

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:	J	Surname:	SWIFT		
Company name:							
Street address:	PARK HEY			Country Code:	National Number:	Extension Number:	
	STONEYGATE LANE			Telephone number:			
				Mobile number:			
Town/City:	RIBCHESTER			Fax number:			
County:	LANCASHIRE			Email address:			
Country:	UK						
Postcode:	PR3 2ZS						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	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:	07770976548		
Town/City:	PRESTON			Fax number:			
County:	Lancashire			Email address:			
Country:							
Postcode:	PR4 0TB			kzarchitect@btinternet.com			

3. Description of the Proposal

Please describe the proposed development including any change of use:

CONVERSION OF 4 STANLEY STREET INTO 2NO SELF CONTAINED FLATS INCLUDING EXTENSIONS PLUS FOLLOWING DEMOLITION OF REMAINS OF DERELICT BARN
RESUBMISSION OF REFUSED APPLICATION 3/2012/0153/P

Has the building, work or change of use already started? ☐ Yes ☒ No

1. Site Address Details

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

House: 4 Suffix:

House name:

Street address: Stanley Street

Longridge

Town/City: Preston

County:

Postcode: PR3 3NJ

Description:

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

Easting: 360208

Northing: 437529

5. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: GRAEME Surname: THORPE

Reference: RV/2011/ENQ/00262

Date (DD/MM/YYYY): 17/06/2011 (Must be pre-application submission)

Details of the pre-application advice received:

EMAILED COMMENTS FROM GRAEME THORPE ATTACHED WITHIN DESIGN + ACCESS STATEMENT

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

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:

WITHIN REAR YARD AS EXISTING ARRANGEMENT

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

☒ Yes ☐ No

If Yes, please provide details:

EXISTING LOCAL AUTHORITY COLLECTIONS

3. 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

2. Materials

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

320120463P

Walls - description:

Description of *existing* materials and finishes:

STONE + BRICK

Description of *proposed* materials and finishes:

RENDER

Roof - description:

Description of *existing* materials and finishes:

SLATE

Description of *proposed* materials and finishes:

SLATE

Windows - description:

Description of *existing* materials and finishes:

MIX OF PAINTED TIMBER TO FRONT +UPVC TO REAR

Description of *proposed* materials and finishes:

UPVC

Doors - description:

Description of *existing* materials and finishes:

MIX OF PAINTED TIMBER TO FRONT +UPVC TO REAR

Description of *proposed* materials and finishes:

UPVC

Boundary treatments - description:

Description of *existing* materials and finishes:

STONE

Description of *proposed* materials and finishes:

STONE

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

STREET PARKING

Description of *proposed* materials and finishes:

STREET PARKING

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:

109/20A EXISTING

109/30 PROPOSED

109/22 EXISTING

109/23 OS LOCATION PLAN

DESIGN + ACCESS STATEMENT

BAT SURVEY

TRI-0768-01 SITE SURVEY

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	0	0	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	ON STREET PARKING ONLY		

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):

CONNECTIONS TO EXISTING MANHOLES/DRAINS WITHIN EXISTING REAR YARD

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:

END TERRACED HOUSE WITH DERELICT BARN TO REAR YARD

Is the site currently vacant? ☒ Yes ☐ No

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

DWELLING

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

01/01/2008

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					
Flats/Maisonettes	1	1			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

2

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

Market Housing - Existing

320120463P

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

Existing Market Housing Total

1

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?

190

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:

DWELLINGS

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

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

DESIGN + ACCESS STATEMENT

Incorporating a Heritage Statement

PROPOSED DEVELOPMENT IN RESPECT OF THE CONVERSION OF
4 STANLEY STREET, LONGRIDGE
INTO 2NO SELF CONTAINED FLATS WITH EXTENSIONS

Applicant: **Mr & Mrs J Swift**
Park Hey
Stoneygate Lane
Ribchester
Preston
PR3 2ZS

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

May 2012

AMENDED PLANS RECEIVED

DATE 6.6.12

DESIGN AND ACCESS STATEMENT

Proposed development in respect of the conversion of 4 Stanley Street, Longridge, into 2no self contained flats with extensions

1 BACKGROUND + NEED

- 1.1 The applicants own properties along Berry Lane, and own and run Swifts Ironmongers, and have had a commercial presence in the village for generations.
- 1.2 The application site relates to the end terrace house (no 4) on the north west side of Stanley Street, and is sandwiched between the Business Centre on Berry Lane, and the old Mill building at the end of Stanley Street, both of which are owned by the applicant.
- 1.3 The applicant also owns no 1 Sharples Court, as well as the buildings that include the archway that allows access into Sharples Court from Berry Lane.
- 1.4 At present, no 4 Stanley Street is vacant, but was used as a dwelling up until recently.
- 1.5 There is a rear yard which is accessed via a ginnel between no 4 and no 5 Stanley Street and which is shared with the Business Centre.
- 1.6 To the north west corner of the yard are the remains of the ruins of what was once a two storey stone barn, which was reduced in height for safety grounds in recent years.
- 1.7 Recently the applicants have converted the shop units along Berry Lane into a business centre to meet with the commercial needs at the time, and it was their intention to include no 4 into this development. Unfortunately due to the current economic climate, the most financially viable option is to maximise the remaining site for residential use which will also meet with the Local Authorities current housing needs.
- 1.8 The proposals as submitted include for the conversion of no 4 into 2no self contained flats, one flat being on the ground floor and the other flat being on the first floor. To maximise the spacial aspects of the scheme, and enable a more attractive scheme, we have included a single storey extension to create a bedroom to the ground floor flat, and a two storey extension to house the staircase which will serve the first floor flat.

DESIGN AND ACCESS STATEMENT

Proposed development in respect of the conversion of 4 Stanley Street, Longridge, into 2no self contained flats with extensions

1 BACKGROUND + NEED (Cont.)

- 1.9 Last year, we submitted a "Request for Pre-Application Advice" to the Planning Department at Ribble Valley Borough Council to establish in principal, the Authorities response to such a development. A copy of their 'Favourable' response dated 5 August 2010 is attached as part of the application.
- 1.10 As a result of the positive response to the pre-application enquiry a full planning application (3/2012/0153/P) was submitted for the conversion along with the inclusion of a new dwelling, and this was refused due to concerns over the proposed new dwelling.
- 1.11 It appears that the conversion of no 4 into 2no flats was not an issue, and as such we have submitted a further application for this element only, and have removed the proposed new house from the application.

2 ASSESSMENT + IMPACT

- 2.1 As the properties exist within an established area within the centre of the village, and is within a mixed use area (residential and commercial) it is assumed that an application for residential use would be appropriate and looked upon favourably by the Local Authority.
- 2.2 The properties to the south east side of Stanley Street are all used as dwellings, and the properties along the north west side are apart of the Business Centre and shops, on street parking is viable and established. Other additional on-street parking exists on all streets around the site.
- 2.3 The applicant has legal access over the land of Sharples Court to access no 1 Sharples Court and the rear of no 77 Berry Lane, both of which are in their current ownership.
- 2.4 The properties adjacent to no 4 Stanley Street are commercial properties, and as such it is reasonable to assume that the close proximity of the development will not be an issue in terms of over looking and the like.

DESIGN AND ACCESS STATEMENT

Proposed development in respect of the conversion of 4 Stanley Street, Longridge, into 2no self contained flats with extensions

2 ASSESSMENT + IMPACT (Cont.)

- 2.5 The proposed extensions serving no 4 Stanley Street will have Velux Roof lights and as such will not incur any over looking issues, and the scale and positions of these extensions will have little or no impact on adjacent properties.
- 2.6 Longridge is an established village and part of the charm of any village is the 'intimate' settings and spaces between and around buildings, and people wishing to purchase and live in villages expect, enjoy and respect this intimacy, and feel that it is important to continue this aspect within any development in villages, rather than creating 'compromises' within a constrained environment, or leaving potential sites to remain undeveloped.
- 2.7 The proposals are low key and utilise traditional materials and methods of construction, which are appropriate and indigenous to the existing buildings and environment in which they are sited.
- 2.8 The design/appearance of the proposals will be traditional and low key. Although the area is designated as a "Conservation Area", the area in which the development is proposed is within the rear yard areas of surrounding adjacent properties, most of which which have been extended to create a ad-hoc 'mish-mash' from various eras and to satisfy various commercial and residential uses, and as such the development as proposed has little impact on the frontage face of what is generally seen as the conservation area, and the proposals will help tidy up the rear areas and enhance Sharples Court.

DESIGN AND ACCESS STATEMENT

Proposed development in respect of the conversion of 4 Stanley Street, Longridge, into 2no self contained flats with extensions

3 DESIGN

- 3.1 The conversion of no 4 Stanley Street will involve internal alterations and improvements which will be dealt with under a Building Regulations Application.
- 3.2 No alterations to the front elevation of no 4 Stanley Street are required, apart for the replacement of existing windows, doors and rainwater goods.
- 3.3 As mentioned previously, to maximise the space in creating 2 self contained flats, it is necessary to build a single storey bedroom extension to the ground floor flat and a two storey extension to house the staircase serving the first floor flat. Both these extensions are low key and utilise indigenous materials (rendered walls and slate roofs).
- 3.4 Part of the existing boundary wall to the rear alley way serving the properties on Warwick Street is to be demolished and rebuilt to form the walls to the proposed extensions and is to be constructed in reused stonework, and connected to the existing house wall of no 1 Sharples Court.
- 3.5 The construction of the new elements will be of traditional construction, using traditional materials.
- 3.6 Due to the limited available space, it is envisaged that materials will be transported through the ginnel and through no 4 Stanley Street, with minimal contractor access through Sharples Court.
- 3.7 All works in converting, extending and constructing will be subject to a Building Regulations Application, and it is envisaged that all the work will be carried out at the same time.

DESIGN AND ACCESS STATEMENT

Proposed development in respect of the conversion of 4 Stanley Street, Longridge, into 2no self contained flats with extensions

4 ACCESS

- 4.1 The site is within the centre of Longridge Town, is apart of the immediate community.
- 4.2 Parking and other related issues have been dealt with in previously mentioned items.
- 4.3 Public Transport is available within 100m of the site
- 4.4 "Access for All" will be addressed through Building Regulations Applications if and when the development commences, which will enable easy access onto the site and "into" and "out of" the buildings.

5 HERITAGE STATEMENT

- 5.1 The Longridge Conservation Area map indicates that the site to be developed is with in the Conservation Area.
- 5.2 The buildings of Stanley Street (except the Mill Building at the end of the Stanley Street) are designated as 'Buildings of Townscape Merit'.
- 5.3 The buildings fronting Berry Lane and Warwick Street (except the Mill Building as mentioned above) are also designated as 'Buildings of Townscape Merit'.
- 5.4 The terraced houses that are located within Sharples Court are 'not' designated as 'Buildings of Townscape Merit'. As such, it is reasonable to assume that any proposed development within these rear areas has little influence to the impact of the Conservation Area.
- 5.5 The Authorities document "Longridge Conservation Area Management Guidance" makes no specific reference to the areas to which the application relates, or its immediate environs.

DESIGN AND ACCESS STATEMENT

Proposed development in respect of the conversion of 4 Stanley Street, Longridge, into 2no self contained flats with extensions

5 HERITAGE STATEMENT (Cont.)

- 5.6 The Authorities document "Longridge Conservation Area Management Guidance" requires under the title 'New Development' (pages 14-16), the proposed development is to be traditional in form, materials and construction, reflecting and 'mimicking' similar houses adjacent and near by within the conservation area, and respects the adjacent buildings of merit. As mentioned elsewhere, the proposals address and adhere to this requirement.
- 5.7 It should be noted that some adjacent terraced properties, have had the benefit of repairs and improvements, including re-roofing, replacement windows, rear extensions and the like. This selection/collection of extensions, all of which have been constructed at various stages and periods of the buildings life times, has added character and charm to the area, and being built at the rear of the properties, are only seen by limited people who have access to the rear of the properties. It is likely that the some of these repairs/improvements have been carried out with out the benefit of planning permission.
- 5.8 Such ad-hoc building works should be seen as a positive response to the continuation and sustainability of the buildings use, their history and Heritage. The works as proposed are in response to the social and economic climates in which we are faced, and the scale and simple designs as submitted reflect the current phase of the buildings and villages on-going 'Heritage'.
- 5.9 The applicant is investing a great deal of money in sustaining, upgrading, repairing converting and extending the buildings, involving internal alterations, replacing electrical and plumbing installations, including insulation and generally bringing accommodation to the requirements of today's living requirements and expectations, all of which reflect the current phase of the buildings and villages on-going 'Heritage'.

DESIGN AND ACCESS STATEMENT

Proposed development in respect of the conversion of 4 Stanley Street, Longridge, into 2no self contained flats with extensions

5 HERITAGE STATEMENT (Cont.)

- 5.10 It must be borne in mind that the application site is a small scale development that revitalises what at present is an untidy 'mish-mash' of unused/un-utilised areas, which has merit and potential viable use and will help inject life and aid the villages sustainability. The applicants are keen to invest money in the properties and to sustain it within the village. As we are in the throws of a serious world recession, budgets are tight and the works as proposed must be financially viable, and the works must be affordable and not be just a piece in a 'museum' community.

May 2012

KZA/109

Karl Zander Ltd (t/a) Design Architects Ltd

Chartered Architect

Hathersage Barn

Moorside Lane

Woodplumpton

Preston

PR4 0TB

t: 01772 691 712

m: 07770 976 548

e: kzarchitect@btinternet.com

DATE INSPECTED: Various 2011/12

TELEPHONE CLLRS: YES / NO
DATE:

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - REFUSAL

Ref: GT

Application No:	3/2012/0153/P
Development Proposed:	Conversion of 4 Stanley Street into 2 no. self-contained flats including extensions, plus creation of a new dwelling to the rear of 4 Stanley Street following the demolition of remains of derelict barn. 4 Stanley Street, Longridge, Lancashire, PR3 3NJ.

CONSULTATIONS: Parish Council

Longridge Town Council – The Town Council has no objection to this application. Attention is drawn to the development being within the Conservation Area and that materials used should be sympathetic to the location. There may also be issues relating to overlooking of neighbouring properties and this will need to be taken into consideration. There should be full consultation with neighbours.

CONSULTATIONS: Highway/Water Authority/Other Bodies

LCC Environmental Services (County Surveyor) – No objections.

United Utilities – No objections.

CONSULTATIONS: Additional Representations

Two letters have been received from occupiers of adjacent dwellings, and the following points of objection have been made,

1. No objection to the conversion of no. 4 Stanley Street but the concern is with the new property facing Sharples Court,
2. The scale of the new building on the boundary wall with no's 11 and 12 Warwick Street will cause a loss of light to these properties,
3. The scheme will double the height of the existing wall and dominate these properties,
4. The new build property will be less than 12m from the front doors of the properties known as Sharples Court, meaning that the first floor windows look directly into the bedrooms of these properties,
5. Loss of privacy,
6. Insufficient parking available nearby or on-street,
7. Residents of this new dwelling will obviously park right outside this property thereby restricting our available parking spaces,
8. Lack of amenity space for the properties,
9. Lack of space for bins, and
10. Scheme is totally overdeveloping the site.

RELEVANT POLICIES:

Policy G1 - Development Control.

Policy G2 – Settlement Strategy.

Policy ENV16 – Development within Conservation Areas.

Policy H10 – Residential Extensions.

SPG – “Extensions and Alterations to Dwellings”.

Longridge Conservation Area Appraisal.

Addressing Housing Need in Ribble Valley.

Planning (Listed Buildings and Conservation Areas) Act 1990.

POLICY REASONS FOR REFUSAL:

Contrary to Local Plan Policies G1, ENV16 and Policy H10, the SPG – "Extensions and Alterations to Dwellings" and the Planning (Listed Buildings and Conservation Areas) Act 1990. Adverse visual impact on the character, setting and appearance of the CA and impact on residential amenity.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The site lies within the town centre of Longridge within the Longridge Conservation Area. This application seeks permission for the conversion of no. 4 Stanley Street into 2 no. self-contained flats including extensions. The scheme also includes the creation of a new dwelling to the rear of 4 Stanley Street following the demolition of remains of derelict barn. The adjacent properties on Stanley Street, Berry Lane and Warwick Street are all considered to be a 'Buildings of Townscape Merit' within the Longridge Conservation Area Appraisal, however the buildings and properties within the courtyard of Sharples Court are not. The Agent had initially sought Pre-Application advice for a scheme at this site, however the advice given was on the basis of a single storey development not the two-storey proposal submitted here.

PRINCIPLE OF HOUSING DEVELOPMENT

At this present time when assessing proposals for housing development the overriding consideration is that of the National Planning Policy Framework (NPPF). Paragraph 14 of the NPPF notes 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.' For decision-taking this means approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

As such, given the sites location within the town centre of Longridge, a main service centre, the principle of the proposed small-scale housing development is considered acceptable. Paragraph 49 of the NPPF notes that proposals should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The Council can now demonstrate a five-year supply of housing however given that the development is also in accordance with the Local Plan Policy G2 (in relation to its location within the settlement boundary of Longridge), and given its small scale, the development is considered acceptable in principle. With respect to Affordable Housing on this site, the Council is adopting the approach outlined in paragraph 3.1 of the document, Addressing Housing Need in Ribble Valley. On this basis, there is no requirement for 'affordable dwellings'.

Despite the principle of the development being acceptable in Policy terms, with regards to the impact on this location within the Longridge Conservation Area, Policy ENV16 emphasises that '*Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials*'. The visual impact of the scheme will therefore be discussed now.

VISUAL IMPACT/ IMPACT ON NEARBY AMENITY

With respect to the Local Plan Policies, Policy G1 states that,

'Proposals will be expected to provide a high standard of building design and landscape quality, and development which does so will be permitted unless it adversely affect the amenities of the surrounding area', and also that,

'Particular emphasis will be placed upon visual appearance and the relationship to

surroundings as well as the effects of development on existing amenities.'

Policy ENV16 of the Ribble Valley Districtwide Local Plan is 'saved' and concerns development proposals within conservation areas:

'Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials'. The accompanying text at 4.7.8 states that *'the main elements of Council policy are retention and enhancement'*.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of planning functions special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

On the basis of the above Policies and Guidance, there is a particular emphasis on proposals,

- o being visually acceptable,
- o having an acceptable relationship with their surroundings,
- o having a high standard of building design and landscape quality,
- o not adversely affect the amenities of the surrounding area, and
- o reflecting the character and appearance of the area, and
- o preserving and enhancing the area.

The proposed conversion of no. 4 Stanley Street is considered entirely acceptable as the proposal includes a small single storey extension and a small two-storey extension to the rear of the property. These extensions are considered visually acceptable and will have no impact on the residential amenity of the surrounding properties. The proposal also includes the insertion of new upvc windows within the property, however the exact details and colour of material can be dealt with via a suitable planning condition. The concern lies with the proposed new build dwelling at the rear of no. 4 Stanley Street.

The scheme to the rear of no. 4 Stanley Street includes the demolition of a group of existing single storey outbuildings in order to erect a two storey property; linked to no. 4 Stanley Street by the small single storey extension referred to above. Although not quite to the scale of surrounding two-storey properties (at a maximum height of 5.68m), when viewed from the rear of the properties on Warwick Street, the new building would significantly tower over the small rear yard areas thereby dramatically shadowing and enclosing their amenity areas. With respect to the location of the new property opposite the existing dwellings on Sharples Court, again whilst the building will not necessarily dominate these dwellings due to its scale, the mere introduction of a two storey building at this location will further add to the sense of enclosure within an area of close knit properties.

Perhaps however the key issue is that of loss of privacy, as the properties most affected by the proposed development, no's 1 to 4 Sharples Court, are less than 11m away (front elevation to front elevation). The guidance provided within the SPG – "Extensions and Alterations to Dwellings" discusses a distance of 21m between existing dwellings and the proposed first floor windows of habitable rooms in new developments. On this basis, the development is clearly in contravention of this guidance and as such will be recommended for refusal.

On this basis, whilst the overall design of the scheme has utilised the features of the adjacent properties and is considered a sympathetic scheme, I am of the opinion that the proposal would not have an acceptable relationship with its surroundings, would not therefore reflect the character and appearance of the area nor preserve or enhance the area, and would ultimately adversely affect the amenities of the occupiers of adjacent dwellings.

IMPACT ON HIGHWAY SAFETY

The LCC County Surveyor raises no objections to this proposal due to its town centre location. He notes that the proposed flat conversions and single new build property do not

have any dedicated parking provision, however the town centre plot is however situated conveniently for all local amenities, well placed for public transport services and within easy walking distance of public off street car parks. Therefore the lack of parking provision does not give rise to any highway safety concerns.

The proposal is therefore considered unacceptable, incongruous and contrary to Local and National Plan Policy, and the application is recommended accordingly.

RECOMMENDATION: That permission be refused.

Karl Zaldats

From: Graeme Thorpe [Graeme.Thorpe@ribblevalley.gov.uk]
Sent: 05 August 2011 10:16
To: Karl Zaldats
Subject: RE: Sharples Court, Berry Lane, Longridge [Scanned]
 REF NO. RV2011\ENQ\00262

Dear Karl,

I write in regards to the above Pre-Application Enquiry received on the 17 June 2011, and I apologise for the delay in responding. Following a visit to the site and subsequent discussions with the County Highways Officer, on the basis of the information submitted I can provide you with the following advice

The proposal seeks to develop two, one bed dwellings accessed off Sharples Court, Berry Lane, Longridge. This site sits within Longridge Town Centre, and within the Longridge Conservation Area.

The site lies within the Settlement Boundary of Longridge and is therefore subject to DWLP Policy G2, which supports development wholly within the built part of the settlement or the rounding off of the built up area. This policy considers consolidating development as a part of this process and defines it as the location of new development to adjoin the main part of the built up area. In addition, as RVBC cannot currently demonstrate a 5-year housing land supply, Planning Policy Statement 3: Housing (PPS3) is also a material consideration. In considering housing development, paragraph 71 states that where LPAs cannot demonstrate an up to date five year supply of deliverable sites they should consider favourably planning applications for housing having regard to the policies in PPS3 including the consideration in paragraph 69, which states that in deciding planning applications, Local Planning Authorities should have regard to,

- o achieving high quality design,
- o ensuring developments achieve a good mix of housing ,
- o the suitability of a site for housing, including its environmental sustainability,
- o using land effectively and efficiently; and
- o ensuring the proposed development is in line with planning for housing objectives.

In considering the above, and on the basis of the information submitted to date, the site meets the PPS3 criteria in planning policy terms in relation to the suitability of the site for housing, and as such the principle of the proposal is considered acceptable. There may however be issues relating to the overall design of the properties (especially in relation to the potential impact on the character and setting of the Conservation Area), however no elevational plans have been provided at this time on which I can comment. In addition to this, there is a requirement to fully comply with the relevant policies of the adopted Districtwide Local Plan

The Affordable Housing Memorandum of Understanding (AMOU) is also a material planning consideration, as it is intended to be both complementary with and supplemental to the relevant policies contained within the Districtwide Local Plan. However, as there are only two units proposed, there is no requirement for Affordable Units.

With regards to parking and other highway safety issues, the LCC Highways Officer has made no adverse comments in relation to the proposal. However, having visited the site I am aware that other residents of Sharples Court park within this courtyard, and any formal proposal would need to indicate that existing parking arrangements are not adversely affected by this proposal.

As with any application of this type, you will be required to submit a Design and Access Statement, a Heritage Statement and a Bat Survey with any formal application.

I hope this advice is useful, but please note this is an officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof. Should you wish to discuss the matter further, please do not hesitate to contact me on the above direct line number or e-mail address.

Kind regards,

**Graeme Thorpe |
Senior Planning Officer |**

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 414520 |

F: 01200 414487 |

E: graeme.thorpe@ribblevalley.gov.uk |

W: www.ribblevalley.gov.uk |

From: Karl Zaldats [mailto:kz@mrassociates.net]

Sent: 01 August 2011 09:03

To: Graeme Thorpe

Subject: FW: PRE-APP ENQUIRY: RV/2011/ENQ/00262 [Scanned]

Hi Graeme

Anything to report?

Karl

Karl Zaldats BA(Hons) Dip Arch Dist RIBA

Director

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From: Graeme Thorpe [mailto:Graeme.Thorpe@ribblevalley.gov.uk]

Sent: 19 July 2011 09:45

To: Karl Zaldats

Subject: RE: PRE-APP ENQUIRY: RV/2011/ENQ/00262 [Scanned]

Good morning Karl,

18/05/2012

I am still waiting for feedback from the County Surveyor regarding the proposal. I will speak to him today and see if he can e-mail me something ASAP.

Kind regards,

Graeme Thorpe BA (Hons) Dip TP MRTPI |

Senior Planning Officer |

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From: Karl Zaldats [mailto:kz@mrassociates.net]

Sent: 19 July 2011 09:32

To: Graeme Thorpe

Subject: PRE-APP ENQUIRY: RV/2011/ENQ/00262 [Scanned]

Importance: High

Graeme

I wonder if you have had chance to look at the above, relating to Sharples Court in Longridge, and if not if you could give me an indication of timescales?

Karl

Karl Zaldats BA(Hons) Dip Arch Dist RIBA

Director

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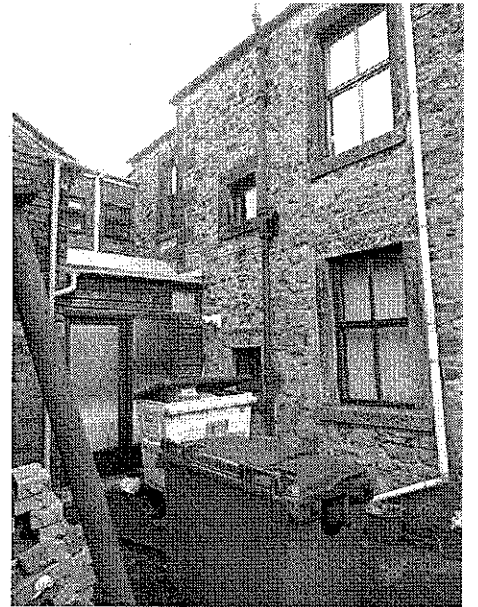
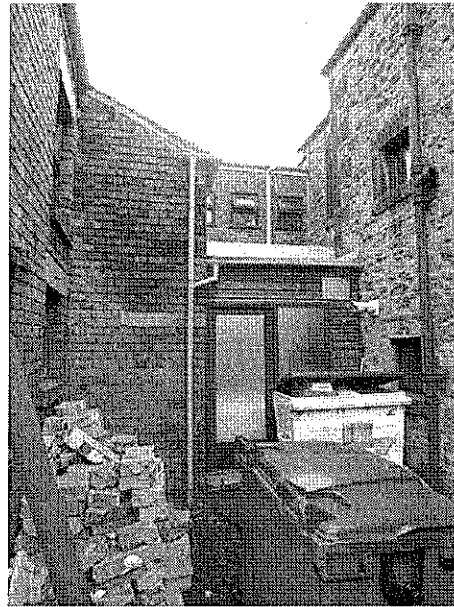
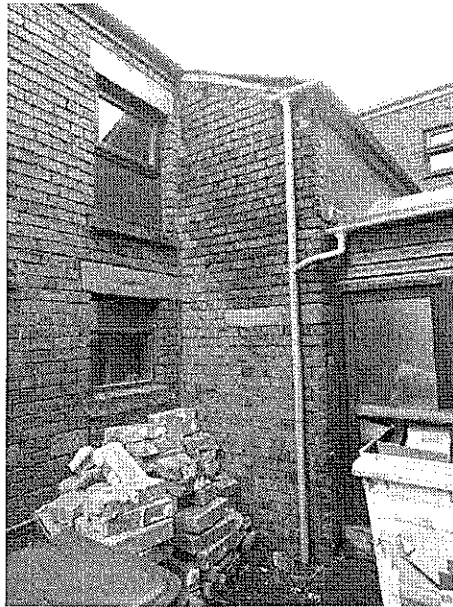
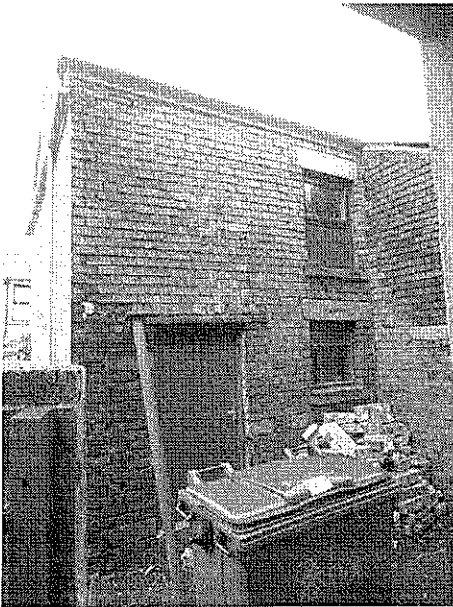
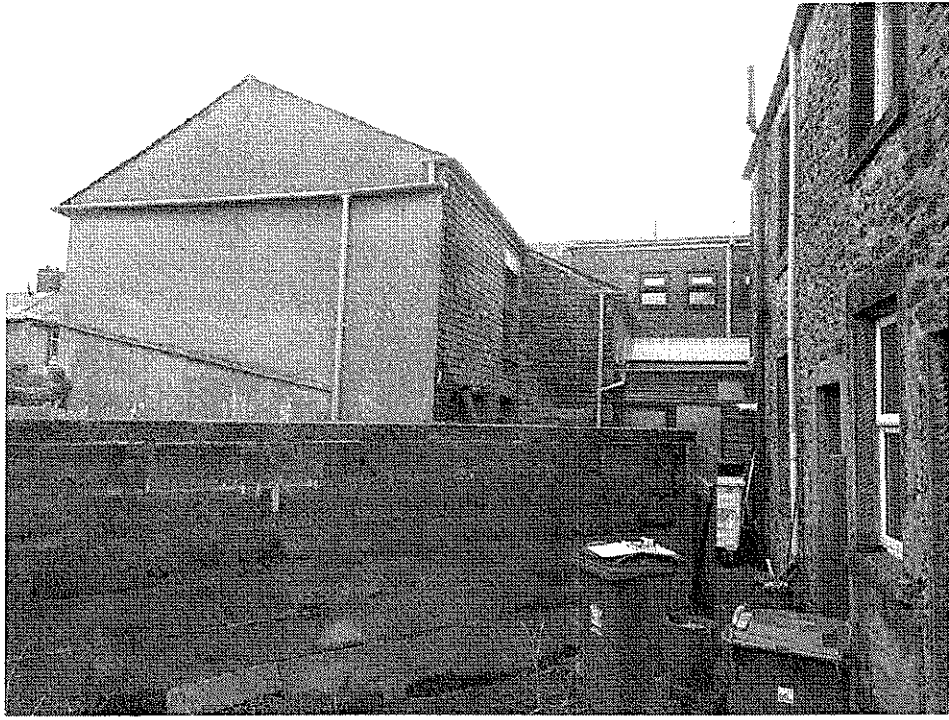
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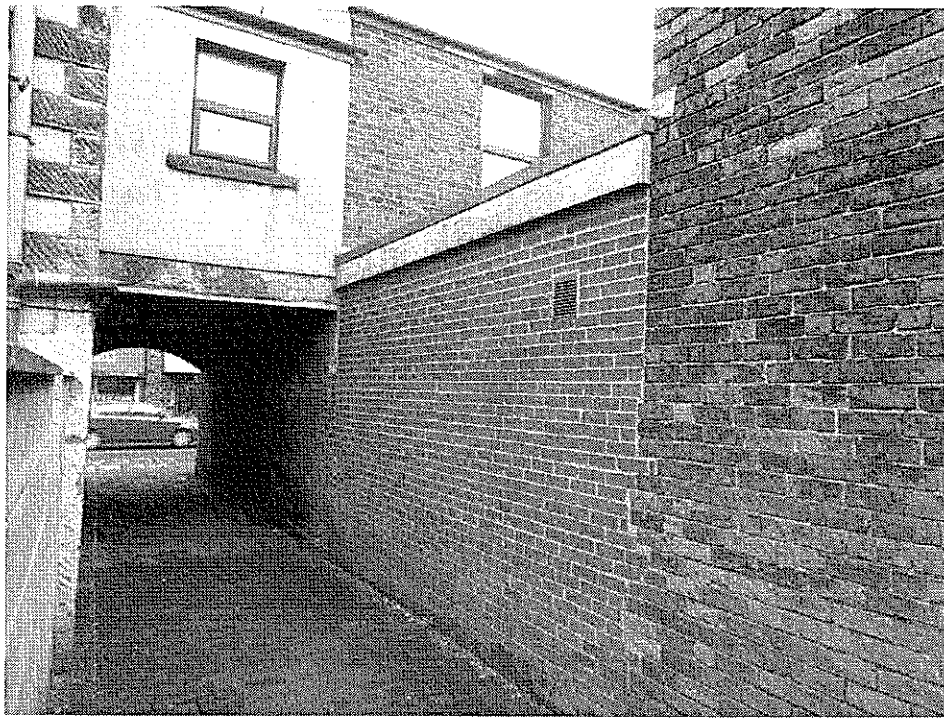
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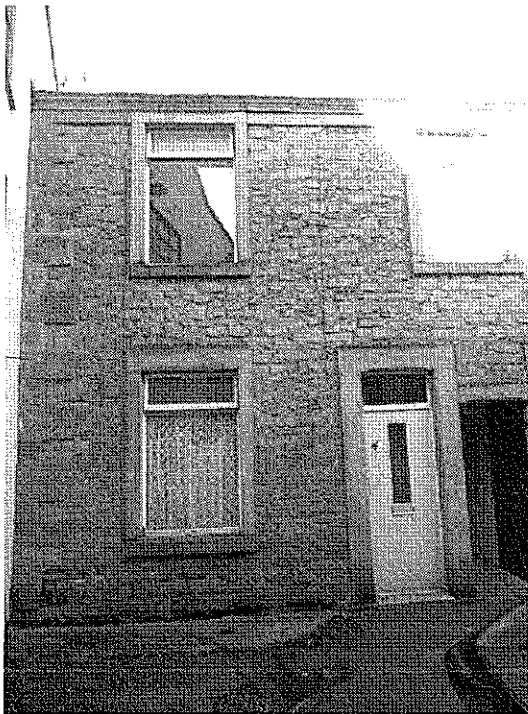
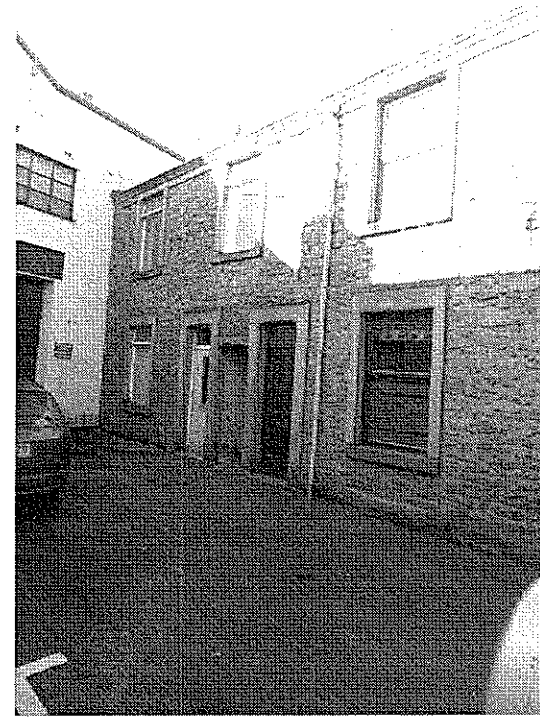
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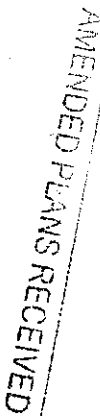
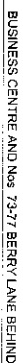
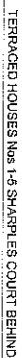
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Proposed Pensions

Conversion to 2nd Self
Contained Flats
4 Stanley Street
1st Floor

PAGE NO 1030

SCALE	DATE
1:100 @ A1	04/12

1000

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