



RIBBLE VALLEY
BOROUGH COUNCIL

18 MAY 2012

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120463P

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:	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 CREATION OF NEW DWELLING TO REAR OF 4 STANLEY STREET
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

4. Site Address Details

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

Description:

House:	4	Suffix:	
House name:			
Street address:	Stanley Street		
	Longridge		
Town/City:	Preston		
County:			
Postcode:	PR3 3NJ		

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

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:

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

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:

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
 109/21C 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

Residential Units (continued)

Market Housing - Proposed

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

Proposed Market Housing Total

3

Overall Residential Unit Totals

Total proposed residential units	3
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

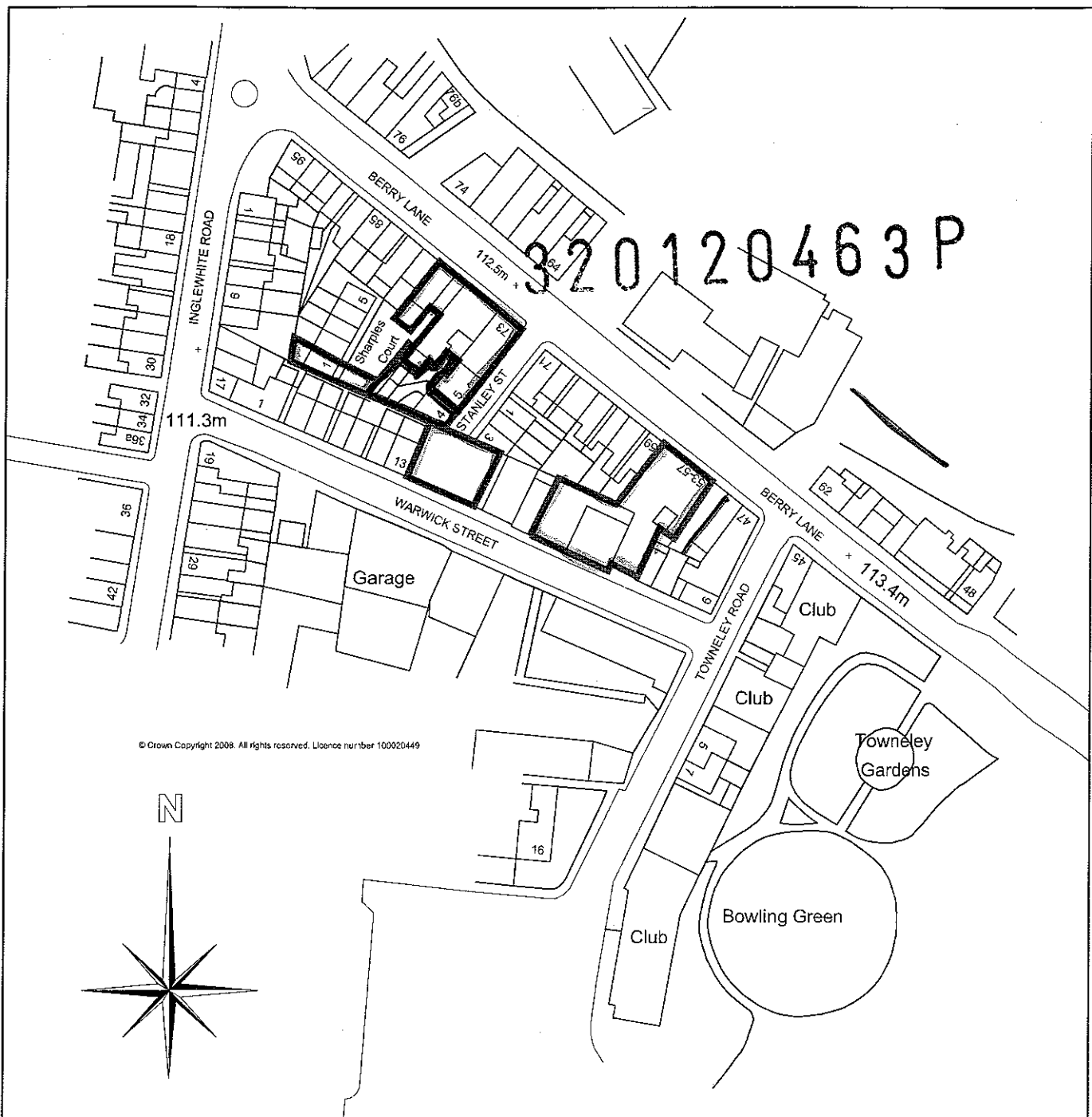
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

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



Date



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PROJECT Proposed Development at
Sharples Court +
4 Stanley Street
Longridge

TITLE Location Plan

JOB NO

109

DWG NO

23

REV

SCALE

1:1,250 @A4

DATE

05/12

DRAWN

kz

KARL ZALDAT/ BA(Hons) Dip Arch Dist RIBA

HATHERSAGE BARN MOORSIDE LANE WOODPLUMPTON PRESTON PR4 0TB
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320120463P

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
ALONG WITH A NEW DWELLING TO REAR**

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

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

February 2012

DESIGN AND ACCESS STATEMENT

Proposed development in respect of the conversion of 4 Stanley Street, Longridge, into 2no self contained flats with extension along with a new dwelling to rear

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.

Proposed development in respect of the conversion of 4 Stanley Street, Longridge, into 2no self contained flats with extension along with a new dwelling to rear

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.

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 As a consequence of the above item. Access to the proposed new build dwelling is made from Stanley Street via the ginnel between no 4 +no 5 Stanley Street.
- 2.5 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
- 2.6 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.

DESIGN AND ACCESS STATEMENT

Proposed development in respect of the conversion of 4 Stanley Street, Longridge, into 2no self contained flats with extension along with a new dwelling to rear

2 ASSESSMENT + IMPACT (Cont.)

- 2.7 The proposed new build dwelling is in effect, a replacement to the ruined barn, albeit slightly larger in foot print, and is to match in profile, to the adjacent brick barn, which are low (approx 4.2m eaves and approx 5.7m ridge heights) two storey extensions relative to the higher main terraced properties that flank the site on all sides.
- 2.8 The first floor rooms to the new build dwelling are to have low internal eaves (approx 1600mm high), and have incorporated combined Velux lights with the majority of the glass being roof mounted with a minor section of glazing being vertical. The size of these are small in comparison to traditional terraced house, and feel that these do not cause any over looking issues.
- 2.9 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.
- 2.10 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.
- 2.11 The depth of the proposed houses will not interfere with the required 13m + 20% (16m) diameter tree protection zone as requested by the Local Authorities Countryside Officer, to protect the existing mature trees within the park near to the rear boundaries.

Proposed development in respect of the conversion of 4 Stanley Street, Longridge, into 2no self contained flats with extension along with a new dwelling to rear

2 ASSESSMENT + IMPACT (Cont.)

- 2.12 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.

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 The proposed new build dwelling, like the extensions, are low key and utilise indigenous materials (rendered walls and slate roofs).
- 3.5 Part of the existing boundary wall to the rear alley way serving the properties on Warwick Street is to be demolished and rebuilt t form the walls to the proposed extensions and new dwelling and is to be constructed in reused stonework, and connected to the existing house wall of no 1 Sharples Court.

DESIGN AND ACCESS STATEMENT

Proposed development in respect of the conversion of 4 Stanley Street, Longridge, into 2no self contained flats with extension along with a new dwelling to rear

3 DESIGN (Cont.)

- 3.6 At present there is a raised planting bed which runs long Sharples Court side of the boundary wall where the new build dwelling is to be formed. As part of the proposals, this is to re-formed using stone work dwarf walls capped with stone copings with a metal railing on top. This will provide a visual amenity to Sharples Court by reintroducing planting/greenery into the courtyard and will provide a traditional detail.
- 3.7 The construction of the new elements will be of traditional construction, using traditional materials.
- 3.8 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.
- 3.9 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.

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.

Proposed development in respect of the conversion of 4 Stanley Street, Longridge, into 2no self contained flats with extension along with a new dwelling to rear

4 ACCESS (Cont.)

- 4.5 Access to the proposed new dwelling and the first floor flat will be via the ginnel between no 4 and no 5 Stanley Street, which is shared with the users of the Business Centre. It is envisaged that restricted access through this ginnel will be available by installing coded door entry systems.

5 HERITAGE STATEMENT

- 5.1 The Longridge Conservation Area map indicates that the site to be developed is within 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 2 no self contained flats with extension along with a new dwelling to rear

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'.

Proposed development in respect of the conversion of 4 Stanley Street, Longridge, into 2no self contained flats with extension along with a new dwelling to rear

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.

February 2012

KZA/109

Kari Zakdats BA(Hons) Dip Arch Dist RIBA

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Hathersage Barn

Moorside Lane

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m: 07770 976 548

e: kzarchitect@btinternet.com

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,

320120463P

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

www.mraarchitects.co.uk

MRA ARCHITECTS

Chartered Architects

44-46 Berry Lane

Longridge

Preston

Lancashire

PR3 3JJ

m 0770 976 548

t 01772 784406

f 01772 782898

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 |**

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: 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

www.mraarchitects.co.uk

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Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

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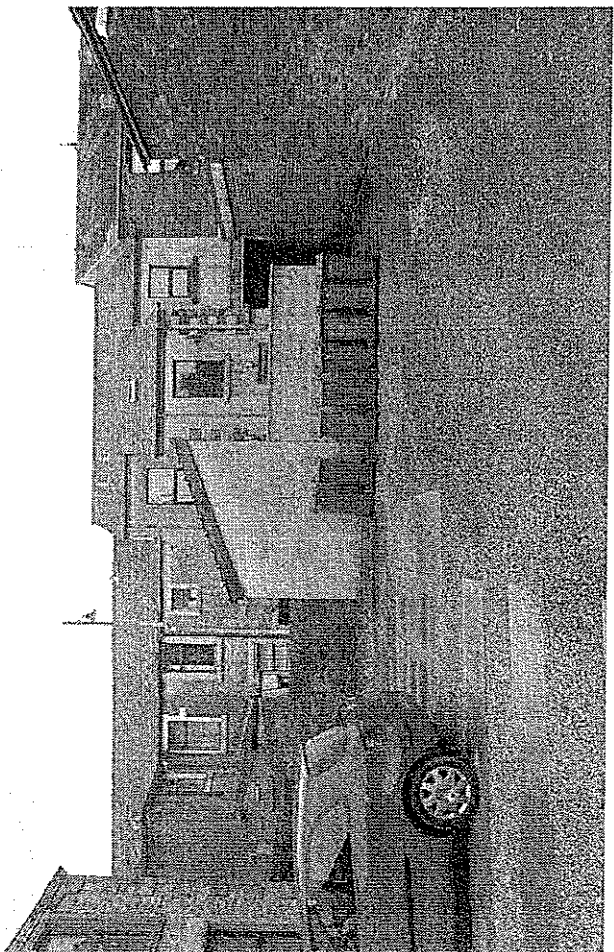
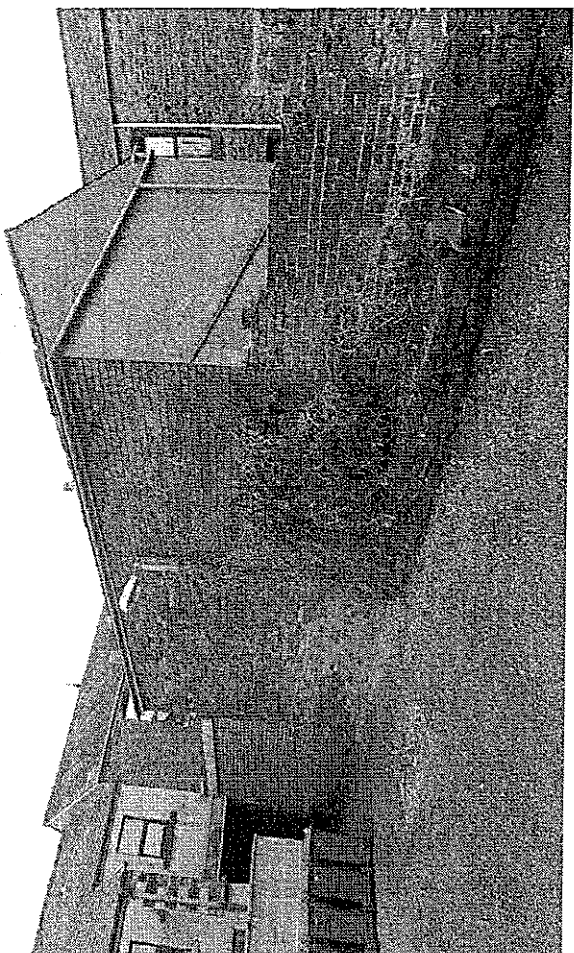
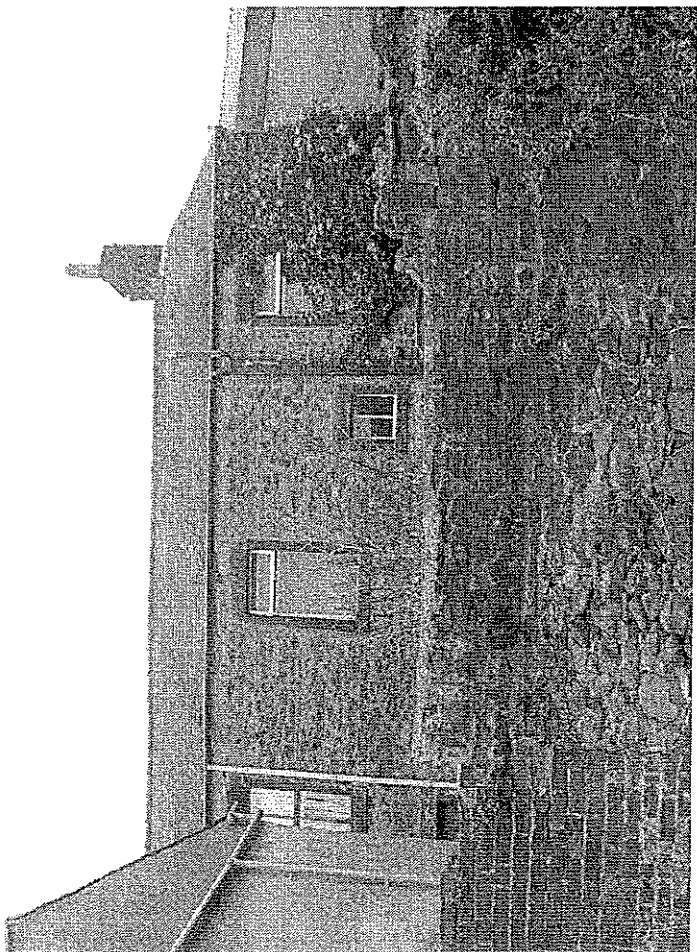
18/05/2012

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

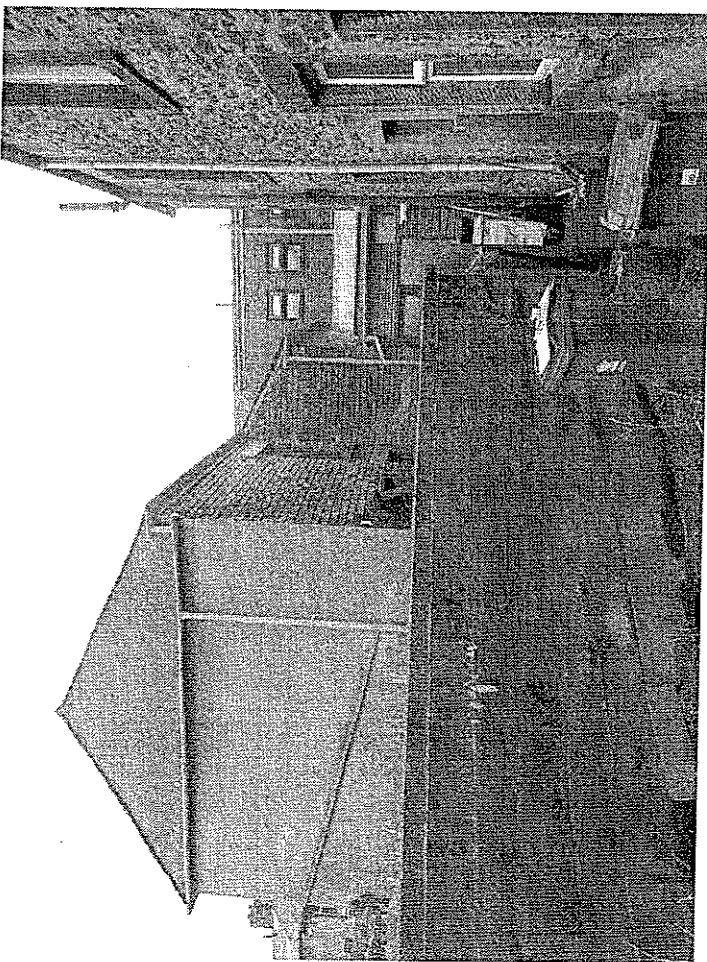
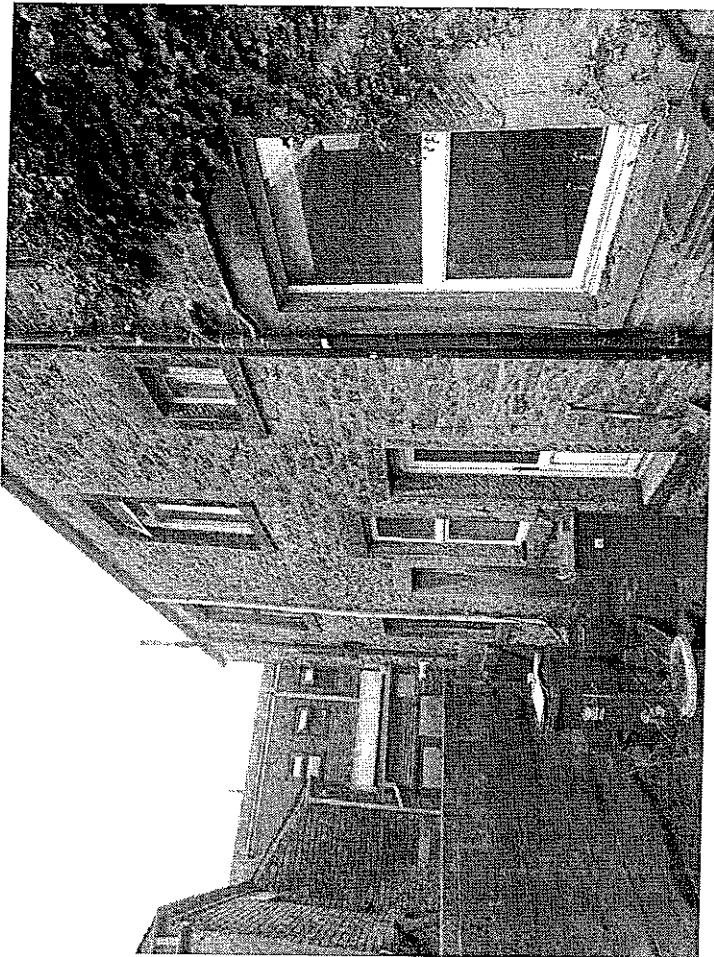
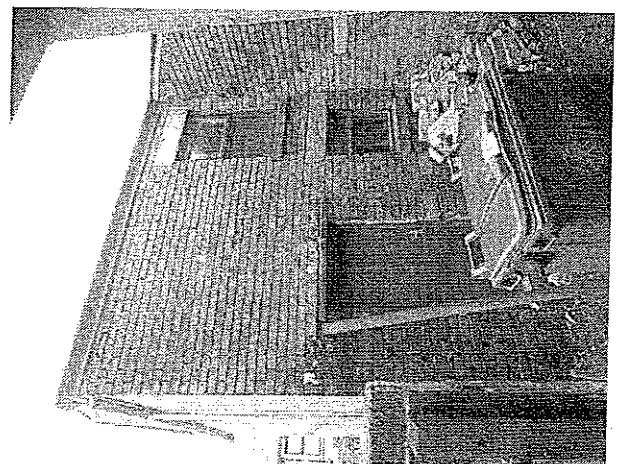
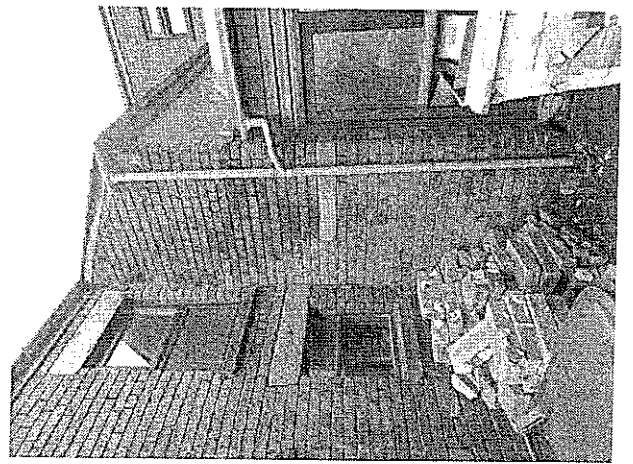
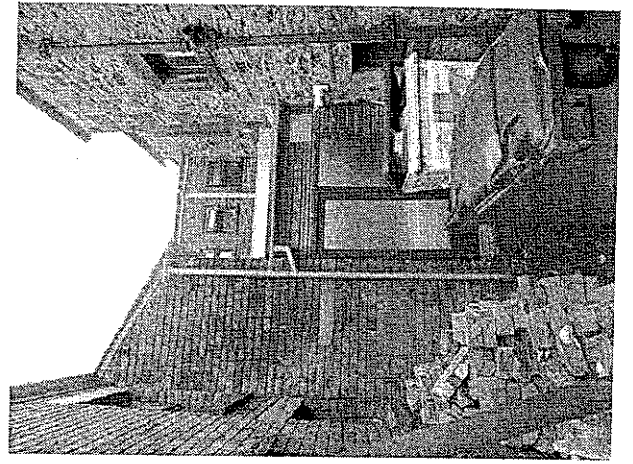
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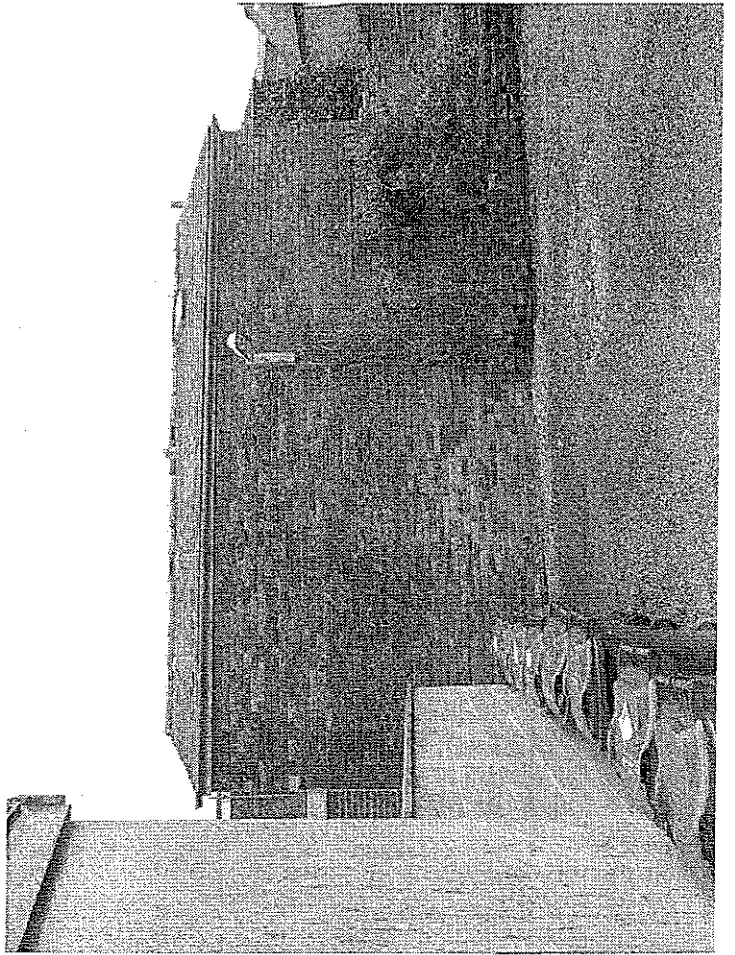
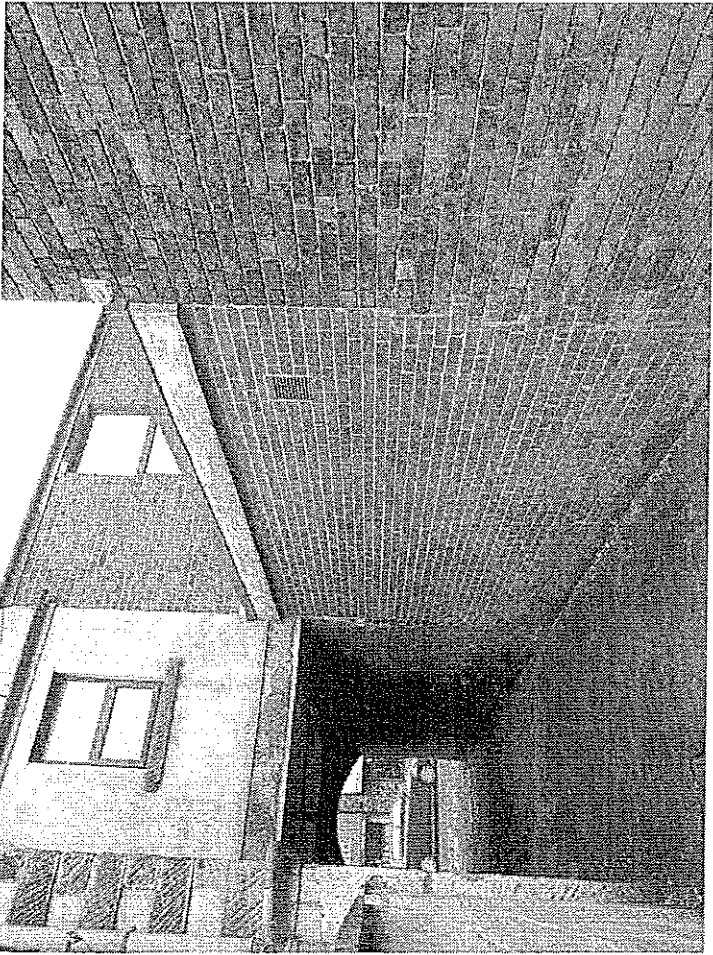
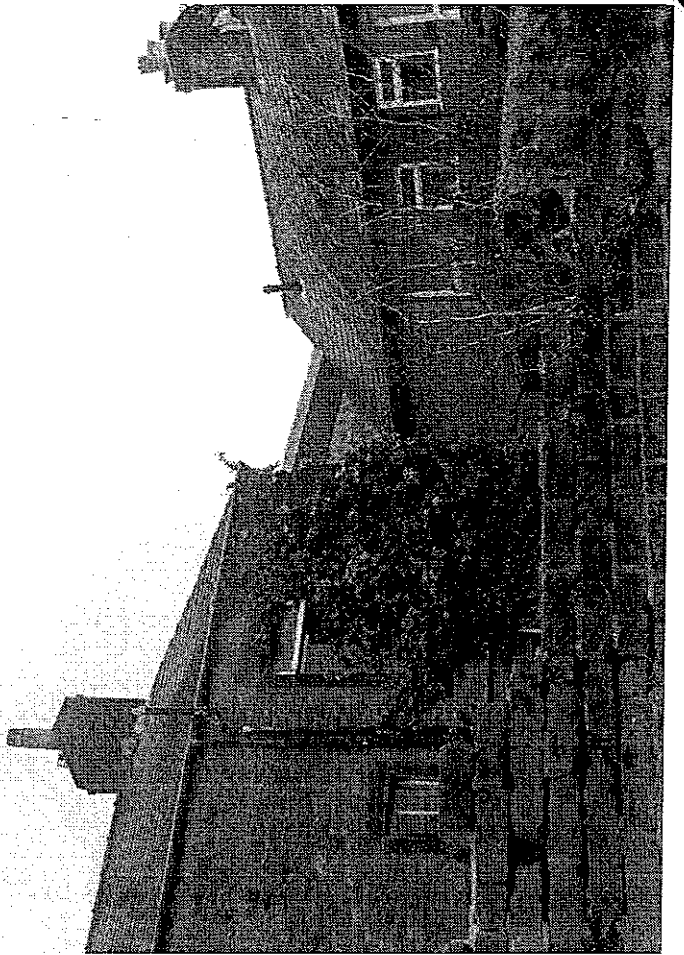
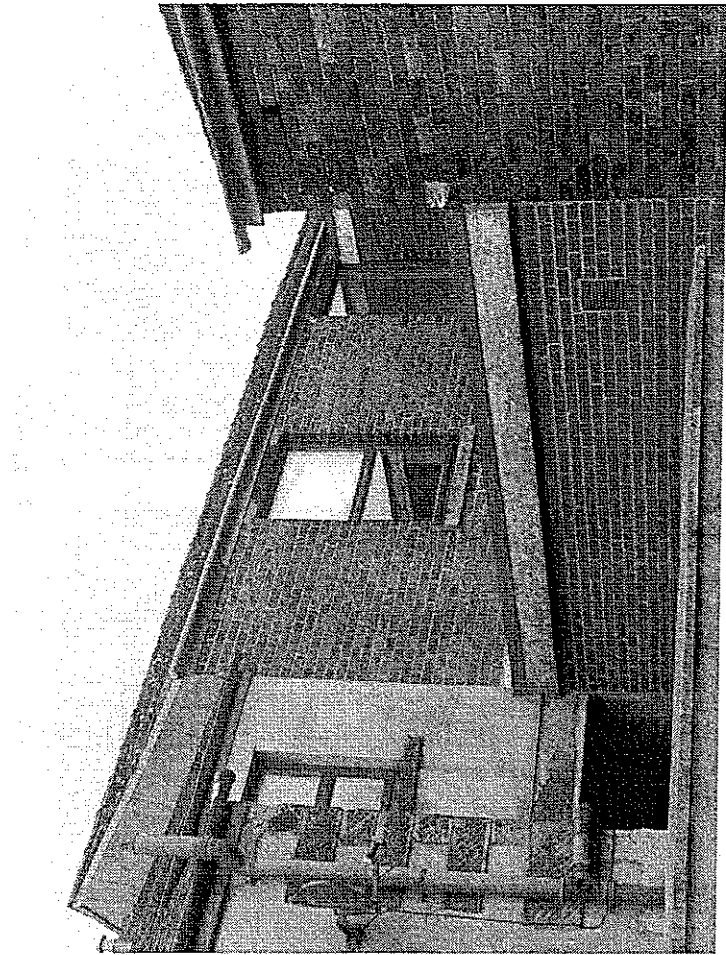
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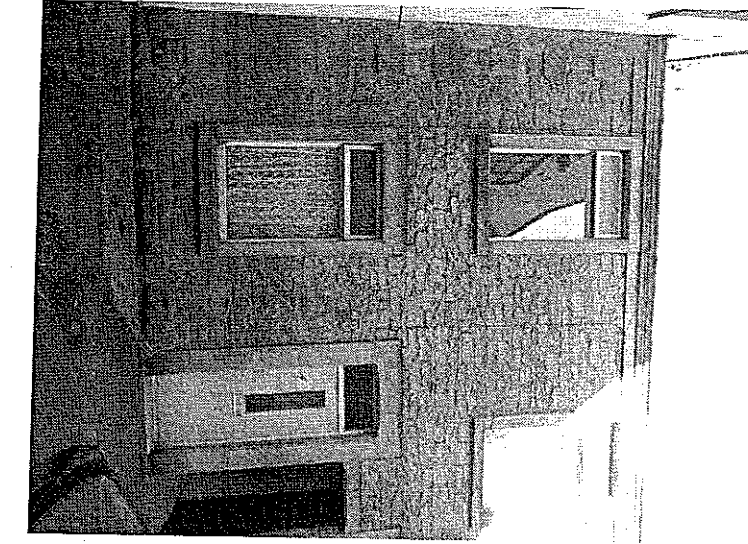
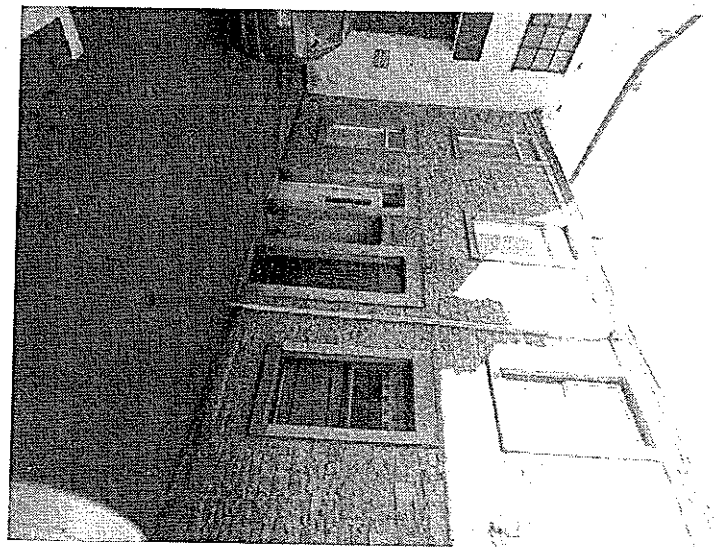
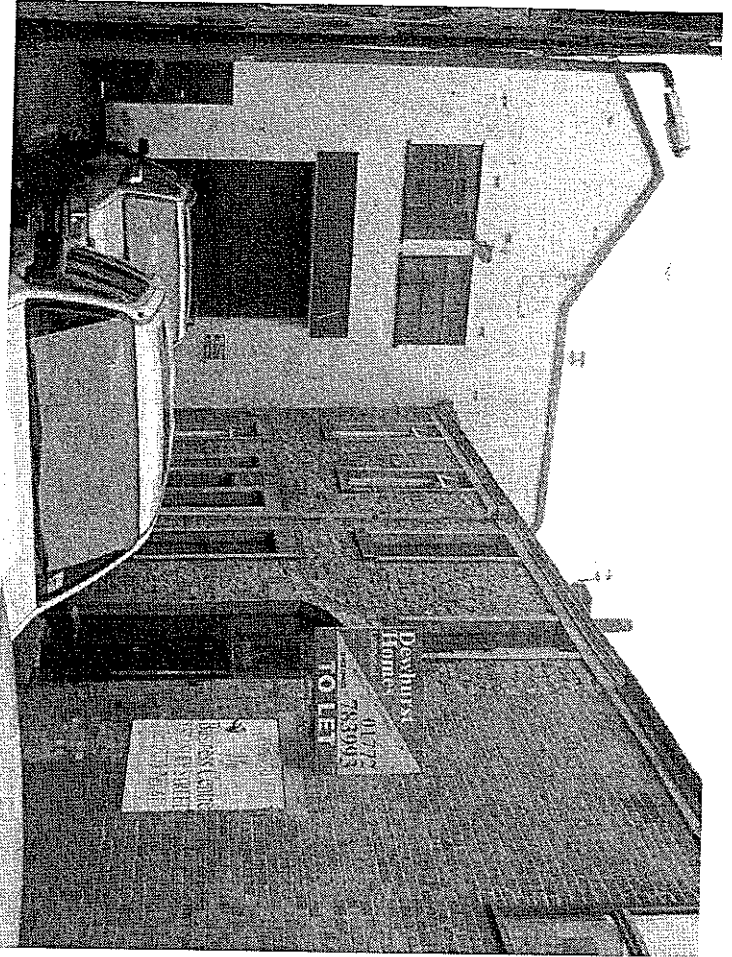


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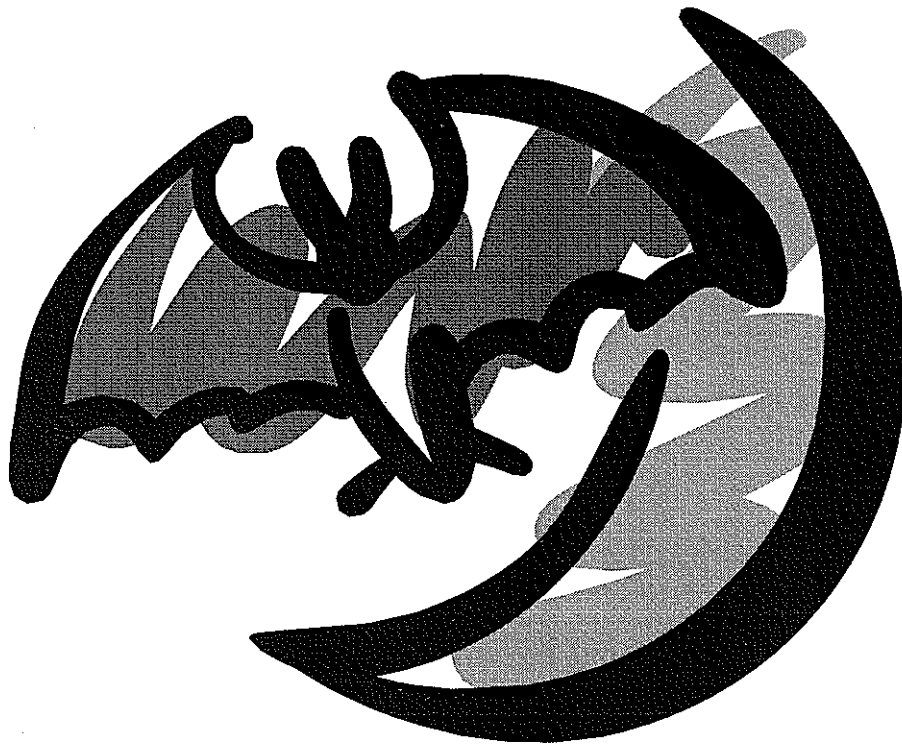


WILDLIFE SURVEY FOR BATS

AT

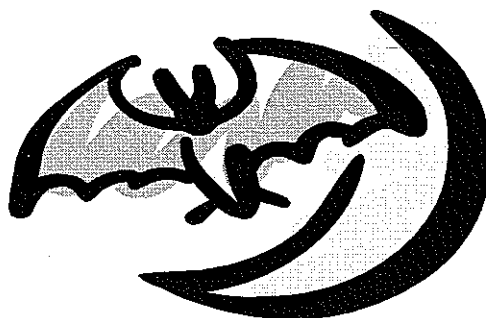
4 Stanley Street
Longridge

320120463P



Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BE
Tel: 01772 783322 Mob: 07813 140682
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk





BAT SURVEY & REPORT

Commissioned By:

Mr J Swift

Address:

W J & J E Swift
Park-Hey
Stoneygate Lane
Knowle Green
Preston, PR3 2ZS

Tel No:

07896 234313

Instruction Method:

Written

Bat Survey Address:

4 Stanley Street
Longridge
Preston

Visit Date:

30 January 2012

Weather Conditions:

Dry and overcast with frost overnight, temperature of 4°C

Document Reference:

1419



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BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.
2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.
3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.
5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.
6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.
2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

- 1 Presence of live or dead bats.
- 2 Bat droppings.
- 3 Moth and insect wings and remains.
- 4 Faint scratch marks on roof timbers.
- 5 Grease staining marks on roof timbers.
- 6 Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower.

8 x 32 Opticron binoculars.

Bat box 'duet' bat detector, a heterodyne type sonar receiver.

Bat Scanner, a heterodyne type instrument which actively scans ultrasound for bats.

Petzl headlamp torches.

A variety of folding aluminium ladders.

Telescopic inspection mirrors, large and small.

BAT SURVEY & REPORT

320120463P

Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

Low risk:

No evidence of use by bats was found.

Medium risk:

Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:

Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT

Property

External Survey Results

Property type

House:
Extension:
Other: Outhouse

YES	NO
-----	----

☒	☐
☐	☒
☒	☐

Comments: The property is a two storey terraced building with a small outhouse in the back yard.

Construction

Stone
Brick
Other:
Bat Access Places

☒	☐
☒	☐
☐	☒
☒	☐

Comments: The house is built of stone whilst the outhouse is brick built.

Roof

Slate
Tile:
Other: Stone
Bat Access Places

☒	☐
☐	☒
☐	☒
☒	☐

Comments: The outhouse is in a very dilapidated state with open access through the doors and holes in the roof.

Bat Signs

Bats seen
Droppings
Bat Detector Results

☐	☒
☐	☒
☐	☒

Comments: Not a good time of year to find signs of bats outside.

External Conclusions:

No signs of bats could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

320120463P

Internal Survey Results

Is the building lived In?: Not at present

YES	NO
-----	----

Construction

Stone
Brick
Other/plaster:
Bat Access Places

☒	☐
☒	☐
☒	☐
☐	☒

Comments:

Roof space, attic or loft

Beams
Cracks in beams
Lined roof: Underfelt
Bat Access Places

☒	☐
☐	☒
☒	☐
☐	☒

Comments: The house attic was covered in soot completely obliterating any potential signs of bat occupation. The internal walls at the apex are open to the adjacent premises.

Bat signs

Bats seen
Droppings
Bat Detector Results
Staining on beams
Moth + insect wings present
Suspect summer roost
Suspect winter hibernacula

☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒

Comments: No signs of bats could be found on any of the timberwork inside the attic.

Internal Conclusions:

No signs of bats could be found inside the building.

Risk Assessment: Low

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to re-develop the site.

Site Description

The property is central to a small rural town and is surrounded by commercial and residential developments.

Survey Results

The survey could find no signs of bats occupying or ever having occupied the premises.

Importance of the Site

The site has no special wildlife importance.

Conclusions

Bats do not occupy the building.

Risk Assessment

Low

Mitigation and Enhancement

No bat mitigation or habitat enhancement is required.

Timing of works

Works may be undertaken at any time.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *1st February 2012*

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20110680 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

BAT SURVEY & REPORT

320120463P

Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.) (Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn"*.

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

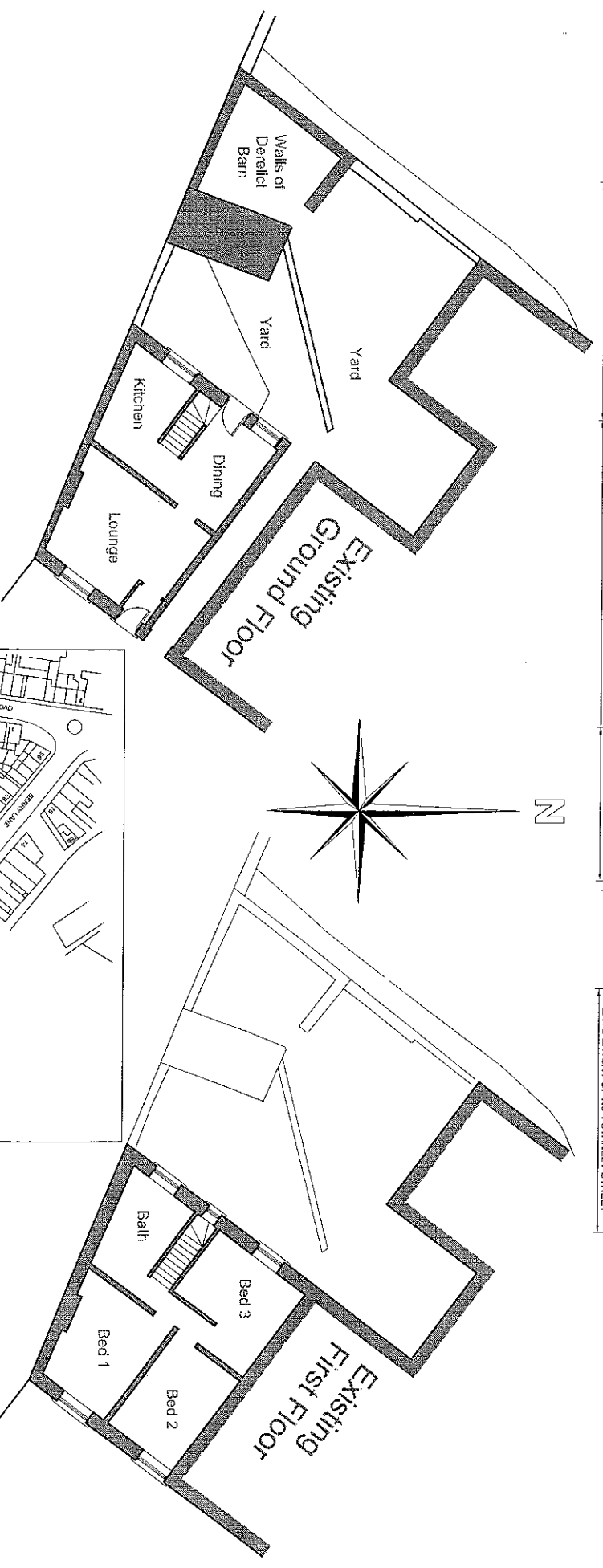
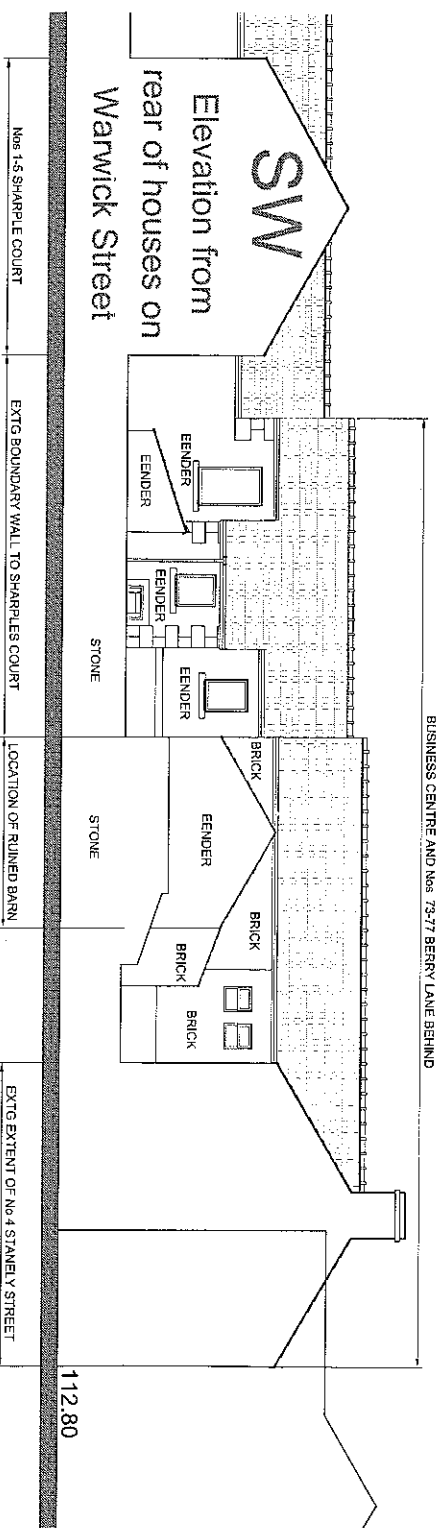
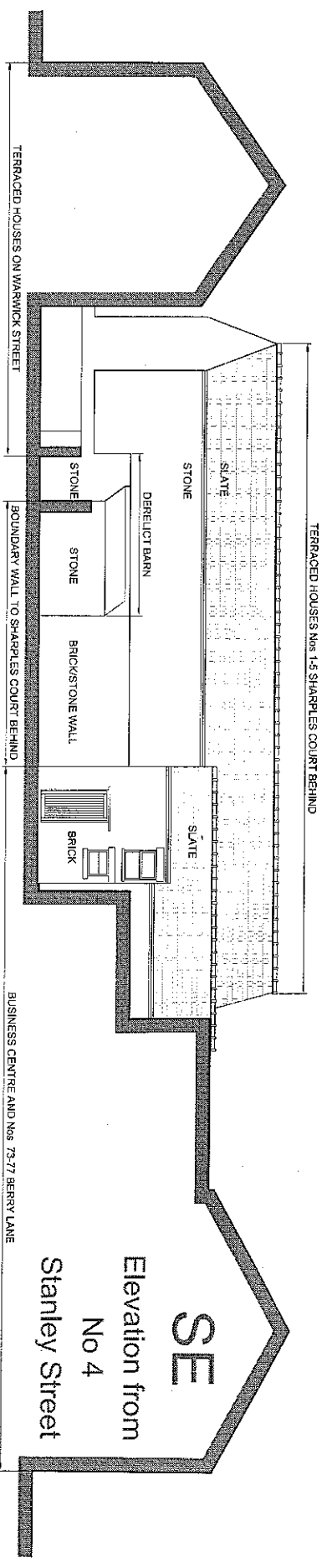
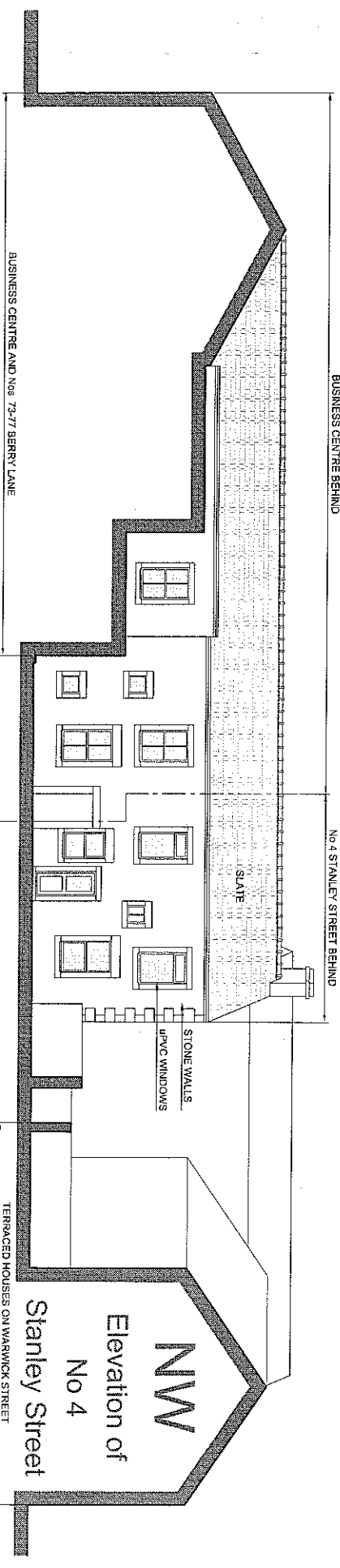
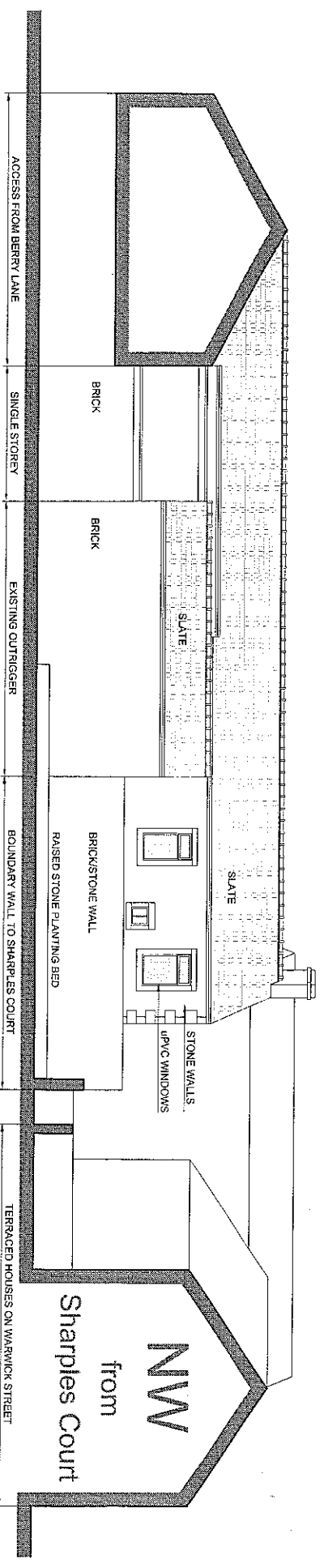
General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact:
Denis Lambert on **01772 783322** or **07813 140682** for advice.

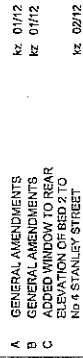
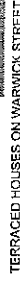
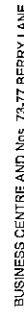


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KARL ZALDAS Ba(h)ons) Dip Arch Dist RIBA
HATHERSGATE BARN, MOORSIDE LANE, WOODPLUMPTON, PRESTON, PR4 0TB
t: +44 (0) 1773 691 712 m: +44 (0) 7770 978 545 e: k.zal@ba(h)ons.com

Project: Proposed Development at Sharples Court + 4 Stanley Street Longridge
Title: Existing Plans + Elevations
Scale: 1:100 @ A1
Date: 12/11
Drawn: KZ

General Amendments: KZ 01/12



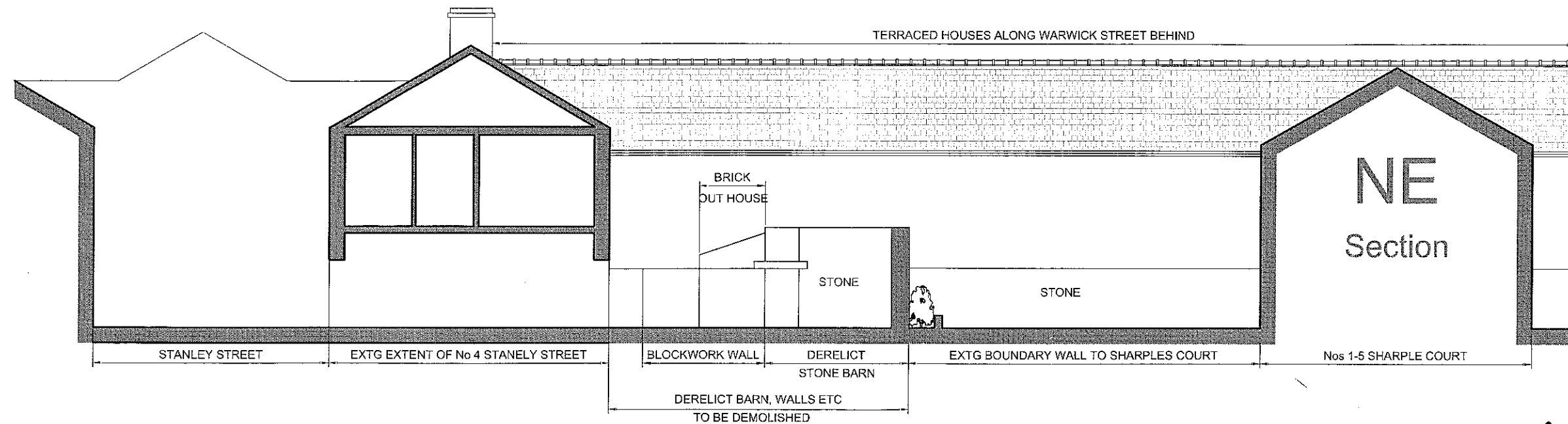
Longridge

DWG NO	REV	SCALE	DATE	DRAWN
109	C	1:100 @ A1	12/11	kz

KARL ZALDATS BA(Hons) Dip Arch Dist RIBA

HATHERSAGE BARN MOORSIDE LANE WOODPLUMPTON PRESTON PR4 0TB
t: +44 (0) 1772 591 712 m: +44 (0) 7770 976 548 e: kzarchileed@btinternet.com

THE UNIVERSITY OF CHICAGO



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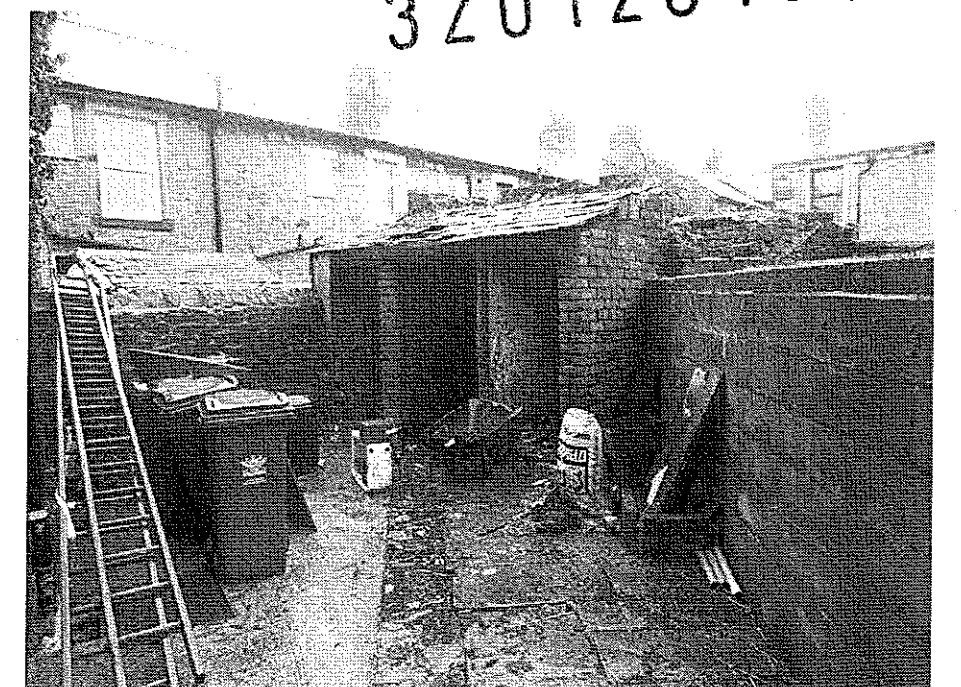
PROJECT Proposed Development at
Sharples Court +
4 Stanley Street
Longridge

TITLE Existing Rear
Yard

JOB NO	DWG NO	REV	SCALE	DATE	DRAWN
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KARL ZALDATS BA(Hons) Dip Arch Dist RIBA

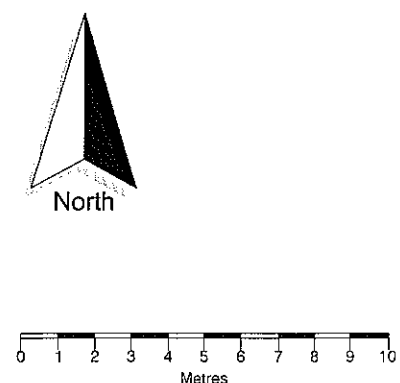
HATHERSAGE BARN MOORSIDE LANE WOODPLUMPTON PRESTON PR4 0TB
t: +44 (0) 1772 691 712 m: +44 (0) 7770 976 548 e: kzarchitect@btinternet.com





Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness construction, load bearing capacity & stability.



- ABBREVIATIONS
- CL Cover Level
 - EH Eaves Height
 - GU Gully
 - IL Invert Level
 - MH Man Hole
 - RH Ridge/Roof Height
 - RWP Rain Water Pipe
 - SVP Soil Vent Pipe
 - TL Threshold Level
 - TH Top of Hedge
 - TW Top of Wall
 - U/S Under Side
 - WV Water Valve
 - W First Floor Window
- NOTE
- Column values (112.0m) taken from the OS Road Spot Level map at the entrance of the Highways of Berry Lane.
- Levels defining edge of contingency are shown in a separate sheet of notes.

Rev.0 Description. Issued

**TriCAD**
Solutions Ltd.
BUILDING & LAND SURVEYORS

2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address
Sharples Court
Berry Lane
Longridge

Project Description
Site Survey

Drawing Title Existing Site Survey		
Scale 1:100@A1	Date 03/10/2011	Drawn By MW
Drawing Number TRI-0768-01		