



RIBBLE VALLEY
BOROUGH COUNCIL

20 JUN 2012

FOR THE
ATTENTION OF

For office use only

Application No.

320120550P

Date received

Fee paid £

Receipt No:

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

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Keith	Surname:	Wiggins		
Company name:							
Street address:	47 Avenue Road			Country Code	National Number	Extension Number	
				Telephone number:			
	Hurst Green			Mobile number:			
Town/City:	Clitheroe			Fax number:			
County:	Lancashire			Email address:			
Country:							
Postcode:	BB7 9QB						

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Nicholas	Surname:	White		
Company name:	Glovers Project Services						
Street address:	The Old Tannery			Country Code	National Number	Extension Number	
	Eastgate			Telephone number:	01254 398 426		
				Mobile number:			
Town/City:	Accrington			Fax number:			
County:	Lancashire			Email address:			
Country:	UK						
Postcode:	BB7 1HR			nickwhite@gloverspsl.com			

3. Description of Proposed Works

Please describe the proposed works:

Resubmission of rear extension

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House: 47 Suffix:
House name:
Street address: Avenue Road
Hurst Green
Town/City: Clitheroe
County:
Postcode: BB7 9QB

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

Easting: 368396
Northing: 438254

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle
access proposed to or from
the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian
access proposed to or
from the public highway?

☐ Yes ☒ No

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

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

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

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

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Site Visit

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

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

11. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Painted render

Description of *proposed* materials and finishes:

Painted render

Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Slate

11. (Materials continued)

320120550P

Windows - description:

Description of *existing* materials and finishes:

uPVC

Description of *proposed* materials and finishes:

uPVC

Doors - description:

Description of *existing* materials and finishes:

Painted timber

Description of *proposed* materials and finishes:

Painted timber

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:

BS 539_01 Location Plan

BS 539_02 rev A Existing & Proposed Plans & Elevations

Heritage Statement rev A

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr

First name:

Nicholas

Surname:

White

Person role:

Agent

Declaration date:

19/06/2012

☒ Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr

First Name:

Nicholas

Surname:

White

Person role:

Agent

Declaration date:

19/06/2012

☒ Declaration Made

13. Declaration

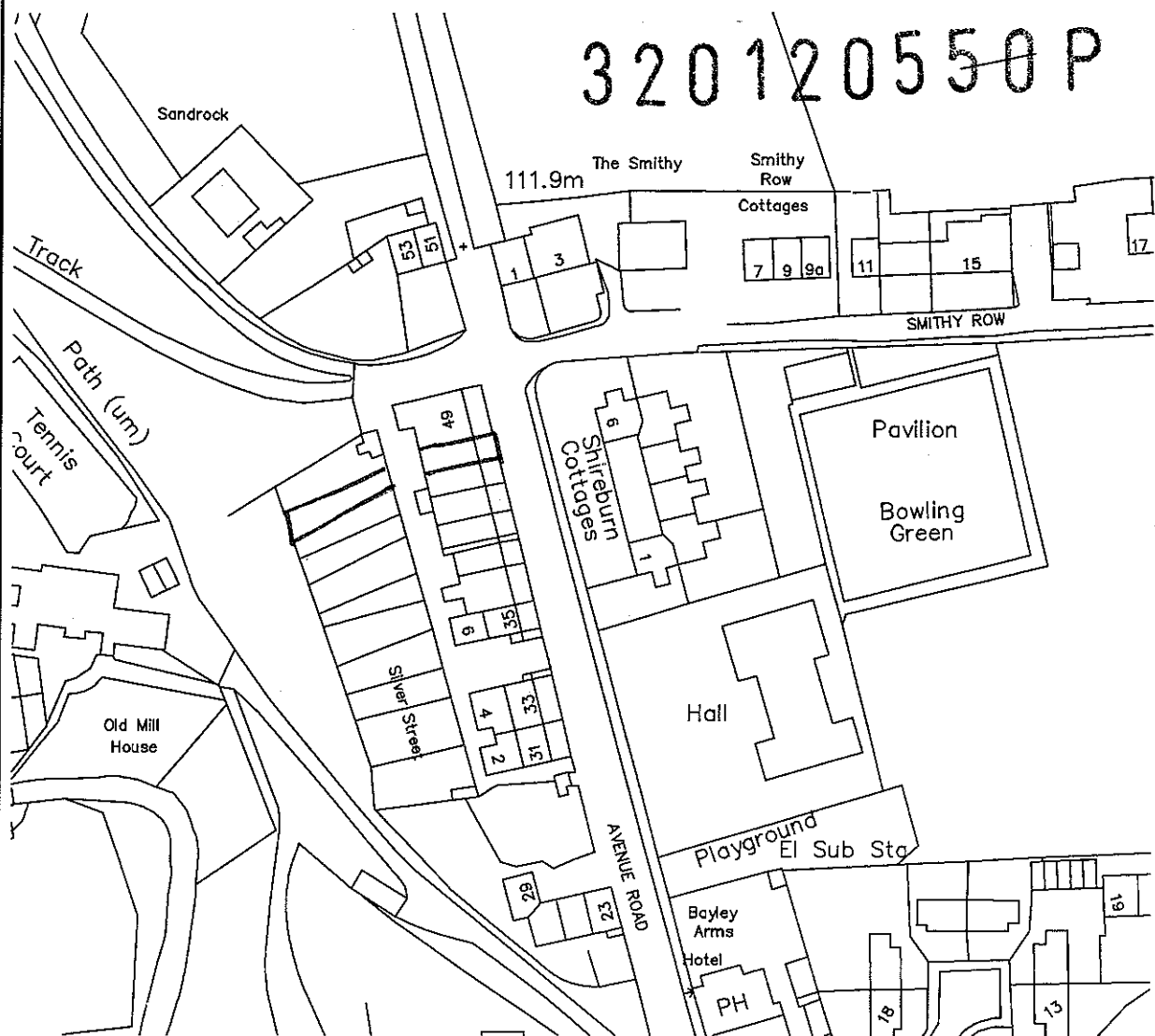
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

19/06/2012

320120550P



Location Plan - 47 Avenue Road, Hurst Green

Project Location: 47 Avenue Road, Hurst Green, Clitheroe, BB7 9QB	Drawing: Location Plan	<table><tr><td>Drawn By:</td><td>N White</td><td>CAD Ref:</td></tr><tr><td>Checked By:</td><td></td><td>CON Ref:</td></tr><tr><td>Scale:</td><td>1:1250</td><td>Drawing No:</td><td>Rev:</td></tr><tr><td>Date:</td><td>Nov 2011</td><td>BS 539 / 01</td><td>/</td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	Drawn By:	N White	CAD Ref:	Checked By:		CON Ref:	Scale:	1:1250	Drawing No:	Rev:	Date:	Nov 2011	BS 539 / 01	/				
Drawn By:	N White	CAD Ref:																		
Checked By:		CON Ref:																		
Scale:	1:1250	Drawing No:	Rev:																	
Date:	Nov 2011	BS 539 / 01	/																	
	THE OLD TANNERY Eastgate, Accrington, Lancs. BB5 6PW Tel: 01254 398426 Fax: 01254 236924 Email: enquires@gloverspsl.com www.gloverspsl.com																			

320120550P

HERITAGE STATEMENT

Revision A

FOR

REAR EXTENSION

AT

**47 AVENUE ROAD
HURST GREEN
LANCASHIRE
BB7 9QB**

FOR

MR KEITH WIGGINS

Prepared by:

Nicholas White
Glovers Project Services
The Old Tannery
Eastgate
Accrington
Lancs
BB5 6PW

Date: 14th June 2012

NOTES

- Our survey has been a visual, non-destructive, inspection. We cannot comment upon any concealed parts that were not readily accessible at the time of our inspection.
- Drawings 539 / 01 – Location Plan and 539 / 02 – Existing and Proposed Plans and Elevations form the basis of the Planning application and should be read in conjunction with this statement. The relevant drawings are not intended to be full working drawings unless otherwise stated.

National Planning Policy Statement 5: Planning for the Historic Environment (PPS5 2010)

Within the guidelines set out in the governments companion guide, local planning authorities require an applicant to provide a description of the significance of the heritage assets affected by the proposal and the contribution of their setting to that significance.

Therefore for listed buildings and also buildings within conservation areas a heritage statement must accompany applications. The statement must provide sufficient information to allow an understanding of the potential impact of the proposal upon the heritage asset.

- Identify the heritage asset
- Assess the significance of the heritage asset
- Assess the impact of the development of the heritage asset

Policy HE6 stipulates that the level of information and detail should be proportionate to the importance of the heritage asset

Policy HE7 provides guidelines with which the local planning authority can base their decision making process with respect to the heritage asset

320120550P

1.0 INTRODUCTION

This Heritage statement is regarding 47 Avenue Road, Hurst Green, Lancashire. BB7 9QB.

This statement is in support of a revised planning application submitted to Ribble Valley Borough Council in June 2012.

I have a BSc (Hons) Degree in Building Surveying from Salford University and have experience in listed and historic buildings and the field of building conservation in the private sector.

The building is located within the Hurst Green Conservation Area. This statement assesses the impact of the proposal to create a rear extension providing a small sun room to the ground floor of the dwelling with an enclosed external store area for the wheelie bins at external road level.

Any impact is assessed in relation to the special architectural and historic interest of the building.

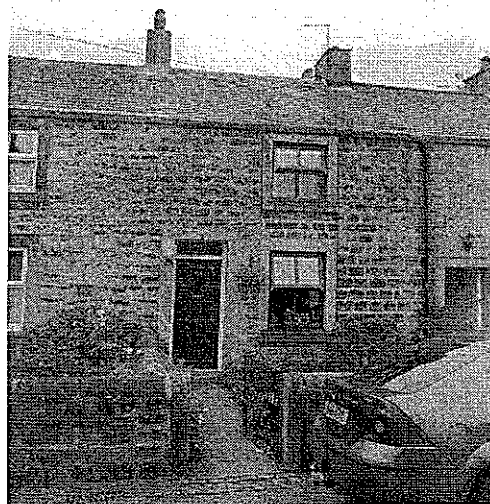
In order to inform this statement a number of site visits were made. The 'Hurst Green Conservation Area Appraisal', 'Hurst Green Conservation Area Management Guidance' and 'Hurst Green Conservation Area Townscape Appraisal Map' published by Ribble Valley Borough Council have also been consulted and studied.

2.0 IDENTIFYING THE HERITAGE ASSEST

Hurst Green is a small village in the Ribble Valley district of Lancashire, England, connected in its history to the Jesuit school, Stonyhurst College. The village is a 20 minute drive from Longridge and a 15 minute drive away from Clitheroe, and is close to the River Ribble, near its junction with the River Hodder.

With the founding of Stonyhurst Hall, by Richard Shireburn in 1592, the hamlet of Hurst Green (about a mile away) began to develop, as often happens with the building of Manor Houses. The hamlet's development continued, once the College was founded in 1794, and by the early 20th Century, the village was about the size it is now (approximately 500 residents). There is a distinctive war memorial to World Wars I and II bearing the names of the soldiers who died from the area. The presence of at least two remaining old bobbin mills bears witness to the cottage-industry that was once here. However, this is a community that mainly thrives on farming and tourism - with some people working at the local schools and many more commuting to local towns. In the 1970s the village had three shops, but these have gone over the last few years and Hurst Green now has no shops.

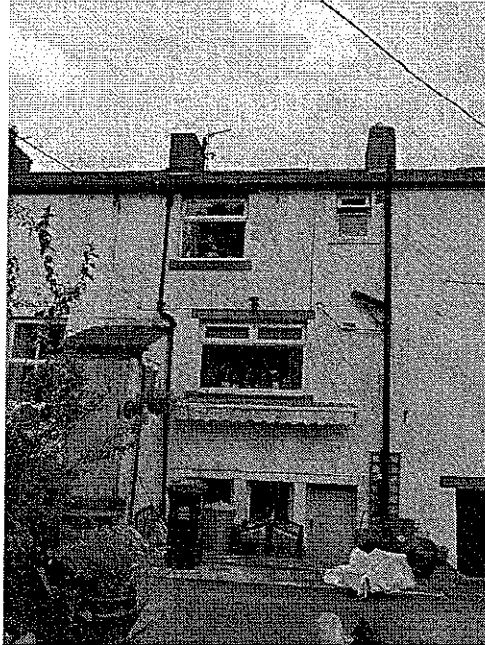
47 Avenue Road is a two bedroom, mid-terraced house positioned towards the end of the terrace on the outskirts of the village of Hurst Green. The property has a small front garden, enclosed with low level stone boundary walls, accessed directly from the public highway.



47 Avenue Road, Front Elevation

320120550P

At the rear there is an existing porch set within the footprint of the external yard area. Directly adjacent to the yard is an unadopted road, with a public right of way which provides access to the properties at the rear of the terrace.



47 Avenue Road, Rear Elevation

Beyond the unadopted road is a rear garden that is set at an angle compared to the line of the terrace. The garden falls away towards a wooded area, to the east of Aighton Mill.

The dwelling is traditionally constructed with solid stone walls under a duo pitched slate covered roof, spanning front to back. There is a change in level to the terrace with the rear being set at a lower level than the front. The property has a lower ground floor to its rear half; the external levels are significantly higher than the floor level of the lower ground floor meaning that there is a significant step up.

There is currently a small rear porch to the property which provides access to the yard area from the kitchen. The porch is a later addition to the dwelling although of some age.

At the front of the property the roof has a stone trough type gutter which is lead lined. The walls are constructed with dressed stone. The door and windows have stone surrounds. The windows are light brown uPVC double glazed units. The door is painted timber.

At the rear of the property the roof to the main building has a black uPVC gutter and painted cast iron downpipe, the external wall is finished with render and painted. At lower ground floor level the doors and windows have painted stone surrounds. At ground and first floor levels the windows have stone lintels and cills. The ground and first floors have white uPVC double glazed windows with the lower ground floor have single glazed painted timber casement windows.

The rear porch addition appears to have been constructed above the original stone steps leading from the door to the kitchen. The porch is constructed with a single skin of brickwork with a concrete tiled lean-to roof. To the side of the porch is a single glazed painted timber casement window. The door to the porch is of painted timber.

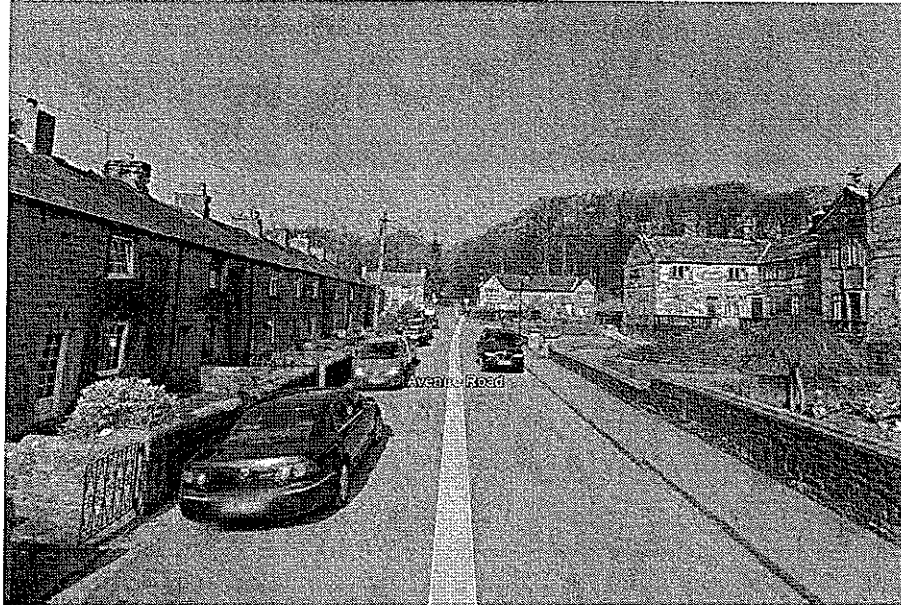


47 Avenue Road, Rear Addition

The site is within the boundary of the Hurst Green Conservation Area, positioned at northern end of Avenue Road where the terrace as a whole is classed as being 'buildings of townscape merit'. Avenue Road leads onto the road forming the main approach to Stoneyhurst College and is likely to have been named after the tree lined

320120550P

avenue onto which it leads. The view northwards up Avenue Road looking through the entrance gates has been designated as 'important' on the Hurst Green Conservation Area Townscape Appraisal Map.



View northwards up Avenue Road

We can assess from this that the original building rather than the poorly constructed rear addition is considered to be the heritage asset and more particularly the front elevation and associated townscape along Avenue Road should be retained as far as possible.

3.0 ASSESSMENT OF THE SIGNIFICANCE OF THE HERITAGE ASSET

The ordnance survey maps suggest that the terrace within which 47 Avenue Road is located have been situated in their present form since 1884. The earlier map of 1847 shows that the terrace was built without any rear outriggers or additions. The additions therefore appear to have been added at some time between 1847 and 1884.

The terrace of houses are modest in their proportions and are likely to have been constructed to house the workforce necessary to operate the bobbin mills located in Hurst Green.

It is fair to say that when taken in isolation 47 Avenue Road is not particularly out of the ordinary and has limited historic and architectural merit, one of many such buildings within the Ribble Valley. The value of the building is clearly how it relates to the surrounding buildings and contributes to the overall townscape of Hurst Green.

320120550P

4.0 ASSEMENT OF THE IMPACT OF THE DEVELOPMENT OF THE HERITAGE ASSET

URBAN GRAIN

The proposal is to remove a poorly constructed rear porch and to replace it with a larger structure upon the footprint of the rear yard. Number 47 is one of the only dwellings on the terrace block that has not had a relatively recent rear addition. The real value and character of the heritage asset is the street to the front of the building, less so the unadopted road to the rear. The proposal will be of similar size, scale and materials to the neighbouring properties rear additions.

SCALE AND DENSITY

The scale of the proposal is in keeping with the neighbouring properties and does not have a detrimental impact upon the character of the road to the rear of the terrace.

HEIGHT

The ridge of the roof of the proposed extension is to be at the same height as the neighbouring properties rear additions i.e. the ridge line of the roof will finish beneath the bottom edge of the stonework to the first floor window cill.

MASSING

The proposal is not anticipated to adversely affect the levels of light to the rear of the terrace due to the sympathetic use of materials and the overall scale of the extension.

APPEARANCE, MATERIALS AND DETAILING

The size and shape of the proposal is largely determined by site characteristics and the rear additions that have already been constructed. The proposed roof shape is the same mono pitched design as the porch that it replaces and also the same as its neighbour, number 49. The size on plan is limited by the footprint of the rear yard and the constraint of the unadopted road, which runs between the yard and the garden.

The extension is proposed to be constructed using traditional materials so that it complements the original house.

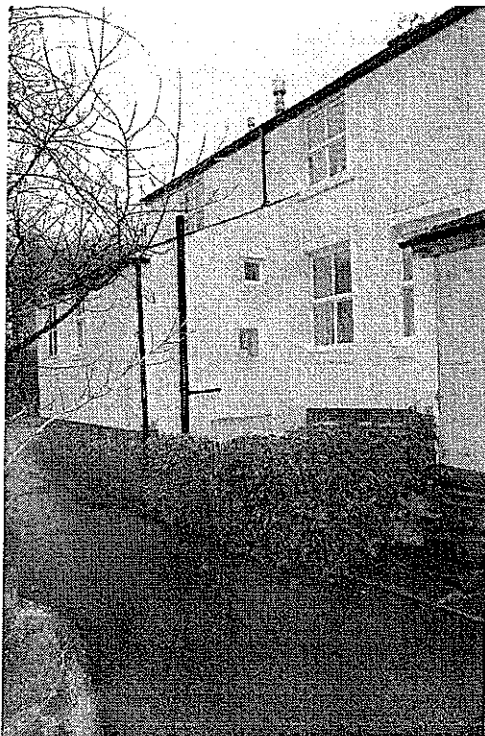
Roof – Slate covering with 3 no. conservation roof lights finished in black provided by the Rooflight Company

Walls – Timber frame with insulated panels and finished with external sand and cement render to be paintedA

Windows – uPVC double glazed units
Back Door – Painted timber
Bin Store Doors – Painted timber
Rainwater Fittings – uPVC

External detailing to the extension is aimed at ensuring the extension does not look too modern and remains in keeping with the rear of the terrace.

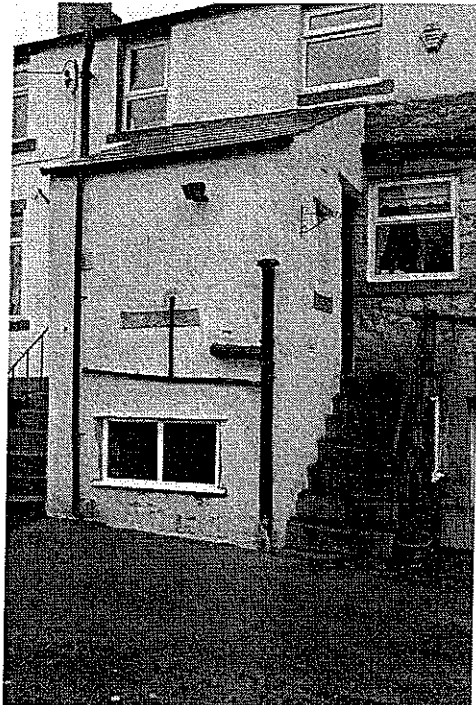
The materials listed above are all in keeping with those already used to the rear elevation of the terrace, either with number 47 or its immediate neighbours.



Rear Addition – 49 Avenue Road

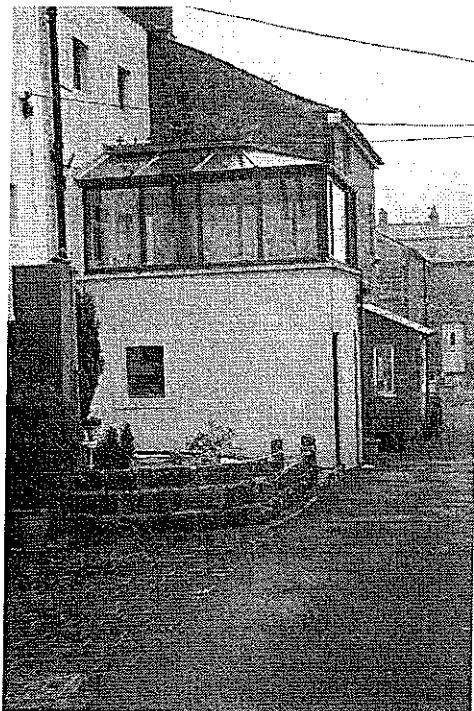
Slate covered mono pitched roof, local stone to external walls at low level, painted render above, uPVC rainwater fittings, painted timber windows

320120550P



Rear Addition – 43 Avenue Road

Slate covered mono pitched roof, painted render to external walls, uPVC rainwater fittings, uPVC double glazed windows



Rear Addition – 37 Avenue Road

Glazed hipped conservatory style roof, painted render to external walls, uPVC rainwater fittings, uPVC double glazed windows

Internally the overriding design principle was to retain the historic and architectural features of the dwelling as far as reasonably practicable.

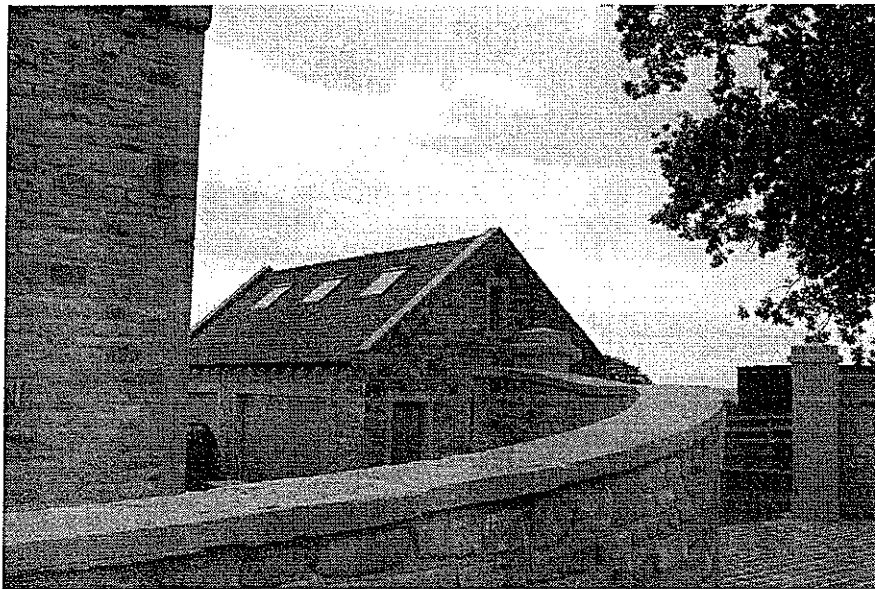
The stone surround to the original back door is to be retained as the entrance into the new room. Ideally the original stone steps would be retained and utilised within the proposed extension. Current building regulations may make the removal of the staircase unavoidable in that level landings are required at the top and bottom of flights of stairs.

No new structural openings will be created and the existing rear elevation of the dwelling will remain intact.

Direct access will no longer be possible to the lower ground floor from the rear elevation yard area although there is currently no permanent set of steps from external yard level to the lower ground floor that affords access.

Originally the design had incorporated a glass roof with a large window to the rear elevation which did not receive planning approval. Subsequently the roof has become a slate covered mono pitched structure with three black conservation roof lights. The glazing to the rear elevation has been reduced in size by 35%. The aim has been to create a rear addition that is in keeping with original building but still provides the internal space desired by the occupants.

Example of a property with roof lights in Hurst Green



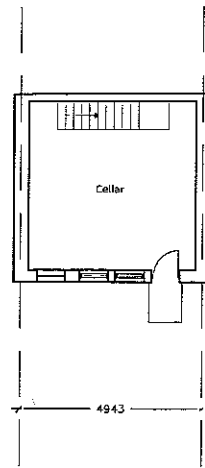
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5.0 CONCLUSION

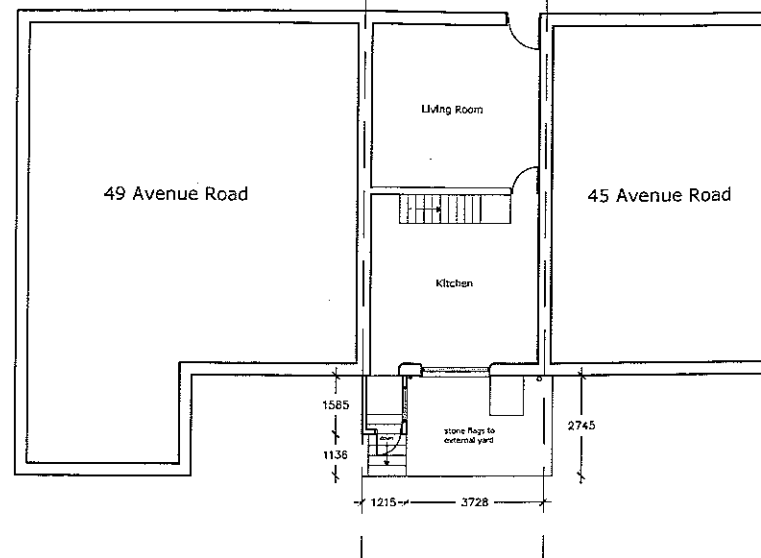
47 Avenue Road is deemed to be a heritage asset due to its location within the village of Hurst Green. The overriding factor of its status is how it relates to the townscape of Hurst Green and the important view up Avenue Road. The proposal will not affect the openness, quality of space and vistas within the village.

At the rear of the terrace the unadopted road provides access for the residents but is not a main thoroughfare. There are no other dwellings at the rear that will overlook the extension as the ground falls away to the rear gardens.

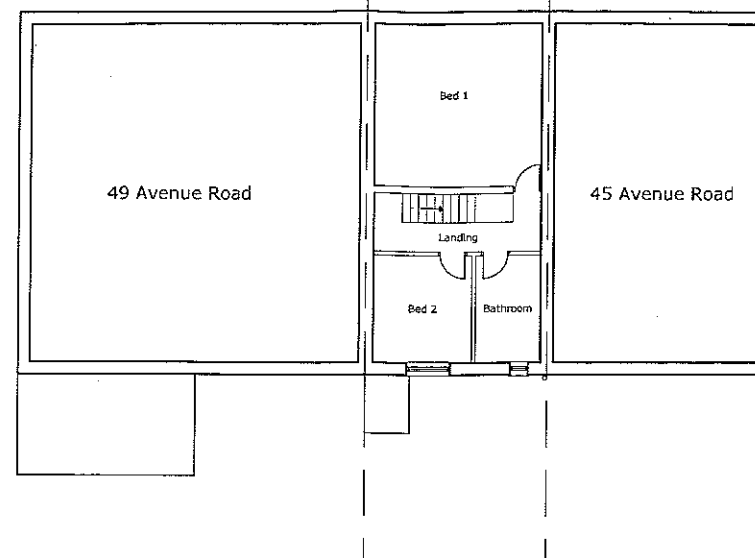
Whilst the underlying objective of the conservation area is to maintain heritage assets we believe that the proposed rear extension would have no effect upon the special significance of the townscape merit of Avenue Road. The historic environment is all pervasive and cannot in practice be preserved unchanged.



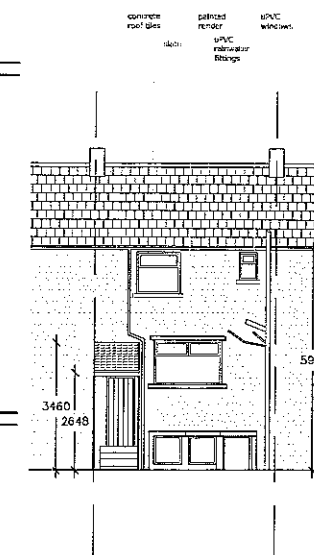
Existing Lower Ground Floor Plan 1/100@A1



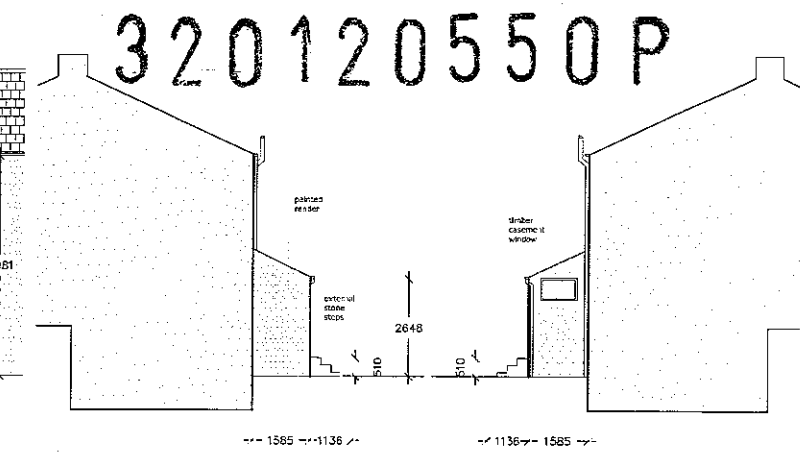
Existing Ground Floor Plan 1/100 @A1



Existing First Floor Plan 1/100 @A1

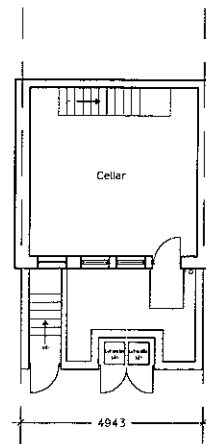


Existing Rear Elevation 1/100 @A1

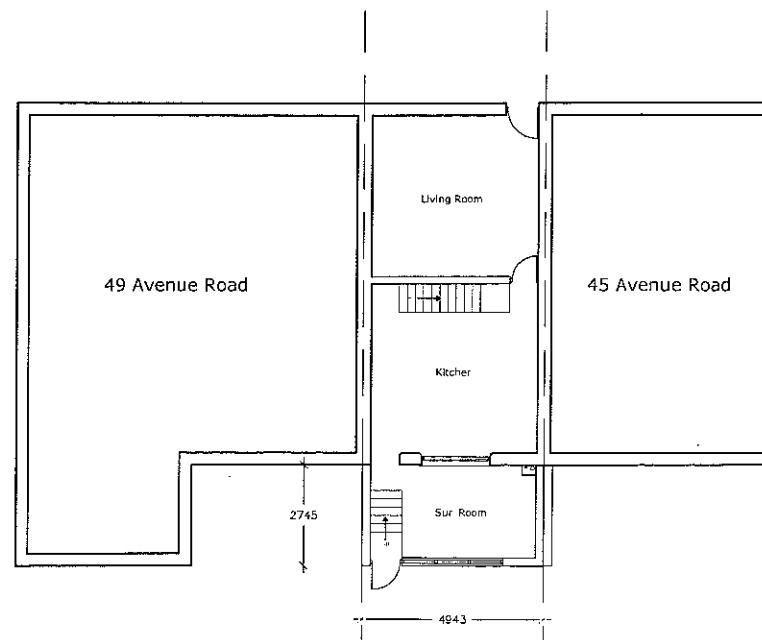


Existing Left Side Elevation 1/100 @A1

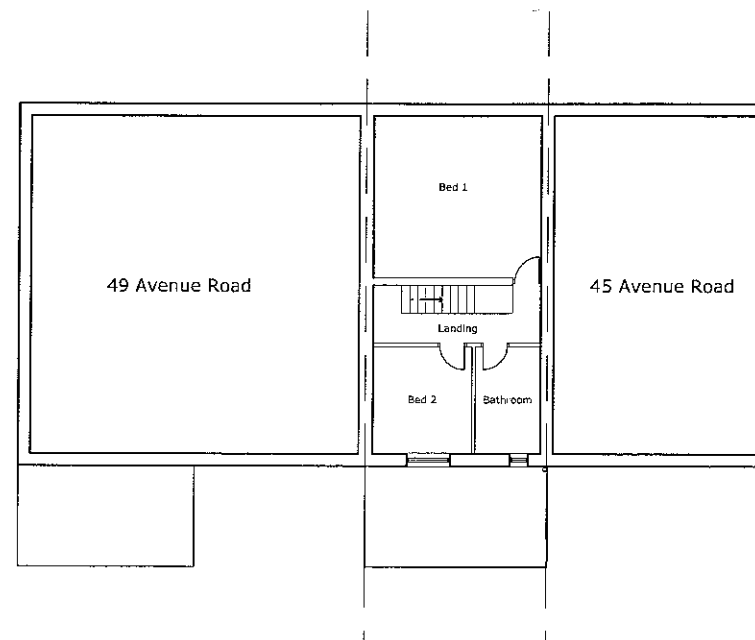
Existing Right Side Elevation 1/100 @A1



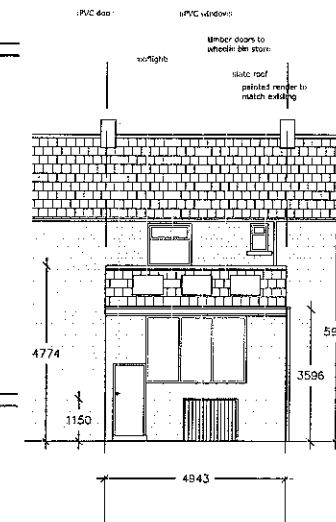
Proposed Lower Ground Floor Plan 1/100@A1



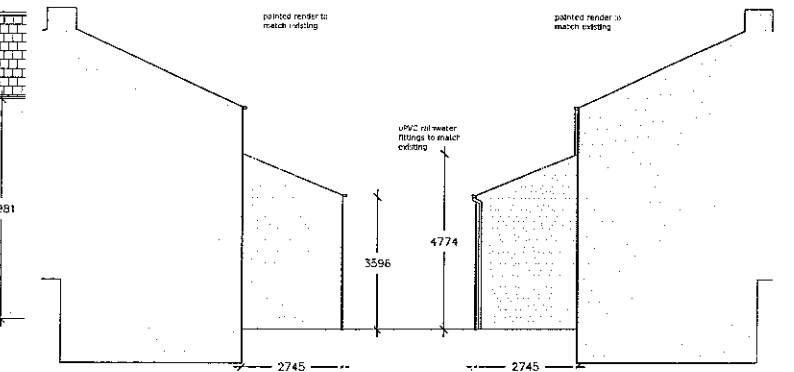
Proposed Ground Floor Plan 1/100 @A1



Proposed First Floor Plan 1/100 @A1

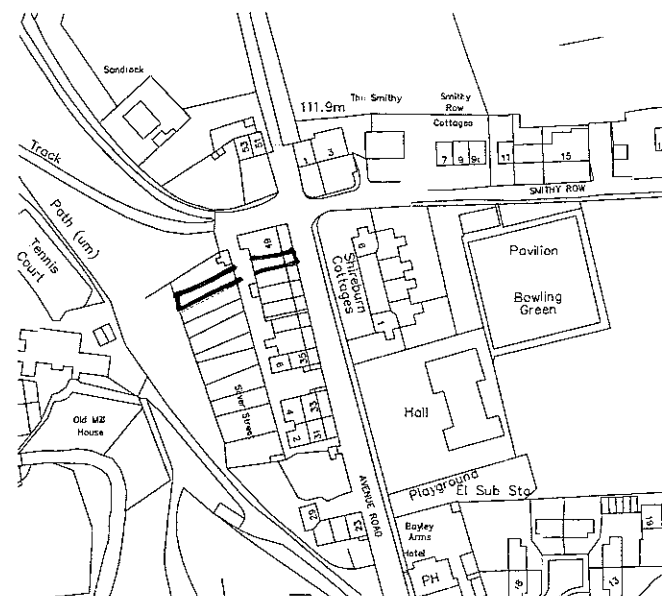


Proposed Rear Elevation 1/100 @A1

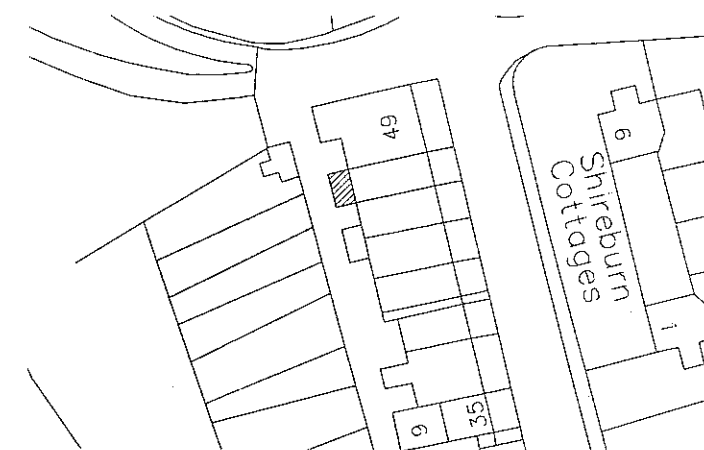


Proposed Left Side Elevation 1/100 @A1

Proposed Right Side Elevation 1/100 @A1



Location Plan 1/1250 @A1



Block Plan 1/500 @A1

NOTE
All dimensions depicted are subject to checking on site. Any discrepancies to be immediately notified to office of origin.
Do not scale this drawing.
The information used on this drawing must only be used at the named location.
The location of any services indicated upon this drawing are approximate only and must be checked on site by the contractor before commencing works.



THE OLD TANNERY
Easigate Accrington Lancs BB5 6PW
Tel: 01254 398426 Fax: 01254 236924
Email: enquiries@gloverspl.com
www.gloverspl.com



Project Location:
47 Avenue Road
Hurst Green
Catherine
BB7 9DB
Client: Keith Wiggins
Date: Jan 2012

Drawn By: N White
Scale: 1:100, 1:500 & 1:1250 @ A1

Reviser Notes:	
Revision A Roof changes to plane covering with rooflights, windows reduced in size.	
Drawing: Existing & Proposed Plan & Elevations	Drawing Number: BS 530 - 02
Revised: A	