no increase in the number of bedrooms the proposed second bedroom and the proposed bathroom are larger than those which they replace.

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development.

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34 Water Street, Ribchester, PR3 3YJ

The dimensions of the extension are indicated on the application drawings. The extension projects 4870mm and is 3249mm wide. The footprint of the proposed extension is 14.9sq.m. The existing conservatory, indicated on the existing drawing (B6524.01), to the rear of the property will be demolished to facilitate the construction of the extension. The area of that conservatory is 11.0sq.m. and therefore the net increase of the ground floor footprint is only 3.9sq.m.

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options.

The proposed layout emulates the current arrangement of living spaces on the ground floor. On the first floor the intention is to increase the quantity and quality of the space. There are very limited alternatives for the extension of terraced properties and the position of the extension. The extension has been configured to allow light to penetrate the interior of the building.

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

The proposed extension has been designed to complement a part of the building which was rebuilt in conjunction with a similar area on no 35 (see Heritage Statement Paragraph). The roof to the extension emulates the plane and pitch of that part of the building.

Assessment of Impact on Neighbouring Property

Methodology

The revised design has been formulated to ensure that it does not have an undue impact on the neighbouring properties in particular 35 Water Street (referred to in the refusal notice). Paragraph 6.2.3 of the SPG refers to BRE methodology as a basis to assess the impact of extensions perpendicular to a neighbour's property. Whilst the particular methodology is not defined in the SPG it is reasonable to assume that the methodology is actually that which is contained in BRE Digest 209 'Site Planning for Daylight and Sunlight'. The BRE methodology analyses development proposals under three categories

- Sunlight available to Existing windows
- Diffuse Day lighting to Existing Windows
- Sunlight to gardens and open Spaces

Design and Access Statement attached to Planning Application:

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The following paragraphs summarise the basis on which each of these categories is assessed in the digest.

Sunlight available to Windows

Sunlight is measured in terms of how many hours of sunlight a window will receive over the course of a year. The BRE sunlight tests are only applicable to windows which face within 90 degrees of due south. The BRE guidance recommends that main windows should receive at least 25% of the total annual probable sunlight hours, including at least 5% of the probable sunlight hours in the winter months (21st Sept-21st March). This category concludes that sunlight availability will be adversely affected by a proposed development (extension) if the total number of sunlight hours falls below these targets and is also less than 80% of the amount prior to any development.

Diffuse Day lighting to Existing Windows

Diffuse day lighting is the light received from the sun which has been diffused through the sky. (Even on a cloudy day a room will continue to be lit with light reflected from the sky). BRE Daylight calculations measure the percentage of the sky visible from the centre of each main window. This is known as the 'sky component'. This category concludes that day lighting will be adversely affected by a proposed development (extension) if the sky component it is less than 27% and it is also less than 80% of the amount prior to any development.

Sunlight to gardens and open Spaces

The BRE guide concludes this category with a recommendation that no more than 40% and preferably no more than 25% of any garden or other amenity are should be prevented from receiving any probable sunlight at all, on the 21st March.

Application of Methodology

A site plan is included with the application. The property to the south of the application site (No 33 Water Street) already projects beyond the rear line of the rearmost walls of 34 Water Street and a simple inspection of the site will reveal that the proposals do not have any impact on that property.

The cottage No 35 Water Street is situated to the north of the application site and is currently combined with No 36 and they together are occupied as a single property. It is however possible that they may in the future be reconfigured and that 35 and 36 will have separate owner occupiers. This assessment is therefore based on that assumption. The gardens to both 35 and 36 are also large and a simple inspection of the proposals will reveal that the proposals (the subject of this application) impact on a small area of the garden to 35 and that area is less than the 25% recommended by

Design and Access Statement attached to Planning Application:

PROPOSAL

Proposed 2 Storey Extension
34 Water Street, Ribchester, PR3 3YJ

the BRE digest. Calculation of the sunlight received and the sky component using the BRE methodology necessitates the production of a 3 dimensional 'model' of the buildings and the site. The methodology described in the SPG (Paragraphs 6.2.2 to 6.2.6) is a much simpler method and the results of assessments using this method tends to err on the side of caution (by comparison with the BRE digest) but that methodology has been chosen as the basis for assessment in this instance. The methodology described in paragraphs 6.2.2 of the SPG involves the projection of planes at an angle of 45 degrees from the centre line of the window (on the adjacent property). The application drawings include those planes**. As the proposed extension project further than the horizontal 45 degree plane it has been necessary to control the height to ensure that the height is contained within the 45 degree vertical plane. The following is a summary of the amendments that have been made (by comparison with the previous application) in order to contain the extension within the vertical plane:

- The floor level has been reduced and there is now a step into the extension from the existing house.
- The overall height of the extension and the eaves height adjacent to no 35 have both been reduced by reconfiguring the roof of the extension.
- The whole extension has been moved some 100mm in a southerly direction (away from No 35).

*** The window in question is actually a door and is therefore considerably larger than a window. However the BRE digest discounts the value of any glazed areas below the working plane (generally 1m above floor level) when making an assessment of sky component and sunlight received. The centre of the 'window' part of the door (above the transom) has therefore been used.*

Landscaping

If appropriate specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials have been used?

A large private garden area already exists to the rear of No 34 Water Street. This has been landscaped to a high standard to provide amenity space for the house. Whilst that space will be reduced slightly by the extension this is not significant. The area of the site is 171sq.m., the total area built upon including the existing house and the extension together will be 63sq.m. and therefore ratio of the built area/overall site area is only 37% (63% amenity space).

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

Design and Access Statement attached to Planning Application:

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Proposed 2 Storey Extension
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The materials and architectural detail of the extension are shown on the application drawings and are consistent with the existing dwelling and other buildings in the locality.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles.

The building already exists and the access arrangements also exist for service, utility and emergency vehicles. There are no aspects of the development proposals which affect the existing arrangements.

Climate Change

Explain how the development will have any adverse/positive effect on climate change

The extension will be designed to comply with the current building regulations, in particular those for the conservation of fuel and power. As a result the external envelope will become thermally efficient and reduce the overall energy consumption of the building.

Proposals for Crime Prevention

Explain if the design has incorporated any proposals for crime prevention.

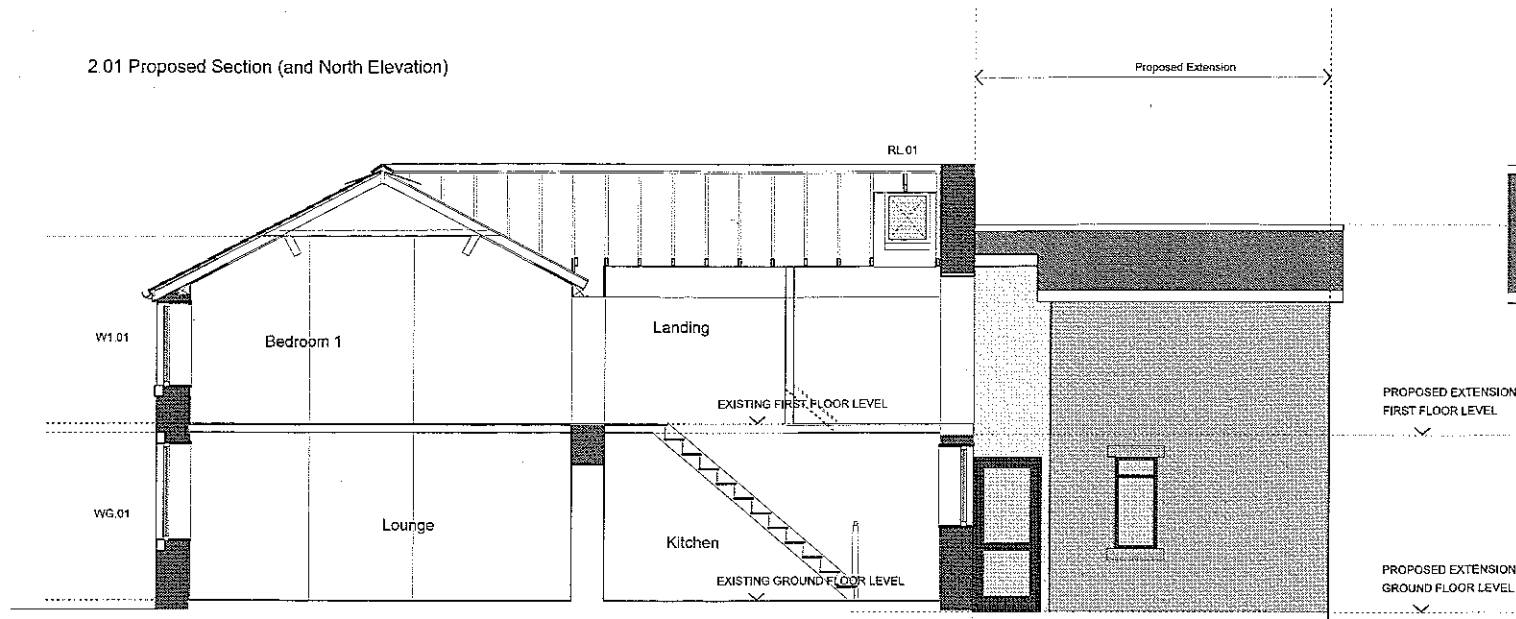
The design respects the principles of current design guidance 'Secure by Design'. By comparison with the existing conservatory the extension has the following advantages:

- The amount of glazed areas will be reduced
- The external fabric will be more substantial
- The external access doors will be provided with high security locks

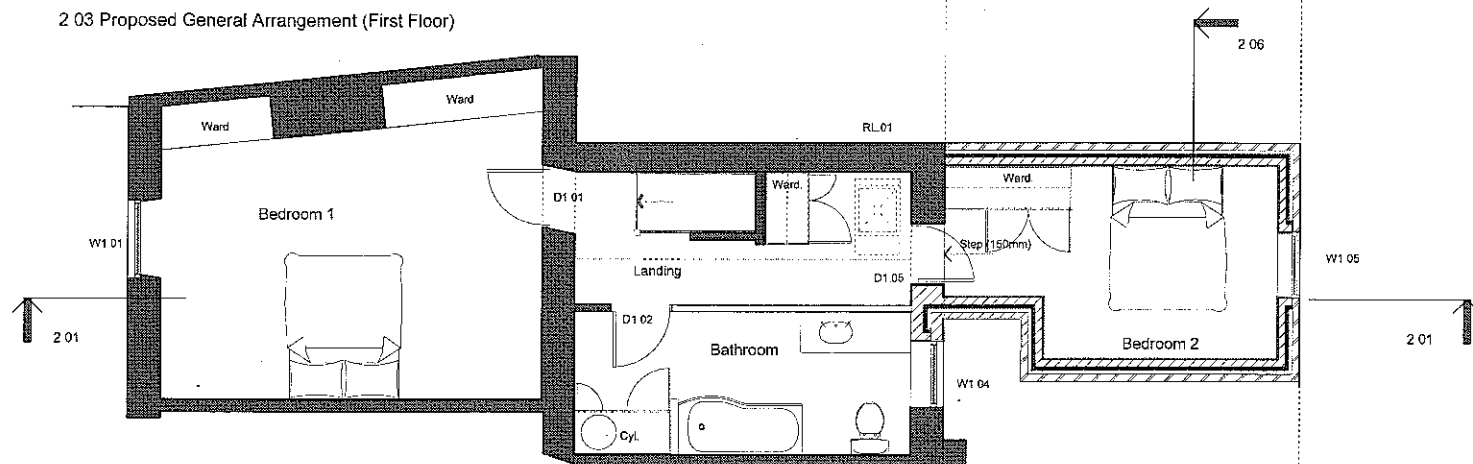
Signed

Chris Bracewell BA(Hons) BArch RIBA RMaPS
Architect

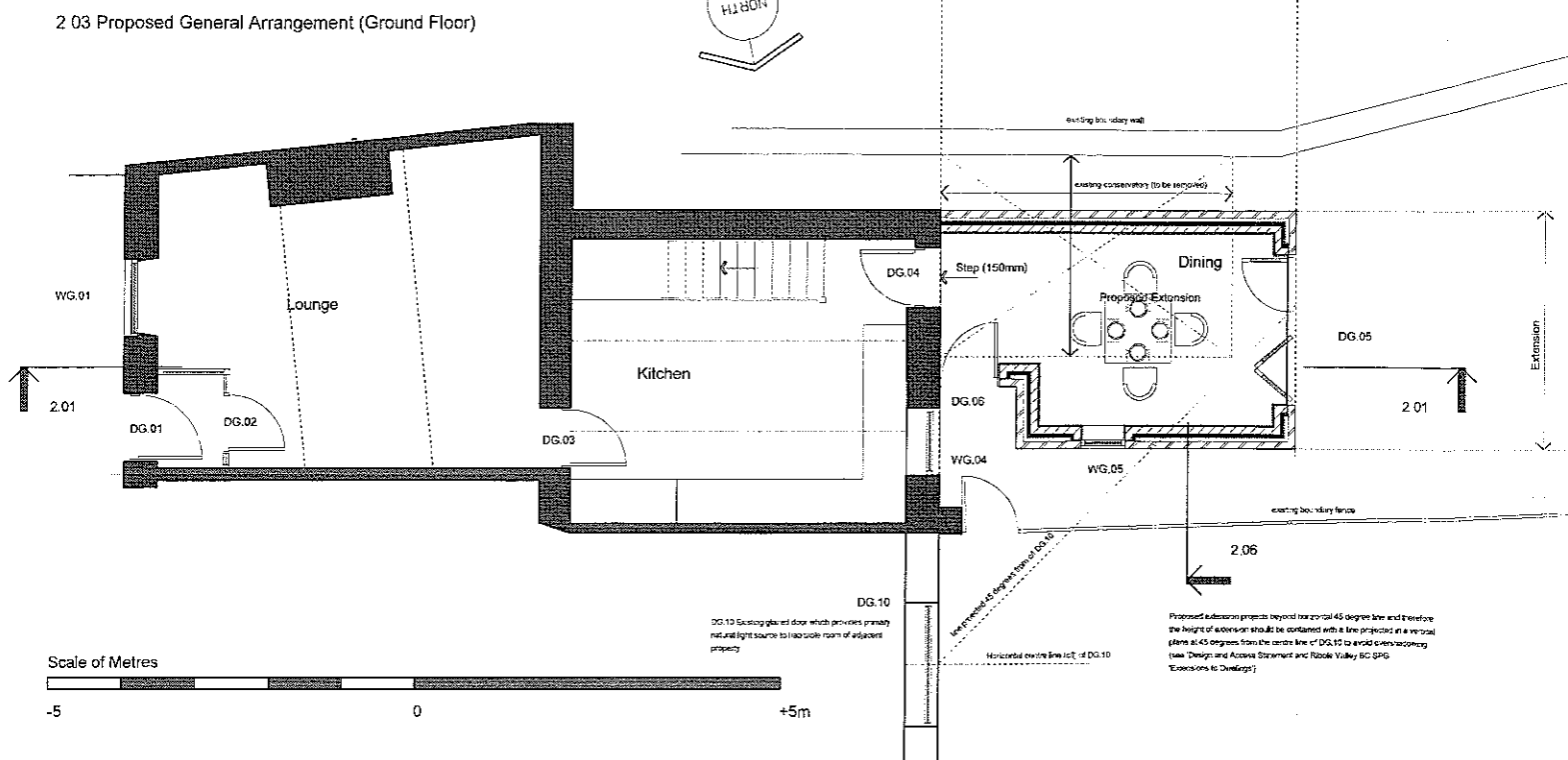
2.01 Proposed Section (and North Elevation)



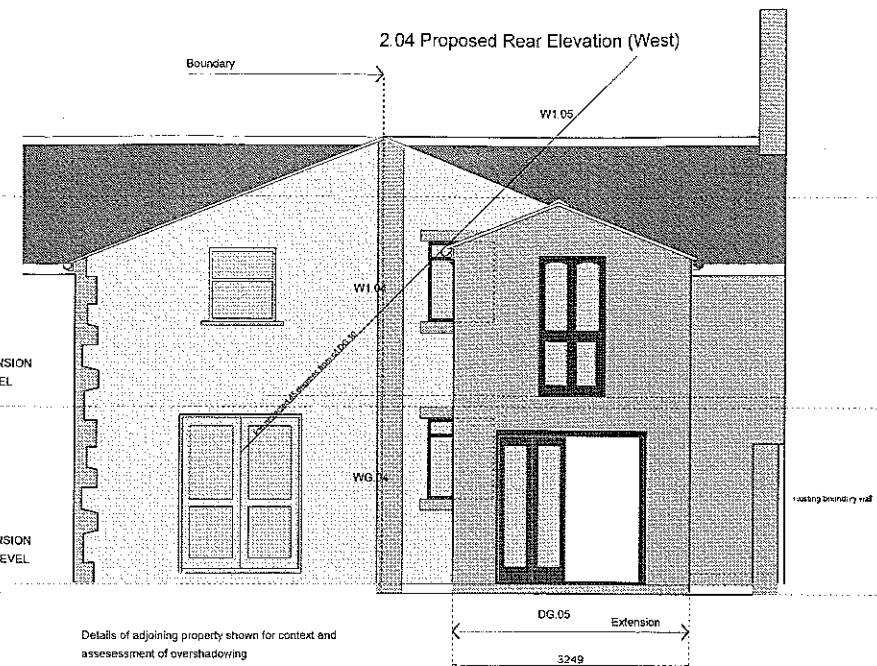
2.03 Proposed General Arrangement (First Floor)



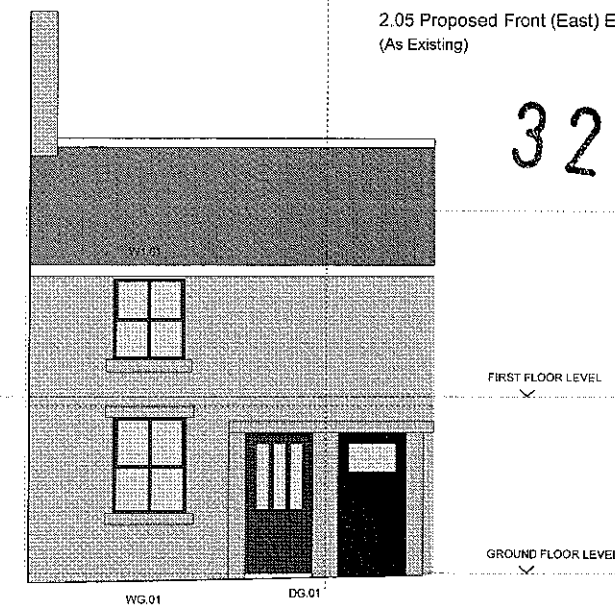
2.03 Proposed General Arrangement (Ground Floor)



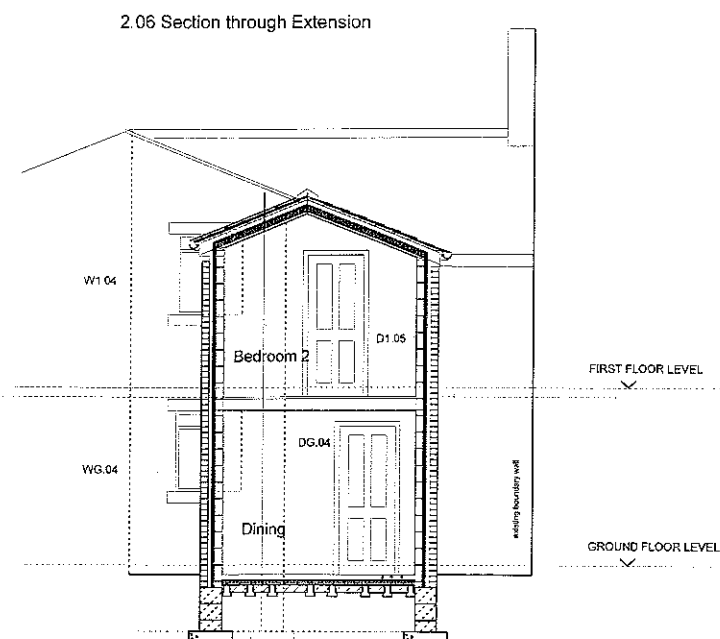
2.04 Proposed Rear Elevation (West)



2.05 Proposed Front (East) Elevation (As Existing)



2.06 Section through Extension



Notes
Do not scale. Use figured dimensions only.
All dimensions to be verified on site prior to the commencement of any work.
This drawing is copyright of DWA Architects Ltd.

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All dimensions to be verified on site prior to the commencement of any work.
This drawing is copyright of DWA Architects Ltd.

LEGEND (FACING MATERIALS)	
	Stone Walls (existing and proposed)
	Natural (blue) roofing slates
	Natural Stone Lintols
	Pebble-dash render (existing rear elevation)
	Proposed Render (rear elevation)

320120445P

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BLACKBURN LONDON WARRINGTON YORK

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Ref. Date Revision
A 14.11.2011 Dining Room door (DG.05)
B 22.11.2011 Planning Application Drawing
C 09.12.2012 Rear Elevation (contextual relationship)
D 26.04.2012 Extension redesigned to reduce impact on adjacent property

Client
Mr + Mrs D Lees

Project
Proposed Alterations (2 Storey Extension)
34 Water Street
Ribchester PR3 3YJ
Drawing Title
Outline Proposals

Scale 1:50 @ A1 Date 26.09.2011
(1:100 @ A3)

Drawn by Checked by
Job No. Drawing No. Rev.
B6524 02 D

3.01 Proposed South Elevation

Extension

Existing

RL.01

PROPOSED EXTENSION FIRST FLOOR LEVEL

EXISTING FIRST FLOOR LEVEL

PROPOSED EXTENSION GROUND FLOOR LEVEL

EXISTING GROUND FLOOR LEVEL

4.595

5.363

4.870

DO NOT state a size drawing for the purpose of component manufacture.
All dimension on components machined are to be given: from this
manufacture.

Figured dimensions are: on des on component on purposes and how
also be checked or size before proceeding to manufacture, and
dimension, either: figured dimensions and size dimensions is to
be reported as the arch text and evidence enough.

1. 姓名	姓名
2. 性别	性别
3. 年龄	年龄
4. 职业	职业
5. 籍贯	籍贯
6. 民族	民族
7. 宗教信仰	宗教信仰
8. 婚姻状况	婚姻状况
9. 教育程度	教育程度
10. 健康状况	健康状况
11. 兴趣爱好	兴趣爱好
12. 其他信息	其他信息

LEGEND (FACING MATERIALS)	
	Stone Walls (existing and proposed)
	Natural (blue) roofing slates
	Natural Stone Lintels
	Pebble-dash render (existing rear elevation)
	Proposed Render (rear elevation)

302 Proposed Site Plan

Scale of Metres

-5 0 +5m

33 Water Street

34 Water Street (Existing)

36 Water Street

35 and 36 Water Street is to be built on a single plot of land

Existing Conservatory to be demolished (shown dotted lines)

Extension

Existing boundary wall

Existing boundary fence

Rear garden

Rear garden (36 water Street)

Horizontal centre line (C/L) of DG 10

Proposed extension projects beyond horizontal 45 degree line and therefore the height of extensions should be contained within a line projected in a vertical plane at 45 degrees from the centre line of DG 10 to avoid overshadowing (see Design and Access Statement and Rother Valley BC SPD "Concerns to Overlight")

North

302 Proposed Site Plan

320120445P

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Website www.dwa-architects.co.uk

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DWA

DWA ARCHITECTS LTD.
Glenfield Park Business Centre
Blakewater Road
Blackburn BB1 5QH Telephone 01254 368267

Ref.	Date	Revision
A	22.11.2011	Planning Application Drawing
B	09.12.2011	Dimensions and footprint of conservatory
C	26.04.2012	Building position moved to reduce impact on adjoining property

Mr + Mrs D Lees

Project
Proposed Alterations (2 Storey Extension)
34 Water Street
Ribblechester PR3 3YJ

Drawing Title
Site Plan

Scale	1:50 @ A1 (1:100 @ A3)	Date	26.09.2011
Drawn by		Checked by	
Job No.	Drawing No.	Rev.	
B6524	03	C	