



RIBBLE VALLEY
BOROUGH COUNCIL

24 MAY 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320120488P

Date received 24.5.12

Fee paid £670.00 Receipt No: 15757

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

Application for approval of reserved matters following outline approval.
Article 5, Town and Country Planning (Development Management Procedure) (England) Order 2010

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:	M	Surname:	Hill
Company name:					
Street address:	Radley		Country Code	National Number	Extension Number
	Ribblesdale Avenue		Telephone number:		
			Mobile number:		
Town/City	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB7 2HZ				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Richard	Surname:	Maudsley
Company name:	Sunderland Peacock Architects				
Street address:	Hazelmere		Country Code	National Number	Extension Number
	Pimlico Road		Telephone number:	01200 423178	
			Mobile number:		
Town/City	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB7 2AG		richard.maudsley@sunderlandpeacock.com		

3. Site Address Details

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

House:		Suffix:	
House name:	Land At		
Street address:	Ribblesdale Avenue		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 2HZ		

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

Easting:	374212
Northing:	442520

Description:

4. Pre-application Advice

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

☐ Yes ☒ No

5. Development Description

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☒ Appearance ☒ Landscaping ☒ Layout ☒ Scale

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time.

Outline application for the erection of three detached dwellings.

Reference number: Date of application decision:

Please provide a description of the reserved matters for which you are seeking consent:

This reserved matters application seeks consent for two out of three dwellings that have previously been approved in an outline planning application No. 3/2011/0719. This supporting documents provides further information in regards to the access, appearance, landscaping, layout and scale for the two dwellings.

Has the development already started? ☐ Yes ☒ No

6. 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

7. Supporting Information

Please provide the following information:

Please list (with reference numbers) all relevant drawings that were approved as part of the original decision:

TRI-0648-01 Site Survey
TRI-0648-02 Site Survey
TRI-0648-03 Site Survey
TRI-0648-04 Site Long Section Section A-A
TRI-0648-06 Proposed Site Layout
TRI-0648-07 Site Survey
Design and Access Statement by Janet Dixon Town Planners Ltd

Please list all drawing numbers submitted with this application for approval:

4223-00 Site Location Plan
4223-01 Existing Site Plan and Section
4223-10 Plot 1 Proposed Site Layout, Floor Plans and Elevations
4223-11 Plot 2 Proposed Site Layout, Floor Plans and Elevations
Design and Access Statement

If applicable, please state the reasons for any changes to the original drawings:

The supporting information for this application provides further detailed information in regards to the access, appearance, landscaping, layout and scale and as a result differs from the outline application drawings. Further information about this detail is provided in the Design and Access Statement.

3. Site Visit

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

☒ Yes

☐ No

320120488P

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

9. Declaration

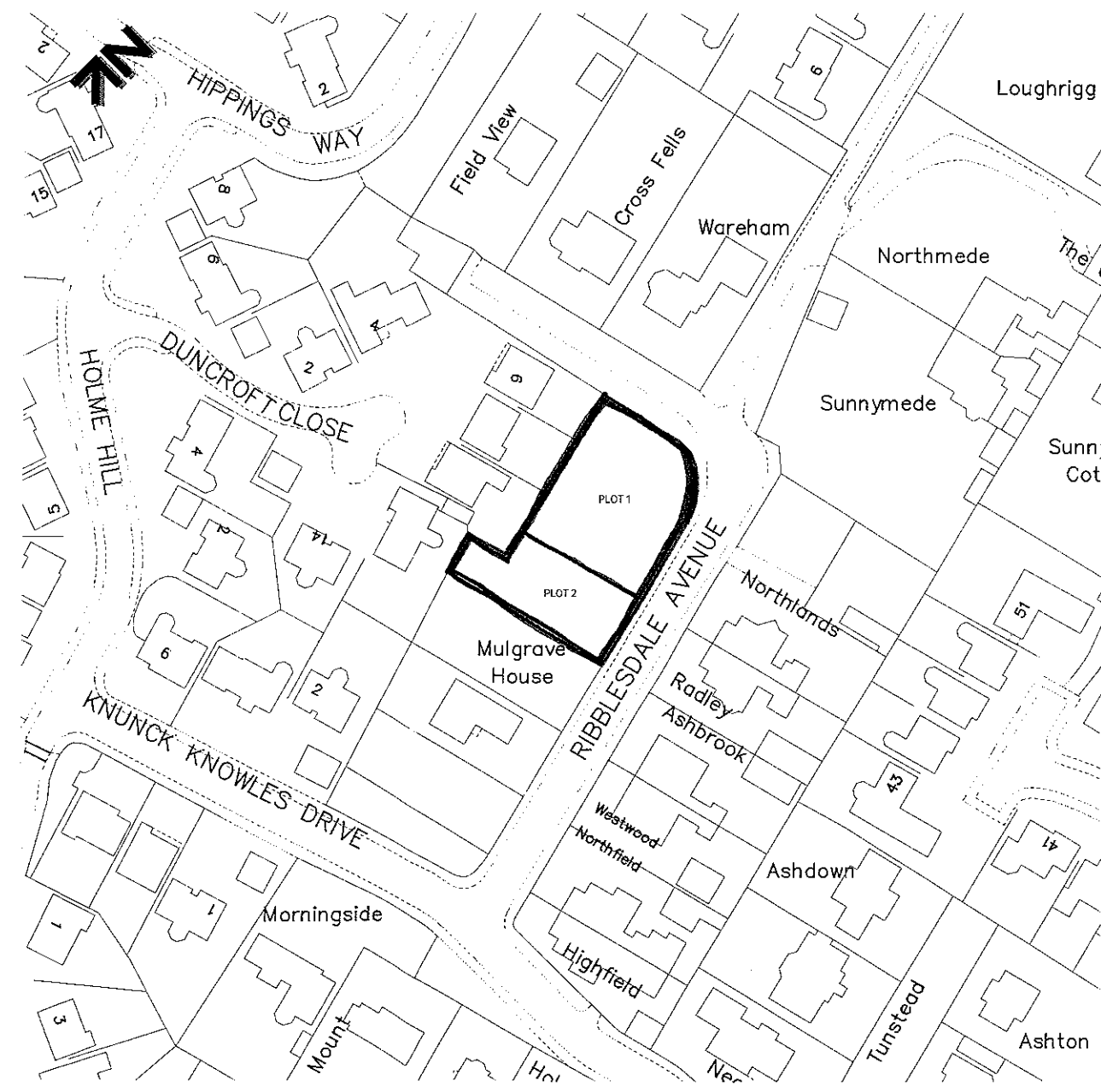
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

24/05/2012

320120488P



LOCATION PLAN

scale 1:1250

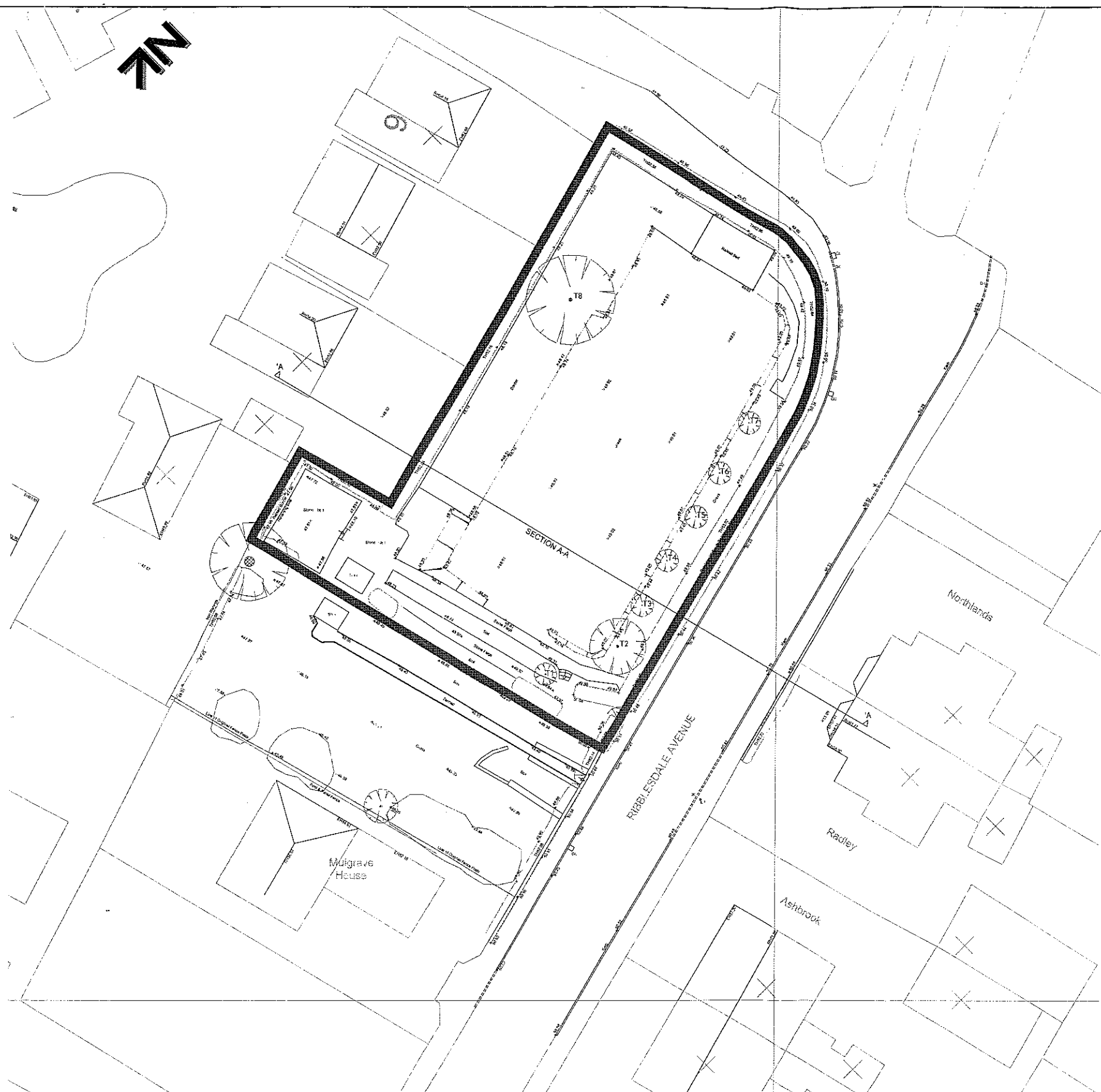
Client Mr and Mrs Hill		
Job Title Proposed New Dwelling at Ribblesdale Avenue Clitheroe		
Drawing Title Location Plan		
Scale 1:1250 @ A3	Date Apr 2012	Drawn RM

spa
SUNDERLAND PEACOCK ARCHITECTS

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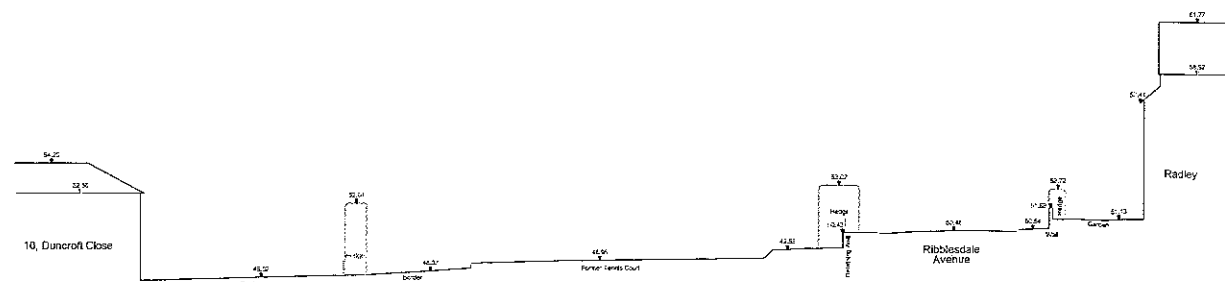


4223 -00



320120488P

EXISTING SITE



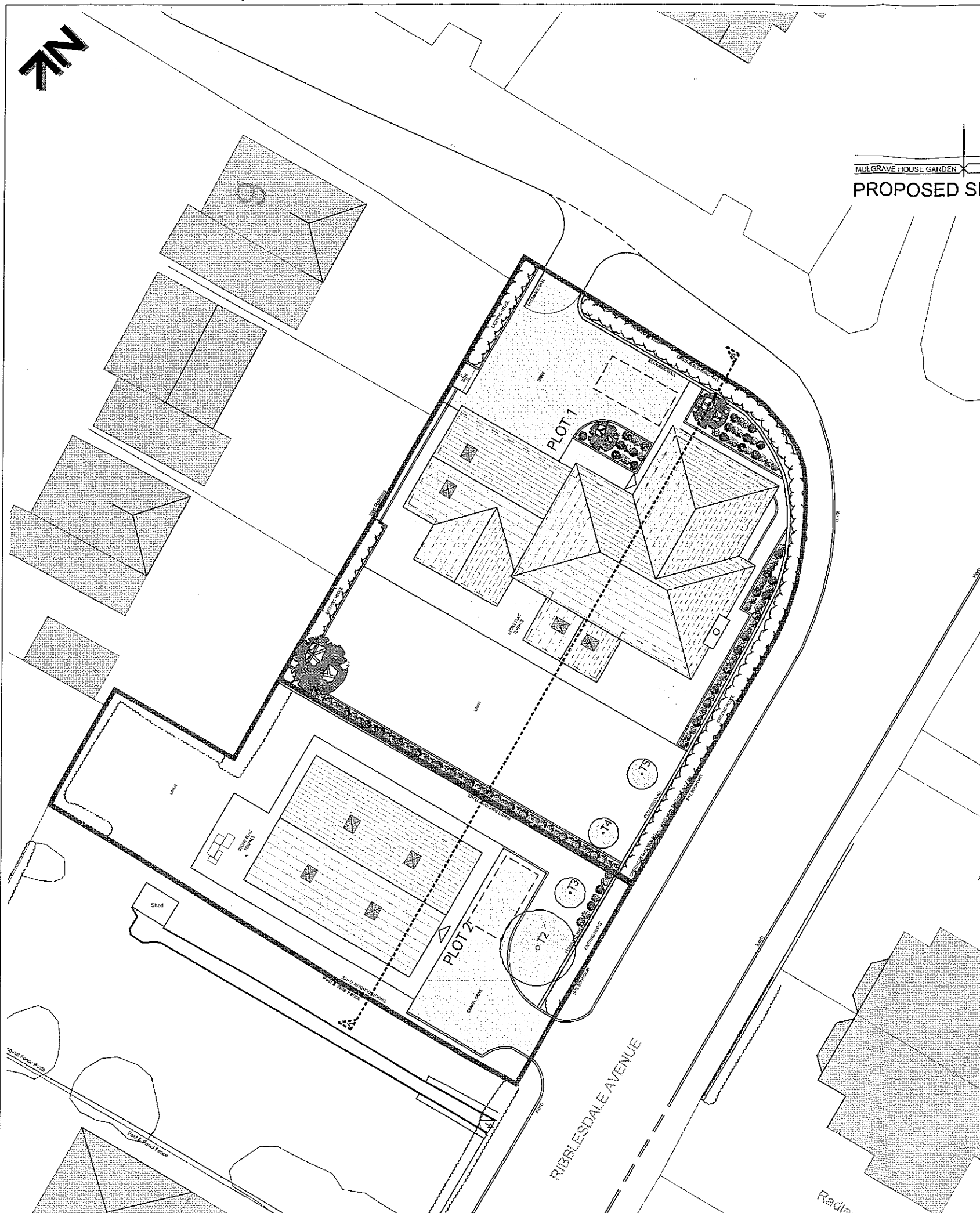
EXISTING SITE SECTION A-A

45.00m above Local Datum

no.	by	rev.	date
1	RM		
Client			
Mr and Mrs Hill			
Job Title			
Proposed New Dwelling at Ribblesdale Avenue Clitheroe			
Drawing Title			
Existing Site Plan and Section			
Scale			
1:200@A1	Date	Apr 2012	Drawn
			RM

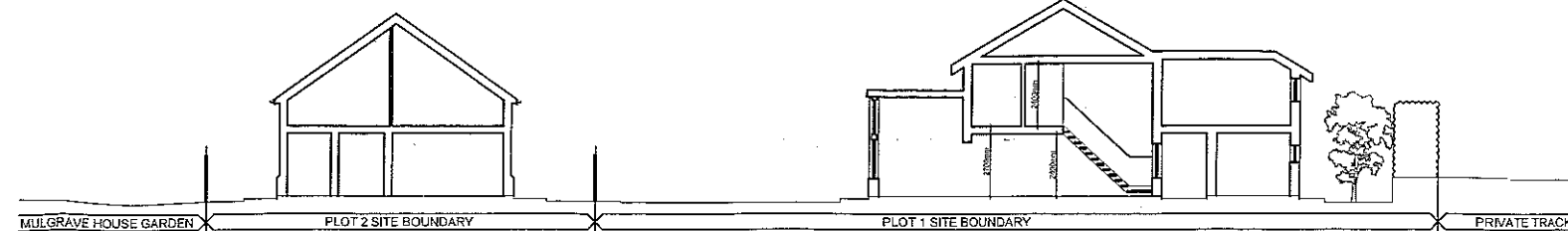
spa
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RIBBLESDALE AVENUE, CLITHEROE
LANCASHIRE, BB3 2JG
T 01200 423171 F 01200 423172
E 01200 423173 W 01200 423174

4223-01



SITE PLAN OF PLOT 1 AND 2

SCALE 1:200



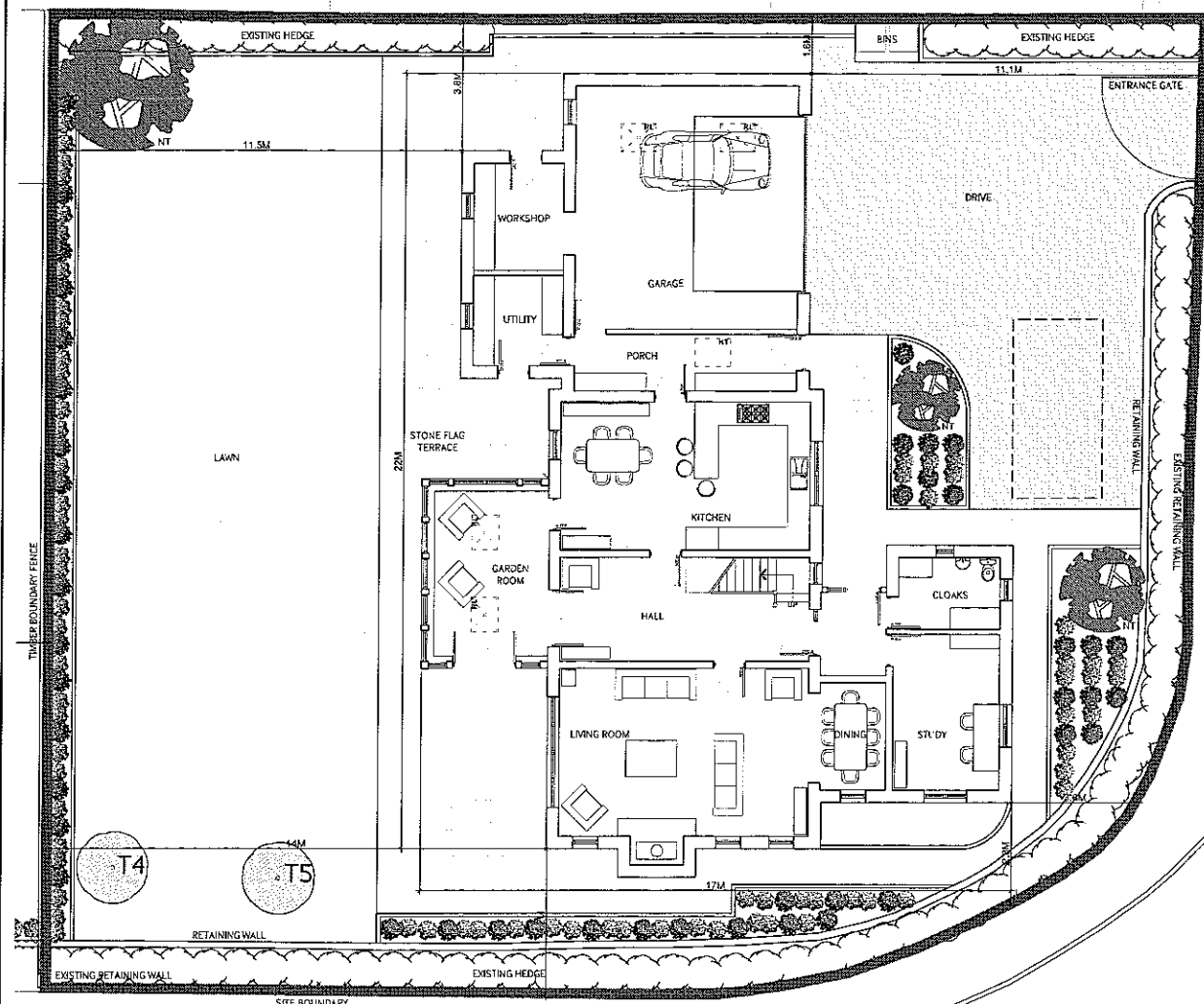
PROPOSED SITE SECTION A-A

SCALE 1:200

no.	by	chk	revision	date
Client				
Mr and Mrs Hill				
Job Title				
Proposed New Dwelling at Ribblesdale Avenue Clitheroe				
Drawing Title				
Proposed Site Layout and Section Plot 1 and 2				
Scale		Date		Drawn
1:200 @A2		May 2012		RM

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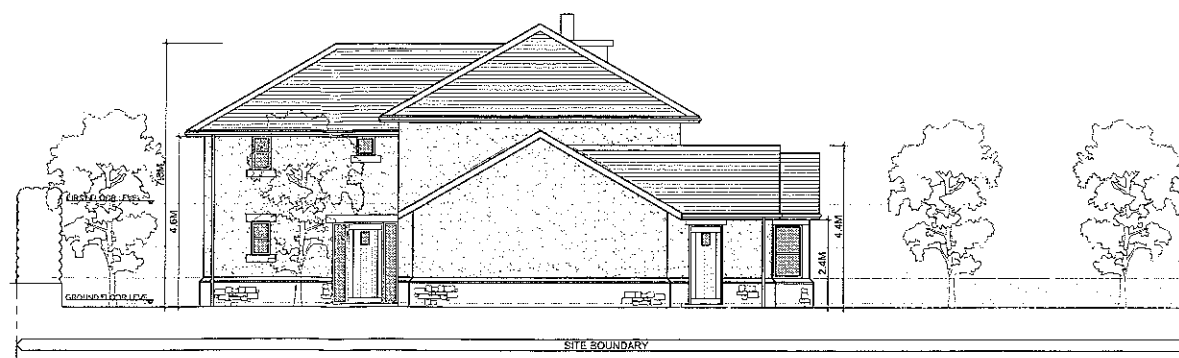
4223 - 12



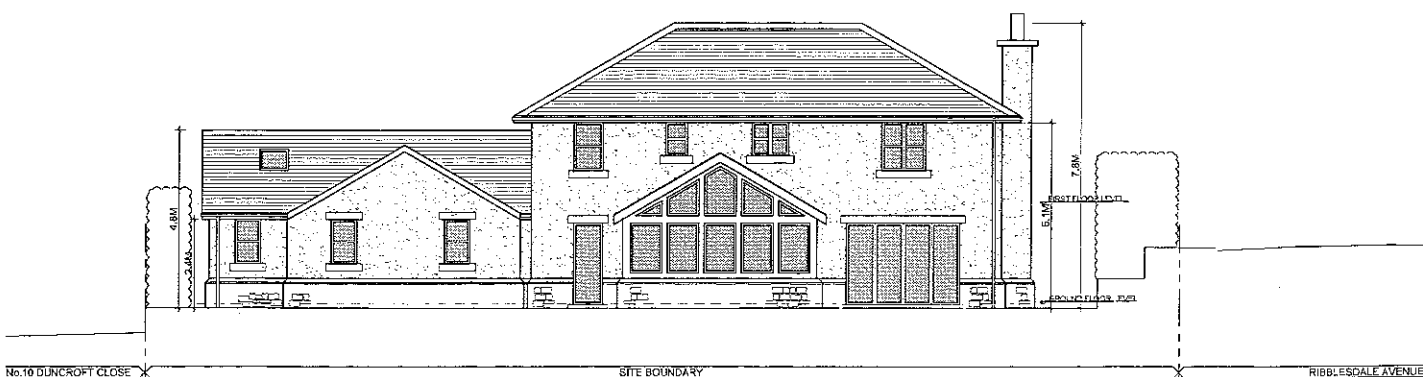
GROUND FLOOR PLAN



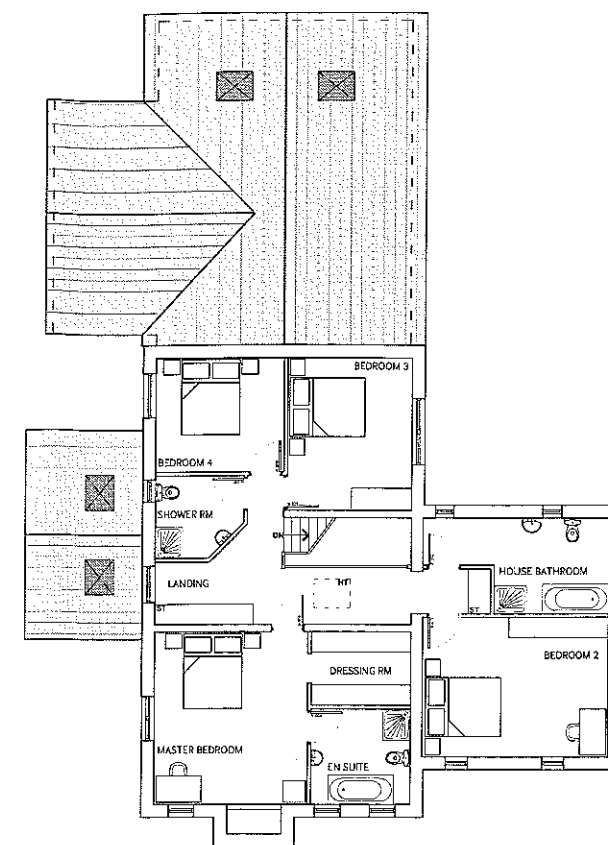
FRONT ELEVATION FACING NORTH EAST



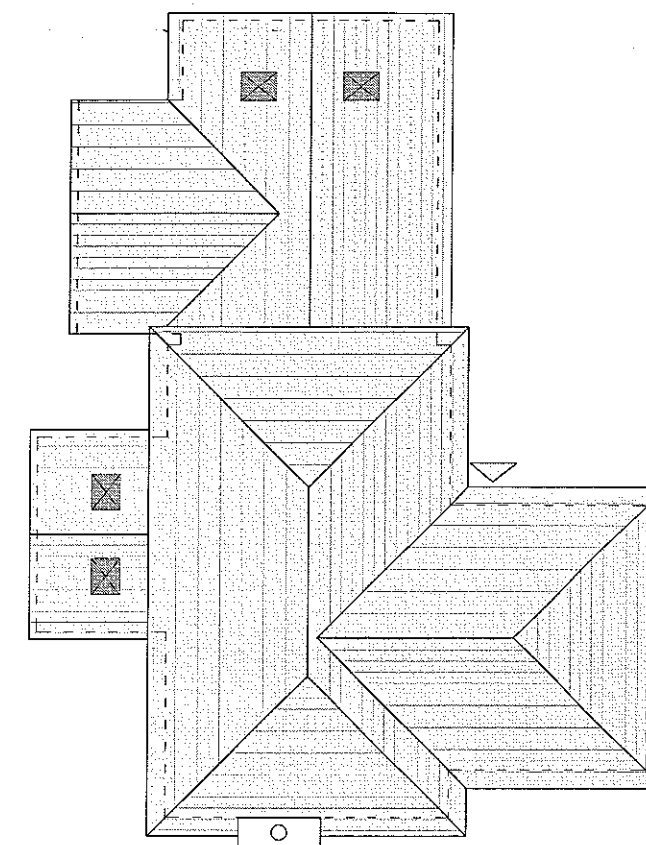
SIDE ELEVATION FACING NORTH WEST



REAR ELEVATION FACING SOUTH WEST



FIRST FLOOR PLAN



ROOF PLAN

320120488P

A - RM - Internal amendments following client meeting 15/05/2012
no. by rev. revision 001

Client:
Mr and Mrs Hill

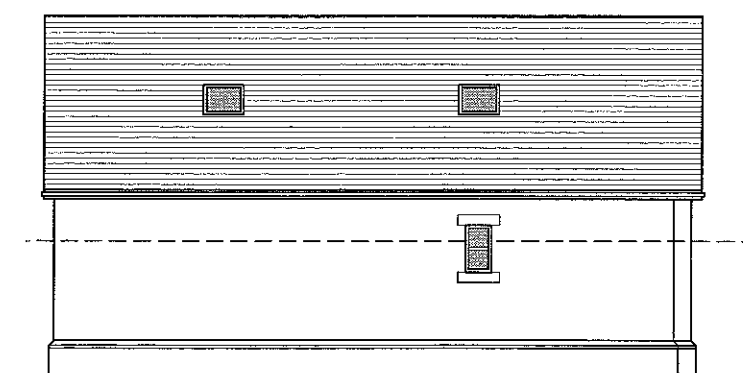
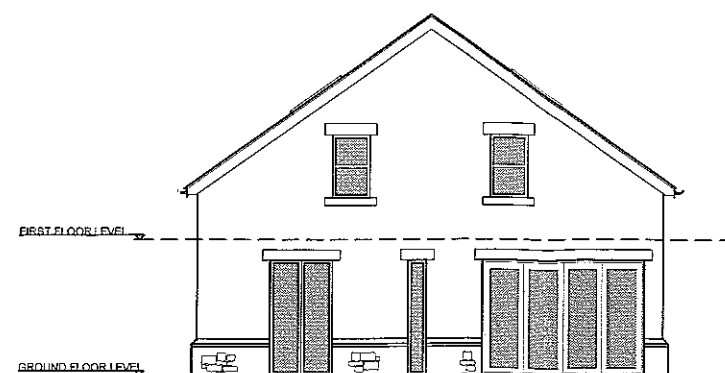
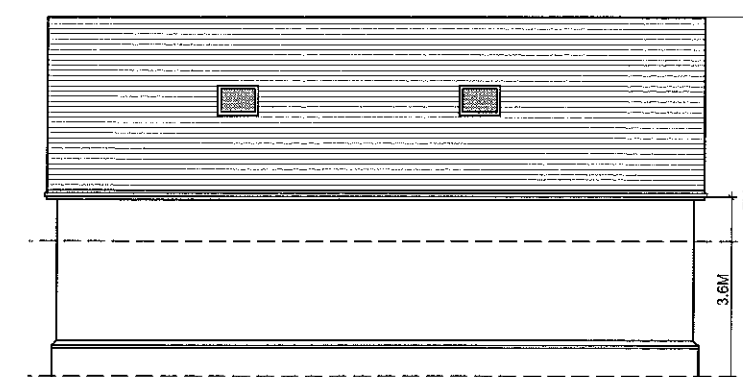
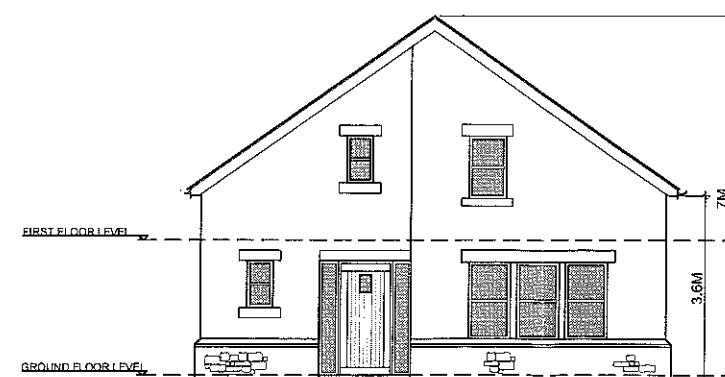
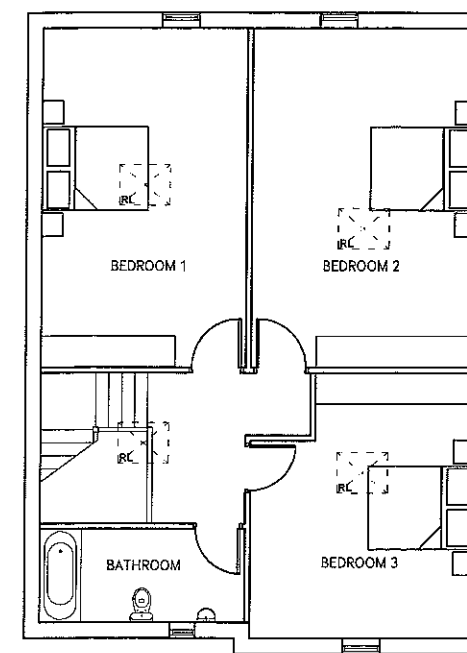
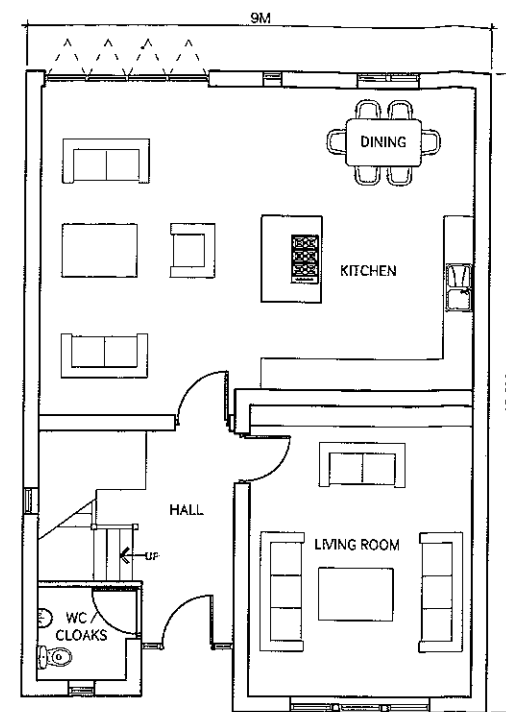
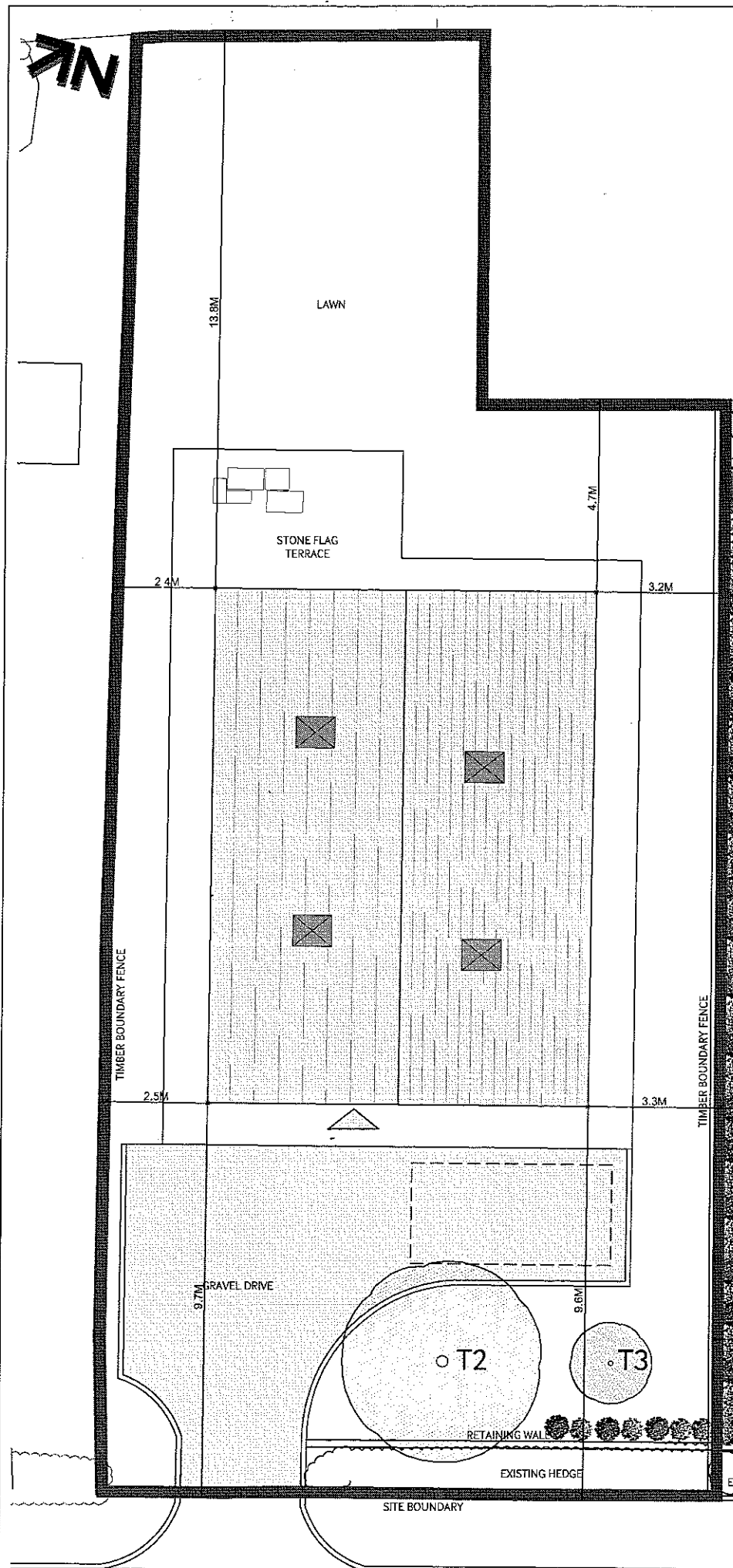
Job Title:
Proposed New Dwelling at
Ribblesdale Avenue
Clitheroe

Drawing Title:
Plot 1
Proposed Site Layout Floor Plan
and Elevations

Scale: 1:100@ A1 Date: Apr 2012 Drawn: RM

spa
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4223 -10 A



320120488P

no.	by	chk.	revision	date
A	RM		Dimensions added for reserved matters application.	23.05.2012

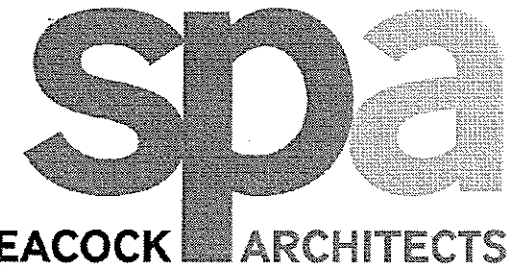
Client: Mr and Mrs Hill
Job Title: Proposed New Dwelling at Ribblesdale Avenue Clitheroe

Scale: 1:100 @A2	Date: Apr 2012	Drawn: RM
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spa
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4223 -11 A

320120488P



SUNDERLAND PEACOCK ARCHITECTS

**DESIGN AND ACCESS STATEMENT
IN SUPPORT OF THE RESERVED MATTERS APPLICATION TO ERECT
TWO DETACHED DWELLINGS ON LAND OPPOSITE ASHBROOK AND
RADLEY RIBBLESDALE AVENUE, CLITHEROE, BB7 2HZ**

Date: 24th May 2012
Our job Ref. 4223
Version: 1.01

This reserved matters application seeks consent for two out of three dwellings that have previously been approved in an outline planning application No. 3/2011/0719. This supporting document provides further information in regards to the access, appearance, landscaping, layout and scale for the two dwellings.

1. SITE DESCRIPTION

- 1.1 The application site comprises of a detached garden area on the western side of Ribblesdale Avenue. The garden to Radley is currently a large garden with part of it having been used as a tennis court in the past. The perimeter of the site is bounded by a substantial hedge with the site sloping gently from east to west.
- 1.2 The site is surrounded by residential dwellings. The gardens abut Ribblesdale Avenue on the east side and a vehicle access track to the house Wareham, Cross Fells and Field View to the north. Further to investigations it is understood that this track has no lawful ownership. To the south, the site abuts Mulgrave House and gardens which is a modern property constructed in what was the former garden to the house Westwood.
- 1.3 The land generally slopes downwards from east to west. The houses on the east side of Ribblesdale Avenue appear to have been constructed in the early twentieth century and are substantial three storey properties. The boundary to Ribblesdale Avenue is denoted by a brick wall with clipped hedging above.

2. ASSESSMENT

- 2.1 The site is within the settlement boundary of Clitheroe, which is designated as a main settlement. Policy G1 Development Control and Policy G2 Settlement Strategy are of relevance to this proposal. As the site is within a main settlement the proposal is acceptable in principle as agreed in the outline approval.

3. PROPOSAL

- 3.1 The application is in a sustainable location, within walking distance of the railway station and transport interchange. There is also a bus service along Waddington Road. There is good visibility for drivers entering and leaving the plots as well as street lighting and footways on both sides of the road.
- 3.2 The use of the site will change from gardens to residential use.
- 3.3 Further to the outline application which was granted approval for access and layout, the reserved matters is for the revised access as well as the layout, appearance, scale and landscaping.
- 3.4 Plot 2 proposes a single access off Ribblesdale Avenue with good visibility and comprises of a two storey detached dwelling with three bedrooms. This application seeks to revise the shared access point granted in the outline application and revert to create a single vehicle access point to the plot.
- 3.5 Plot 1 proposes a single access point off the track to the north of the site which is currently used to access Wareham, Cross Fells and Field View and reduces access points from Ribblesdale Avenue. The revised

vehicular access point allows the orientation of the four bedroom house to benefit from a south facing landscaped garden and living space which has been a key feature of the design. The dwelling is set at the existing ground level of the site which is lower than Ribblesdale Avenue and seeks to retain the existing prominent hedge as much as possible. This allows an easier access to the double garage and to the main entrance of the house to the north.

4. APPEARANCE

- 4.1 Both properties will consist of a natural stone plinth with white render above up to eaves level. Roofs will be blue slate to match surrounding dwellings. Barge boards will be either white UPVC or painted wood with black rainwater goods. All windows and doors will either consist of painted wood or are white UPVC.

5. LAYOUT

- 5.1 Both dwellings are set parallel to Ribblesdale Avenue respectively, however they are positioned differently on site.
- 5.2 Plot 2's entrance gable faces Ribblesdale Avenue where the plot is accessed. The main living spaces are on the ground floor with bedrooms in the roof space and with the garden to the rear.
- 5.3 Plot 1 is rotated to allow access to the site from the north onto the front elevation and to the double garage and main entrance. This allows the rear, south west facing elevation to take advantage of the sun orientation in the main living spaces as well as the garden.
- 5.4 The position of the dwellings in relation to the surrounding properties will ensure that no loss of privacy occurs to other residents.

6. SCALE

- 6.1 Plot 2 has a rectangular footprint with a low eaves height of approximately 3.6m and a ridge height of approximately 7m.
- 6.2 Plot 1 comprises of two main scales the single storey garage and garden room next to main double storey living section. The elevation lines are sympathetically broken through the differing ridge heights that are common in the surrounding area. The eaves height range from approximately 2.4m to 5.1m with ridge measuring from approximately 4.2m to 7.8m.
- 6.3 The site to the two plots is lower than the properties adjacent on Ribblesdale Avenue resulting in the proposed dwellings appearing lower in the street scene.

7. LANDSCAPING

- 7.1 Existing shrubs and hedging around the periphery of the site will be retained as far as possible other than sections required to be removed for access. Existing trees will be retained where possible as well as introduce a number of new trees and planting schemes.

Tree No.	Species	DBH	Canopy	Height Approx.	Comments
T1	Maple	100mm	2m	4m	Remove
T2	Apple	200mm	5m	4m	Retain
T3	Apple	190mm	2m	3-4m	Retain
T4	Apple	100mm	2m	3-4m	Retain
T5	Plum	140mm	2m	4m	Retain
T6	Plum	200mm	2m	4m	Remove
T7	Apple	130mm	2m	4m	Remove
T8	Bramley Apple	400mm	7m	5m	Remove