



RIBBLE VALLEY  
BOROUGH COUNCIL

15 MAY 2012

THE  
COUNCIL OF

For office use only

Application No.

320120453P

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: | K | Surname:          | Knowles         |                  |
| Company name:                                                                                                     |               |             |   |                   |                 |                  |
| Street address:                                                                                                   | The Conkers   |             |   | Country Code      | National Number | Extension Number |
|                                                                                                                   | Dewhurst Road |             |   | Telephone number: |                 |                  |
|                                                                                                                   | Langho        |             |   | Mobile number:    |                 |                  |
| Town/City                                                                                                         | Blackburn     |             |   | Fax number:       |                 |                  |
| County:                                                                                                           |               |             |   | Email address:    |                 |                  |
| Country:                                                                                                          |               |             |   |                   |                 |                  |
| Postcode:                                                                                                         | BB6 8AF       |             |   |                   |                 |                  |
| 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:          | 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:

Use of annex as a separate 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:                                                                                       | <input type="text"/> | Suffix: | <input type="text"/> |
| House name:                                                                                  | The Conkers          |         |                      |
| Street address:                                                                              | Dewhurst Road        |         |                      |
|                                                                                              | Langho               |         |                      |
| Town/City:                                                                                   | Blackburn            |         |                      |
| County:                                                                                      | <input type="text"/> |         |                      |
| Postcode:                                                                                    | BB6 8AF              |         |                      |
| Description of location or a grid reference<br>(must be completed if postcode is not known): |                      |         |                      |
| Easting:                                                                                     | 368973               |         |                      |
| Northing:                                                                                    | 434287               |         |                      |

#### 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

#### 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:

There is adequate space within the curtilage for the storage of waste

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of 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:

N/A

Description of *proposed* materials and finishes:

N/A

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  
SW/0694/1A Elevations  
SW/0694/2A Floor Plans  
SW/0694/3A Site plan and location plan

## 10. Vehicle Parking

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

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| Type of vehicle                              | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|----------------------------------------------|---------------------------|--------------------------------------------|----------------------|
| Cars                                         | 3                         | 3                                          | 0                    |
| 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

## 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:

Residential annex to The Conkers

Is the site currently vacant?

☐

Yes

☒

No

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

### 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

|                   | 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

## 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?

674

sq.metres

## 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

#### 24. Site Visit

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

☐ Yes ☒ No

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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:  First name:  Surname:

Person role:  Declaration date:  ☒ 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:  First Name:  Surname:

Person role:  Declaration date:  ☒ 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:

**SITE: THE CONKERS, DEWHURST ROAD, LANGHO, BLACKBURN BB6 8AF**  
**PROPOSAL: USE OF ANNEX AS INDEPENDENT DWELLING**

**1 ASSESSMENT**

- 1.1 The Conkers is a detached dwelling set within a substantial garden area. The dwelling was created by the conversion of a mortuary building to the former Langho Centre. A detached garage was constructed in the garden and this has been converted to an annex. Adjacent to the site is Conkers Day Nursery. Both of properties are served by a drive from Dewhurst Road. To the south of the site is The Sanctuary of Healing which offers various therapies, classes, shop and café. Adjacent to this are semi-detached houses along Dewhurst Road. To the east are the football pitches and clubhouse of Langho FC. An application for an all weather football pitch with floodlighting adjacent to Dewhurst Road is under consideration by the Council. Reference 3/2012/0225. To the south of the pitches is the housing estate of The Dales and the Rhydings. This in combination gives the area the character of a suburb rather than open countryside.
- 1.2 The application site together with all of the development at the former Langho Centre including the housing at The Dales and The Rhydings is within an area designated as open countryside in the adopted Ribble Valley Districtwide Local Plan.
- 1.3 The dwelling the annex and the nursery are all built in red brick and are surrounded by trees. The annex and the dwelling have separate garden areas and parking areas. No physical alterations will be required in order to use the annex as an independent dwelling.
- 1.4 The annex building has overall measurements of 7.75m by 14.55m. On the ground floor there is a garage, kitchen dining area, living room and hall and at first floor within the roof space are three bedrooms and a bathroom. The annex is currently occupied by the applicant's daughter and grandchildren. It is intended that this will continue if planning permission is granted in order to provide for the long term availability of the accommodation to the younger generations of this family.

- 1.6 The new National Planning Policy Framework requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. At paragraph 47 the NPPF requires Council's to identify a 5 year housing supply of specific deliverable site with an additional buffer of 5% to ensure choice and competition. If there has been a record of persistent under provision the buffer is to be increase to 20%.
- 1.7 Saved policies of particular relevance in this instance are G1 which details a number of development control criteria that may be applicable in the determination of planning applications. The proposal is for the subdivision of a dwelling into two dwellings for which there is no specific policy in the local plan. The annex is already in residential use. The use of the annex as a dwelling is restricted by a condition on the permission 3/2010/0694. Policy ENV3 requires development within the open countryside to be in keeping with the character of the landscape area and reflect local vernacular.

## **2 SITE HISTORY**

- 2.1 3/2010/0694 Proposed conversion of existing garage into a granny annex approved with conditions.
- 3/2008/0669 Changing previously agreed roof line. Removal of existing roof and turning it to extend the roof line of the approved application. Resubmission of 3/2007/0962 approved with conditions.
- 3/2007/0962 Proposed extension to existing garage approved with conditions.

## **2 INVOLVEMENT**

- 2.1 Pre-application advice has not been sought.

## **3 EVALUATION**

- 3.1 This application needs to be considered in relation to the NPPF that came into force on 27 March 2012, the main aspect of which is a "presumption on favour of development". The Council assert that the current position in relation to housing land supply is that the Council can demonstrate a 5.2 year supply on the basis of 161 dwellings per year (which was the Regional Spatial Strategy requirement) but there are no detailed site adjustments in relation to deliverability. However the annual supply of 161 dwellings is a minimum requirement and not a maximum. The

creation of a single additional dwelling will not adversely affect the supply of housing in the Borough. It is important however to consider if the creation of a separate dwelling in this location would lead to an adverse impact on the qualities of the open countryside or have an adverse impact on the residential amenities of the existing dwelling.

- 3.2 Policy ENV3 requires development in the open countryside to be in keeping with the character of the landscape and to reflect the local vernacular. The proposal to change of the annex to a dwelling will have a neutral effect on the character of the landscape because no physical alterations are proposed. There are already two separate garden areas and parking areas which are adequate for both properties. There is no adverse impact on the character of the landscape.
- 3.3 Policy G1 (a) requires development to be sympathetic to existing and proposed land uses. The Character of the use of the annex will not change or increase in intensity. The neighbouring use of the site as a children's nursery is compatible with the use of the annex as a permanent dwelling.
- 3.4 The annex and the main dwelling are presently occupied by members of the same family. Issues of privacy between the properties would not arise if the dwelling and annex continued to be occupied by people who are related to each other. The granting of planning permission would allow the main dwelling and the annex to be occupied by persons not related to each other. In those circumstances the issue of privacy and overlooking between the properties might arise. The western gable of the annex has large picture windows lighting the living room which replaced the original garage doors. These windows look out on to a garden area. This garden area is separated from the garden area to the main dwelling by a wall and fence. The annex has no windows at the first floor in this gable and the main dwelling has no windows facing the annex. In addition the windows in the annex are at ground level so that these could easily be screened by a garden fence if it was deemed necessary by the Council or desirable by future occupiers of either property. There is no issue regarding privacy or overlooking from the proposed development. The proposal accords with policy G1 (g)

- 3.5 The creation of an additional dwelling on the site which is within a group with the nursery and close to other dwellings on Dewhurst Road, The Dales and The Rydings, to which community services are already provided.

#### **4 DESIGN**

- 4.1 In the context of the development proposed matters of design are not relevant. There will be no structural changes to the annex or to the landscaping.

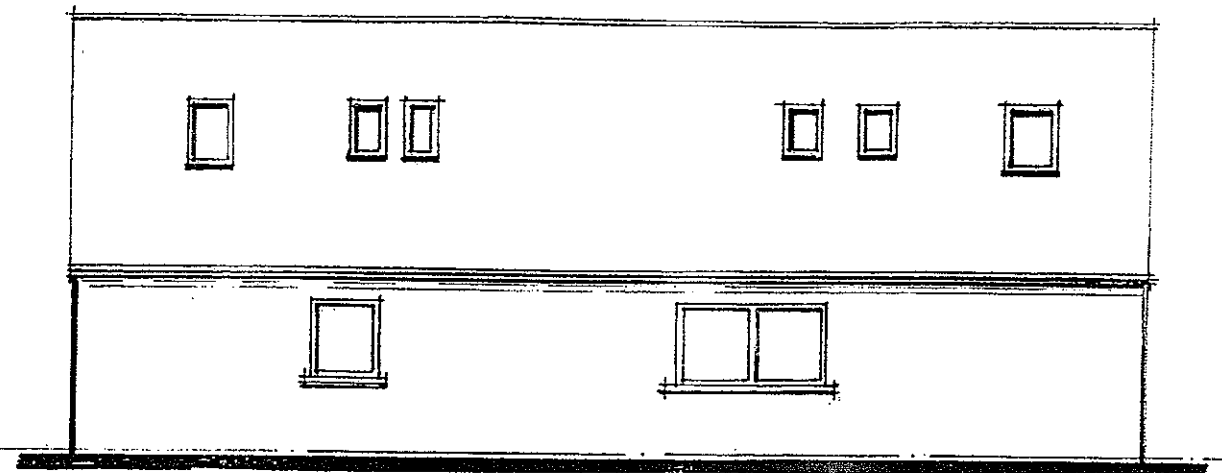
#### **5 ACCESS**

- 5.1 Access to the highway will continue to comprise a shared driveway. Parking for three vehicles at the existing dwelling and the annex is already provided.

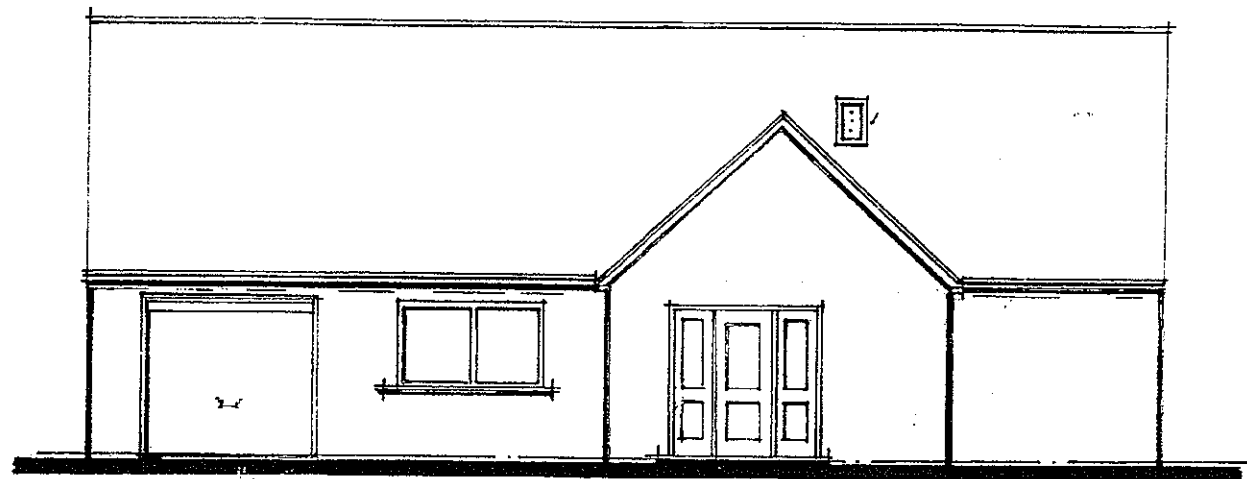
**Judith Douglas Bsc Hons Dip TP MRTPI  
Janet Dixon Town Planners Ltd.  
10A Whalley Road, Clitheroe, Lancashire BB7 1AW  
01200 - 425051**

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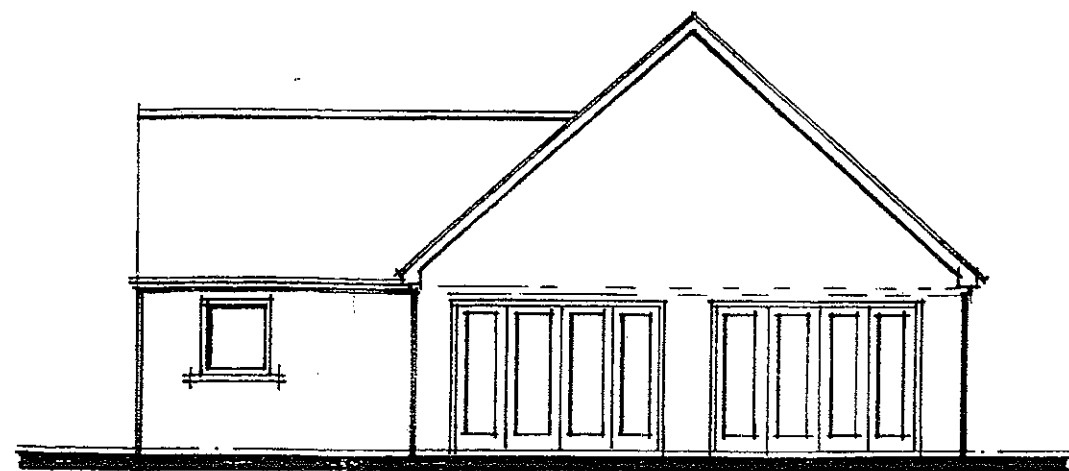




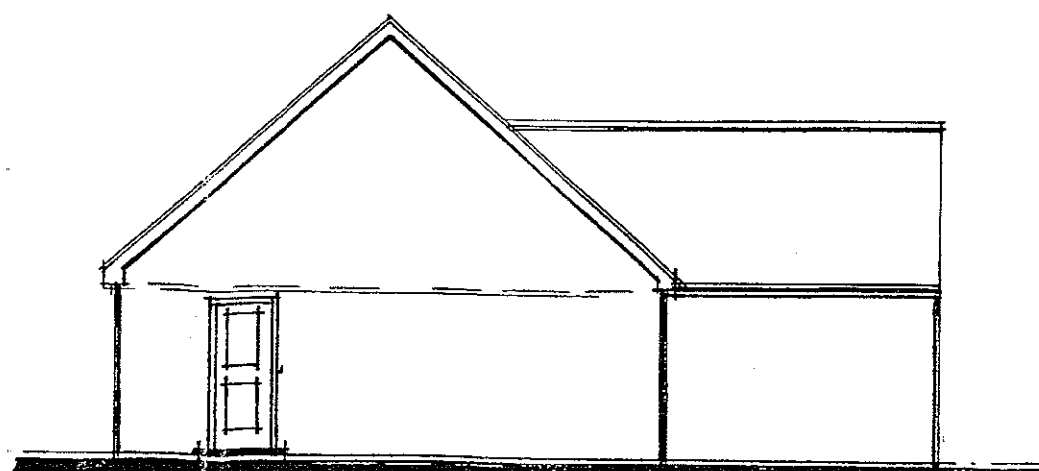
SIDE ELEVATION (D.)



SIDE ELEVATION (B.)



FRONT  
ELEVATION (A.)

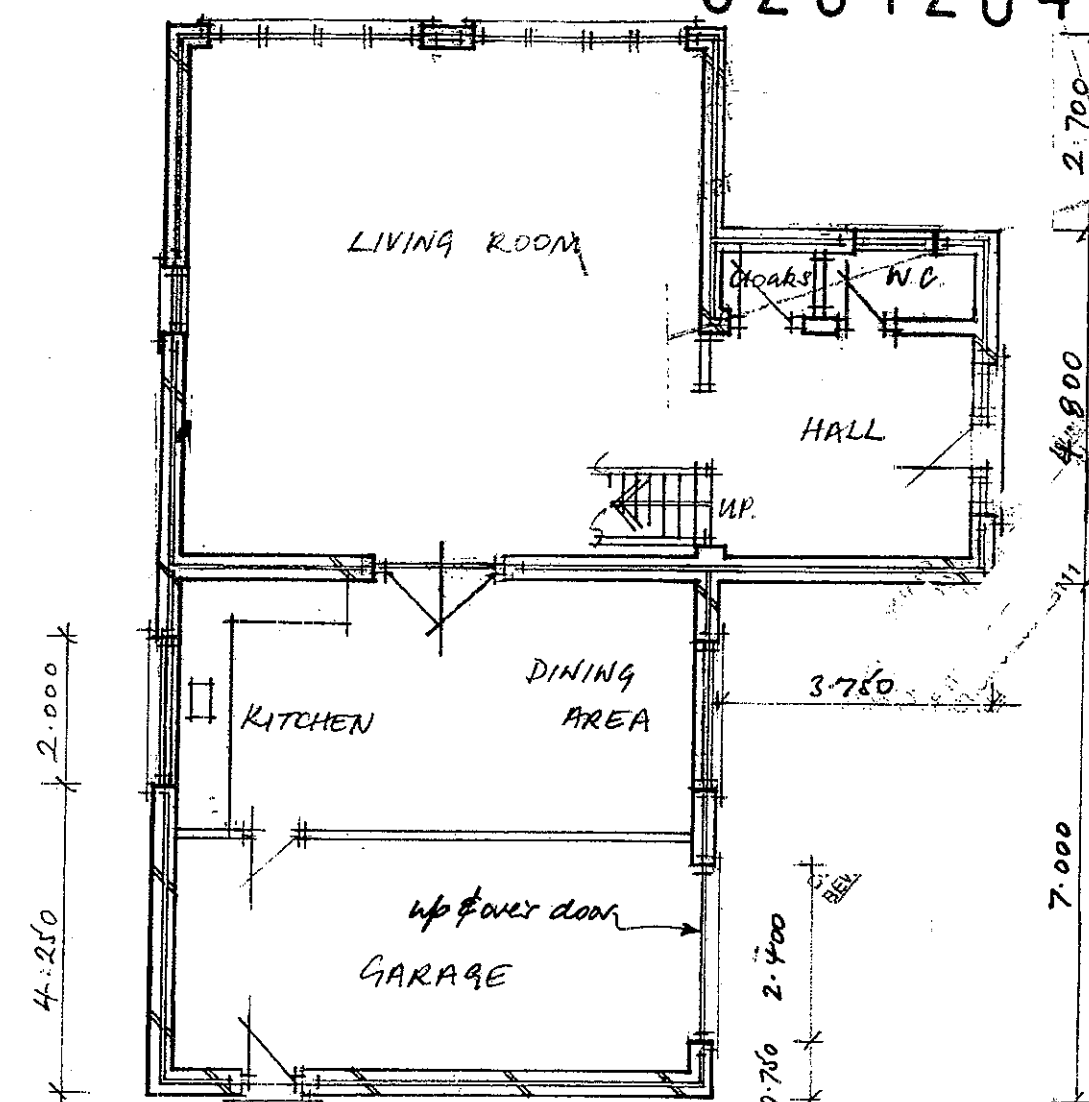


REAR  
ELEVATION (C.)

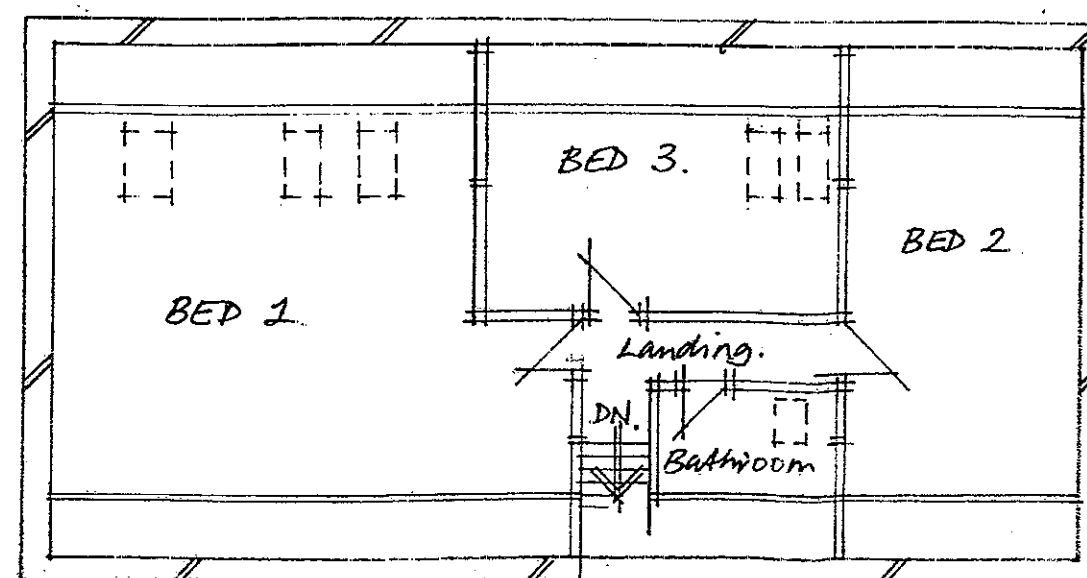
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|                                                                  |             |          |         |
|------------------------------------------------------------------|-------------|----------|---------|
| Job Title                                                        |             |          |         |
| CONVERSION OF EXISTING ANNEX INTO DWELLING                       |             |          |         |
| Drawing Title                                                    |             |          |         |
| MR K KNOWLES<br>THE CONKERS<br>DENHURST ROAD<br>LANGO BLACKBURN. |             |          |         |
| Scale                                                            | Date        | Drawn    | Checked |
| 1/8100                                                           | MAY<br>2012 |          |         |
| Drawing No                                                       |             | Revision |         |
| SW/0694/1A<br>1 of 3.                                            |             |          |         |

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GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

|                                                                                     |                  |          |         |
|-------------------------------------------------------------------------------------|------------------|----------|---------|
| Job Title<br>CONVERSION OF EXISTING ANNEX INTO DWELLING                             |                  |          |         |
| Drawing Title<br>MR R KNOWLES<br>THE CONKERS<br>DEWHURST ROAD.<br>LANGO. BLACKBURN. |                  |          |         |
| Scale<br>1/3100                                                                     | Date<br>MAY 2012 | Drawn    | Checked |
| Drawing No SW/0694/2A<br>2 of 3.                                                    |                  | Revision |         |