



RIBBLE VALLEY BOROUGH COUNCIL

19 JUN 2012

For office use only

Application No. 320120565 P

Date received 20.6.12

Fee paid £670.00 Receipt No: 15940

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

Form section 1: Applicant Name, Address and Contact Details. Fields include Title (Ms), First name (Nicky), Surname (Harris), Company name (Symphony Housing Group Limited), Street address (Quay Plaza 2, 1st Floor - Lowry Mall, Salford Quays), Town/City (Salford), County, Country (England), Postcode (M50 3AH), Telephone number, Mobile number, Fax number, and Email address. Includes a question: 'Are you an agent acting on behalf of the applicant?' with Yes/No radio buttons.

2. Agent Name, Address and Contact Details

Form section 2: Agent Name, Address and Contact Details. Fields include Title (Mrs), First Name (Amy), Surname (Jones), Company name (Bernard Taylor Partnership Ltd), Street address (486 Elizabeth House Didsbury Road, Heaton Mersey), Town/City (Stockport), County (Cheshire), Country (England), Postcode (SK4 3BS), Telephone number (0161 443 1221), Mobile number, Fax number, and Email address (amy.j@bernardtaylor.co.uk).

3. Description of the Proposal

Form section 3: Description of the Proposal. Text: 'Please describe the proposed development including any change of use: Erection of two new build semi detached houses (1 x 3 Bedroom 5 Person and 1 x 2 Bedroom 4 Person) with off road parking and private gardens.' Includes a question: 'Has the building work or change of use already started?' with Yes/No radio buttons.

4. Site Address Details

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

Description:

Land adjacent to former turning head

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

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: First name: Surname:

Reference:

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

Details of the pre-application advice received:

Please find a copy of the letter containing [redacted] documents.

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

2428_03_Site as Proposed

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

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

Yes No

If Yes, please provide details:

Space has been allocated within the rear gardens for Local Authority recycling bins.

8. Authority Employee/Member

With respect to the Authority I am:

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

Do any of these statements apply to you?

Yes No

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Darlstone Walling

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Grey Marley Modern

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

White UPVC Double Glazed Windows

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:

2428_03_Site as Proposed
2428_06_Elevations as Proposed
2428_Design and Access Statement

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	2	2	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Package treatment plant Unknown
 Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

The site is currently vacant forming part of the landscaping and turning head of the original George Street development before the road was extended.

Is the site currently vacant? Yes No

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

The leg of a turning head which is now not required due to George Street becoming a through road. Prior to that development being built this land formed part of a farmer's field.

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

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 'B55837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

Market Housing - Proposed

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

Proposed Market Housing Total

Market Housing - Existing

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

Existing Market Housing Total

17. Residential Units (continued)

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Intermediate Housing - Proposed

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

Proposed Intermediate Housing Total

Intermediate Housing - Existing

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

Existing Intermediate Housing Total

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

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:

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:

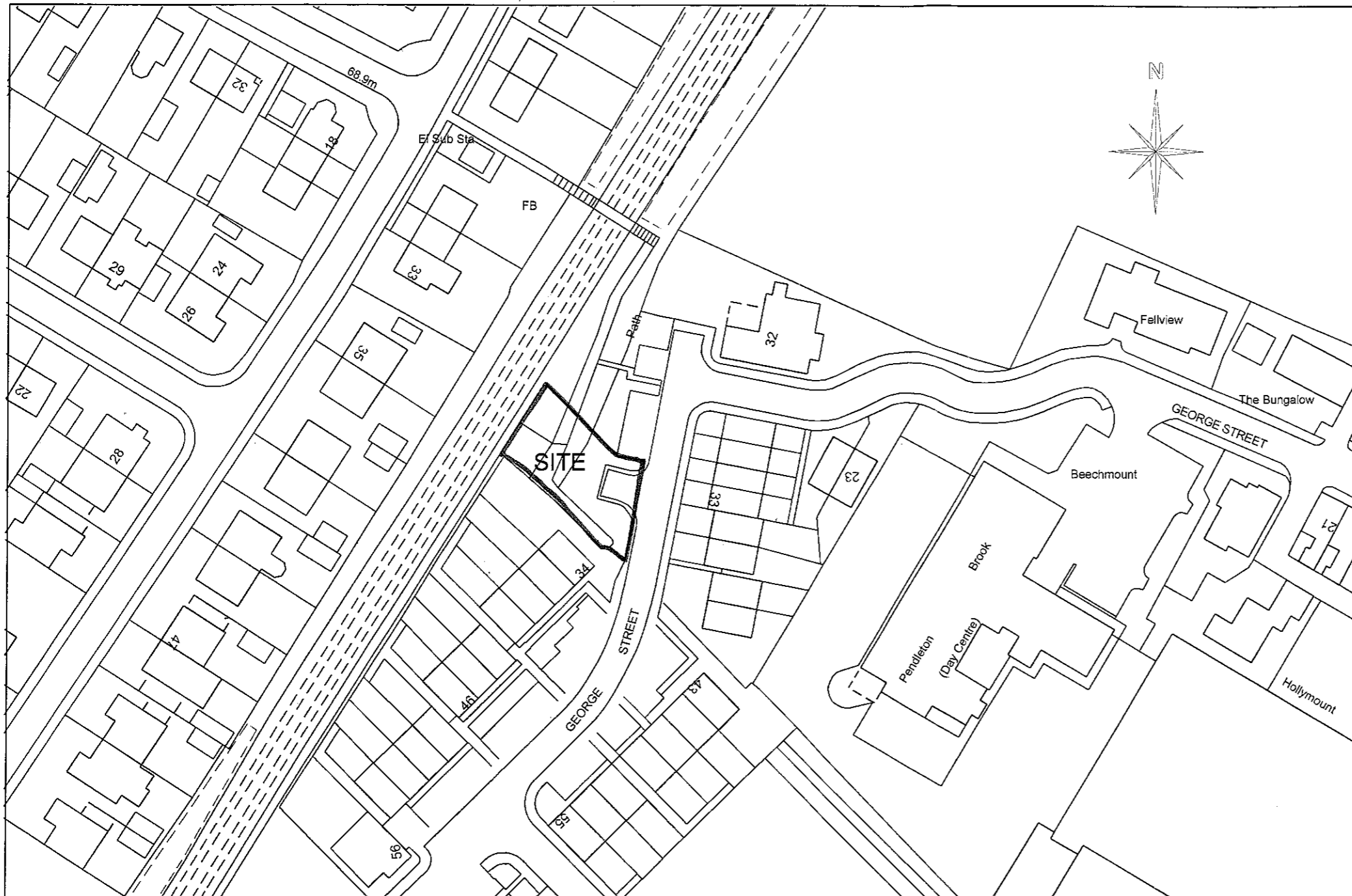
If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

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



Notes

Do not scale from this drawing
 All dimensions must be checked on site by contractor prior to construction

320120565P

— Site boundary edged in red

Bernard Taylor Partnership Ltd.
Architects
 ELIZABETH HOUSE, 486 DIDSBURY ROAD, HEATON MERSEY
 STOCKPORT, CHESHIRE, SK4 3BS
 Tel: 0161-443 1221
 Fax: 0161-442 1672
 E-mail: info@BernardTaylor.co.uk

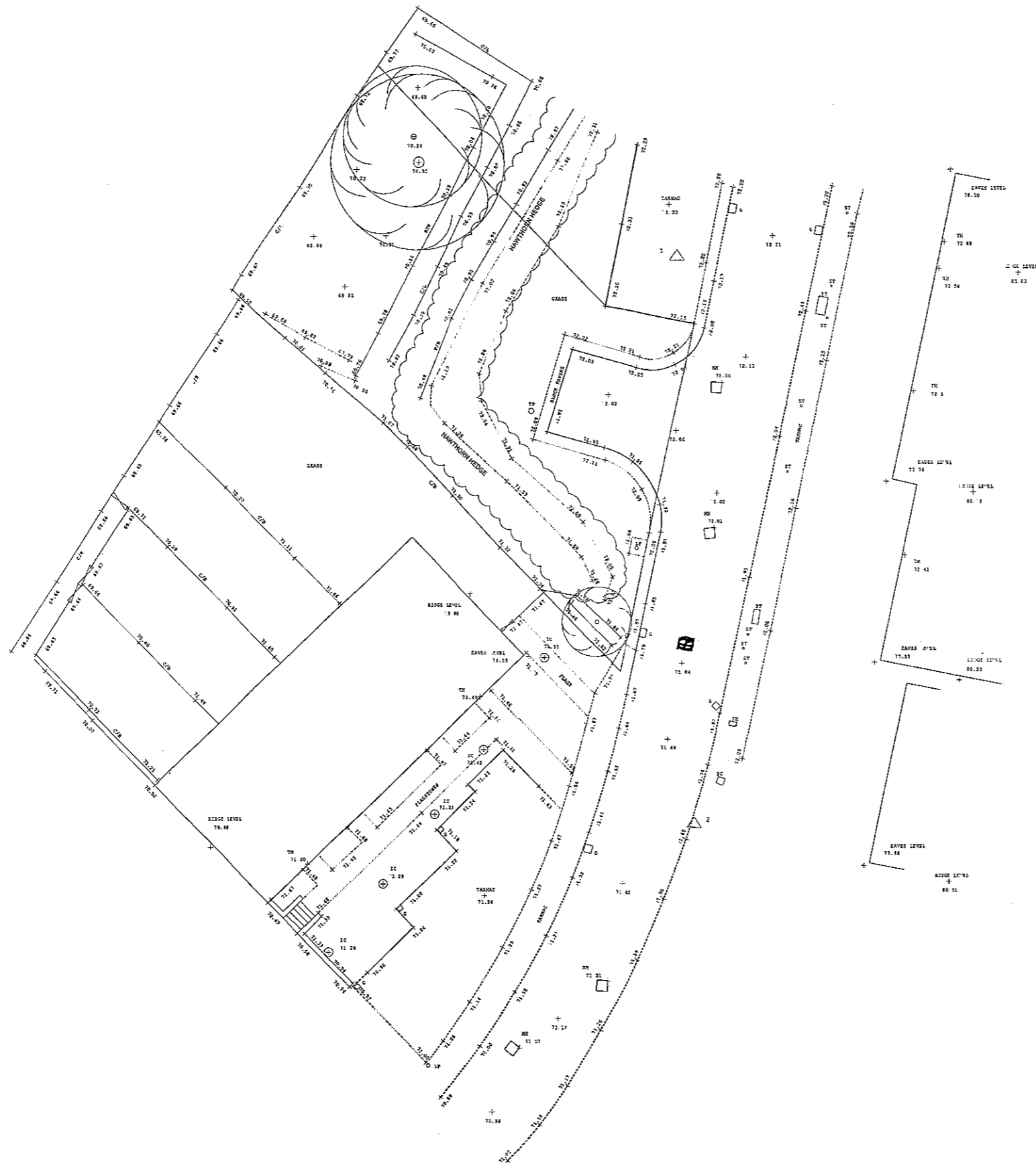
Client
Symphony Housing

Job
George Street, Clitheroe

Description
Location Plan

Drawn: AJ Date: 31/05/12 Scale: 1:1250

Job No:	Drg No:	Rev.
2428	01	



320120565 P.

Notes

Do not scale from this drawing.
All dimensions must be checked on site by contractor prior to construction.

Site boundary edged in red

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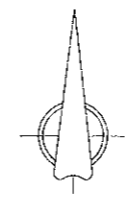
Client
Symphony Housing

Job
**George Street
Clitheroe**

Description
Site as Existing

Drawn: AJ Date: 01/09/12 Scale: 1:200

Job No:	Dwg No:	Rev.
2428	02	



320120565P

Do not scale from this drawing
All dimensions must be taken from this drawing
where applicable.

Bernard Taylor Partnership Ltd
Architects
E. ELIZABETH HOUSE, 486 DIDSLEY ROAD, ELATON MERSEY,
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Email: info@bernardtaylor.co.uk

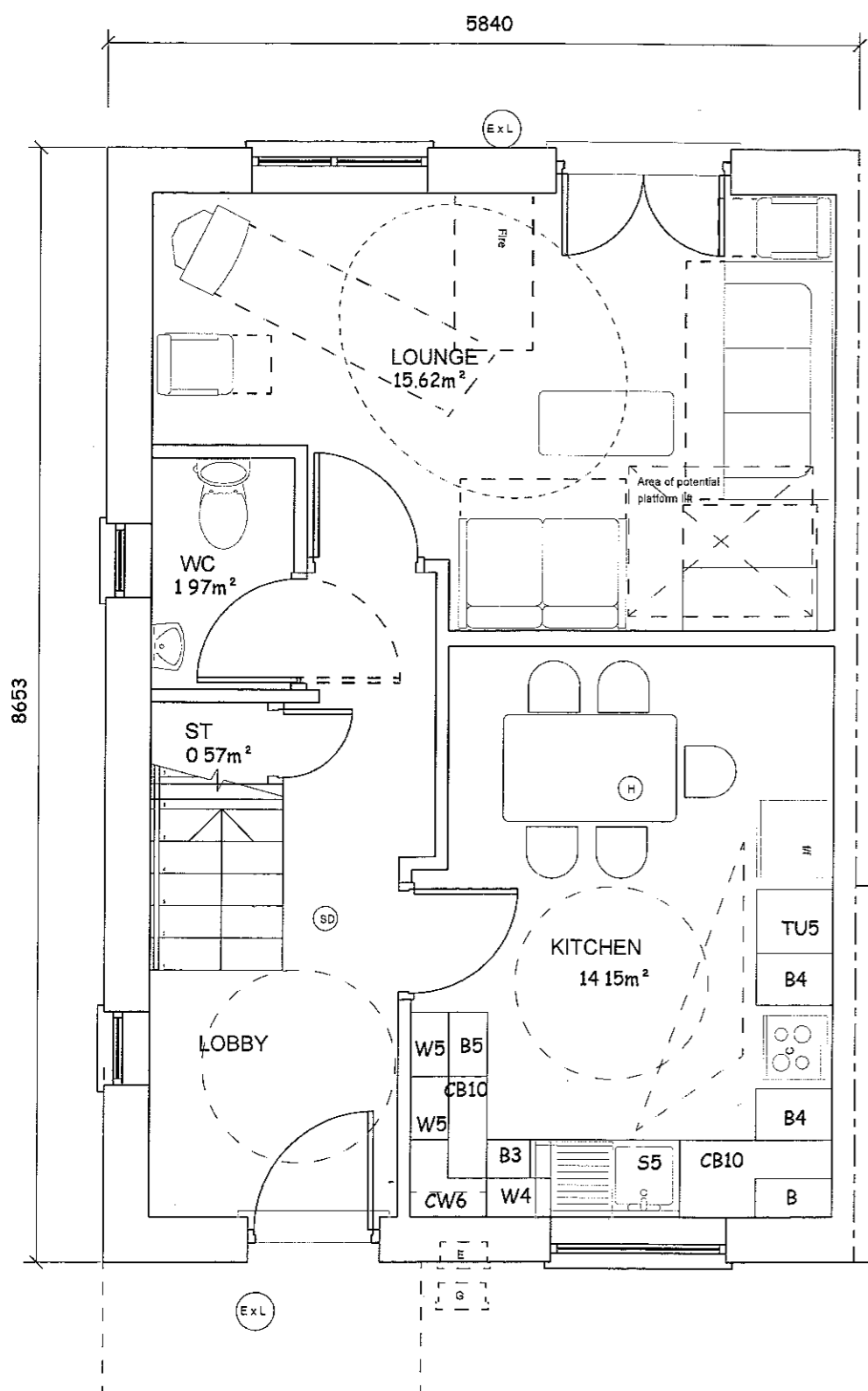
Client
Symphony Housing

Address
**George Street
Clitheroe**

Description
Proposed Site Plan

Drawn: VS Date: 04/05/09 Scale: 1:150

Job No.	Disc No.	Rev.
2428	03	-



GROUND FLOOR

GENERAL NOTES = ITEM INCLUDED

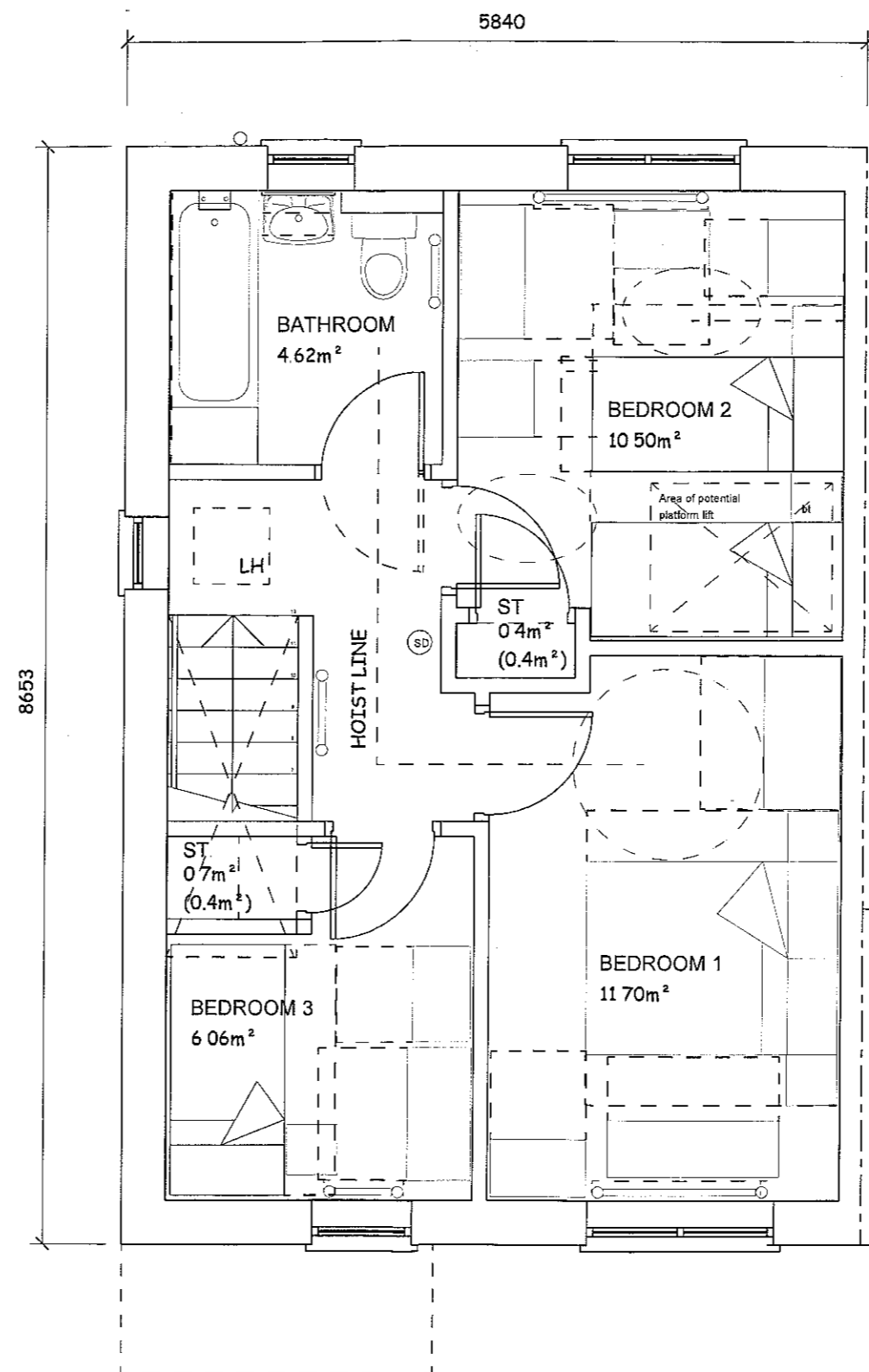
- Ex L = External light
- Meters G = Gas / E = Electrical / CU = Consumer unit
- Smoke detector (SD)
- Shed required 3.0m²
- Glazing heights - mm 800mm above FFL in Living dining and bedroom - view out
- Vents to store doors included
- Sockets/Switches etc. 450-1200mm from floor level
- Note: In this unit shelves in stores shown at 400mm width

KEY TO SYMBOLS

- bt - Bedside table
- wm - Washing machine
- dw - Dishwasher
- T - Tray space
- B - Boiler
- S - Sink
- RC - Recycle storage
- tu - Tall unit
- fr - Fridge freezer
- Sh - Shower
- CH - coat hooks

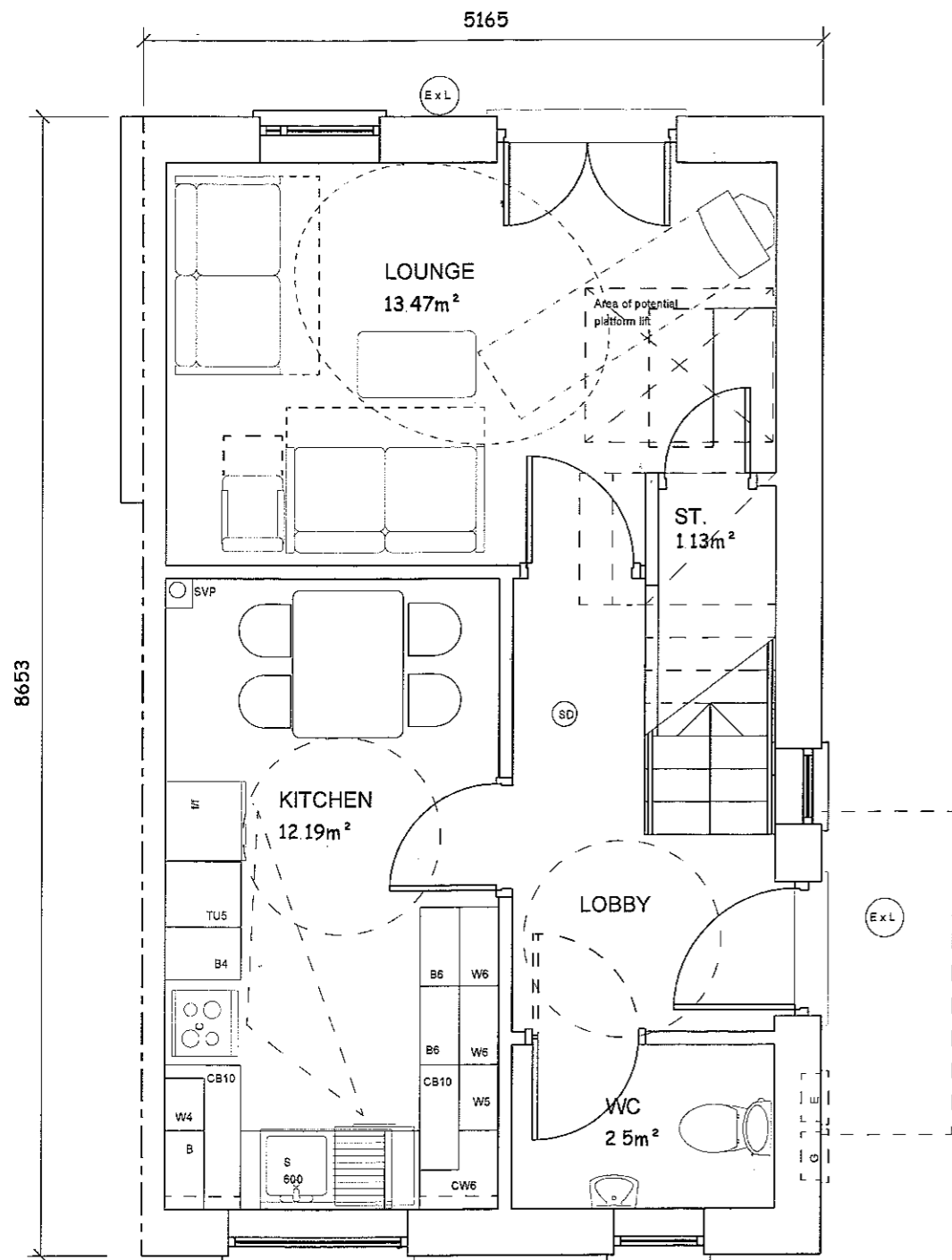
FLOOR TO FLOOR HEIGHT

Ground to First floor height 2625mm
Ground Floor to Ceiling height 2265 (matches standard Space4 option)



FIRST FLOOR

Notes		
Do not scale from this drawing		
All dimensions must be checked on site by contractor prior to construction.		
To be read with 'Instructions for use'		
UNIT FLOOR AREA CALCULATION		
Ground Floor basic shell	42.27m ²	
Door recesses	0.30m ²	
1 TOTAL	42.57m²	
First Floor basic shell	42.27m ²	
2 TOTAL	42.27m²	
OVERALL UNIT TOTAL	84.84m²	(1 & 2 ABOVE)
Storage	2.47m ²	
Floor areas allow for internal finishes and thus are net habitable areas		
External and party walls are set at 350mm including internal finishes		
Internal partitions set at 100mm thick 75mm studs plus finishes each side assumed		
Where client requires thicker wall for increased insulation standard enlarge unit externally by increasing gable dimension by 1/2 or 1 brick to suit		
320120565 P		
<p>Bernard Taylor Partnership Ltd Architects</p> <p>ELIZABETH HOUSE, 486 DIDSBURY ROAD, HEATON MERSEY STOCKPORT, CHESHIRE, SK4 3BS Tel: 0161-443 1221 Fax: 0161-442 1672 E mail: Info@BernardTaylor.co.uk</p>		
Client		
Symphony Housing		
Job		
George Street, Clitheroe		
Description		
Proposed Unit plans Type A 3 bed 5 Person		
Drawn: VG	Date: 03.05.12	Scale: 1:50
Job No:	Dwg No:	Rev.
2428	04	-



GROUND FLOOR

GENERAL NOTES = ITEM INCLUDED

Ex L = External light

Meters G = Gas / E = Electrical / CU = Consumer unit

Smoke detector (SD)

Shed required 3.0m²

Glazing heights - mm 500mm above FFL in Living dining and bedroom - view out

Vents to store doors included

Sockets/Switches etc. 450-1200mm from floor level

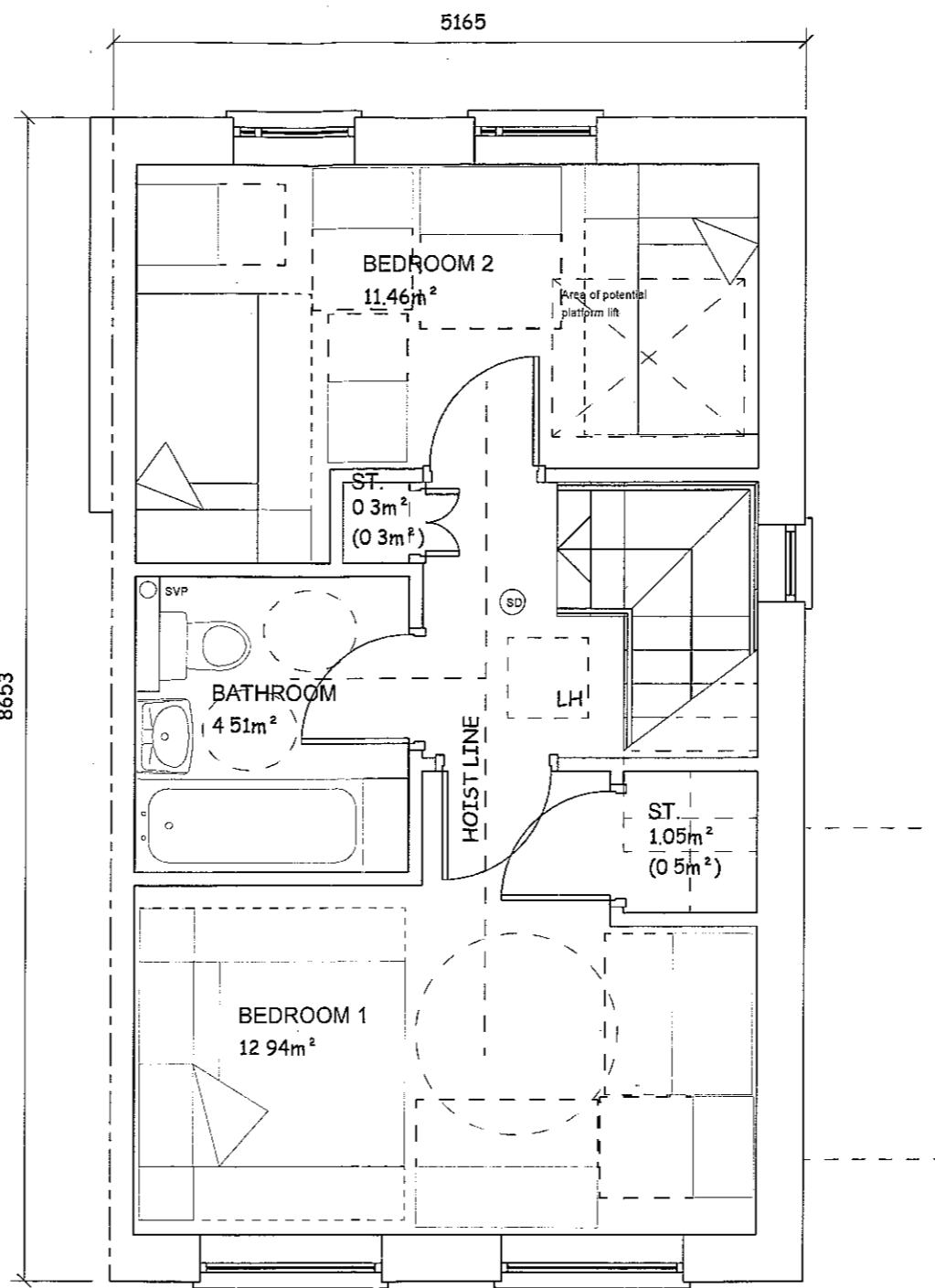
Note: in this unit shelves in stores shown at 400mm width

KEY TO SYMBOLS

- bt - Bedside table
- wm - Washing machine
- dw - Dishwasher
- T - Tray space
- B - Boiler
- S - Sink
- RC - Recycle storage
- tu - Tall unit
- ff - Fridge freezer
- Sh - Shower
- CH - coat hooks

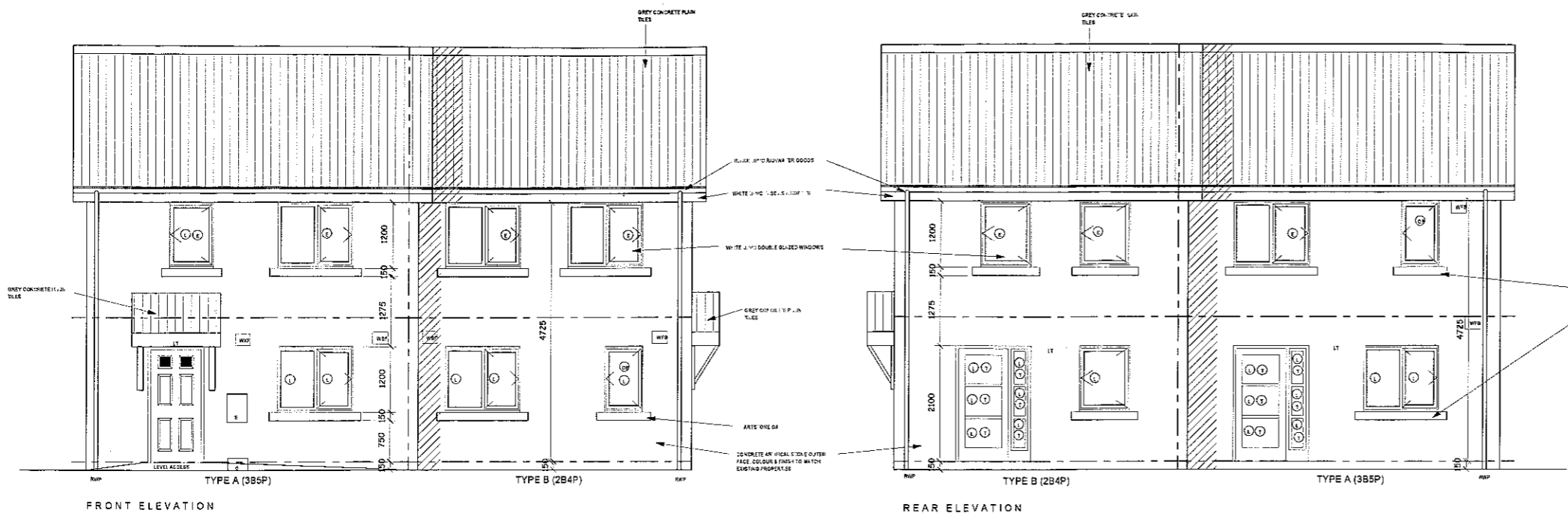
FLOOR TO FLOOR HEIGHT

Ground to First floor height 2525mm
Ground Floor to Ceiling height 2285 (matches standard Space4 option)



FIRST FLOOR

Notes		
Do not scale from this drawing		
All dimensions must be checked on site by contractor prior to construction		
To be read with 'Instructions for use'		
UNIT FLOOR AREA CALCULATION		
Ground Floor basic shell	36.90m ²	
Door recesses	0.30m ²	
1 TOTAL	37.20m²	
First Floor basic shell	36.90m ²	
2 TOTAL	36.90m²	
OVERALL UNIT TOTAL 74.10m² (1 & 2 ABOVE)		
Storage	2.58m ²	
Floor areas allow for internal finishes and thus are net habitable areas		
External and party walls are set at 350mm including internal finishes		
Internal partitions set at 100mm thick: 75mm studs plus finishes each side assumed		
Where client requires thicker wall for increased insulation standard enlarge unit externally ie by increasing gable dimension by 1/2 or 1 brick to suit		
<h1>320120565 P</h1>		
<p>Bernard Taylor Partnership Ltd Architects</p> <p>ELIZABETH HOUSE, 486 DIDSBUARY ROAD, HEATON MERSEY STOCKPORT, CHESHIRE, SK4 3BS Tel: 0161-443 1221 Fax: 0161-442 1672 E-mail: Info@BernardTaylor.co.uk</p>		
Client		
Symphony Housing		
Job		
George Street, Clitheroe		
Description		
Proposed Unit plans Type B 2 bed 4 Person		
Drawn: VG	Date: 03.05.12	Scale: 1:50
Job No:	Drg No:	Rev:
2428	05	-



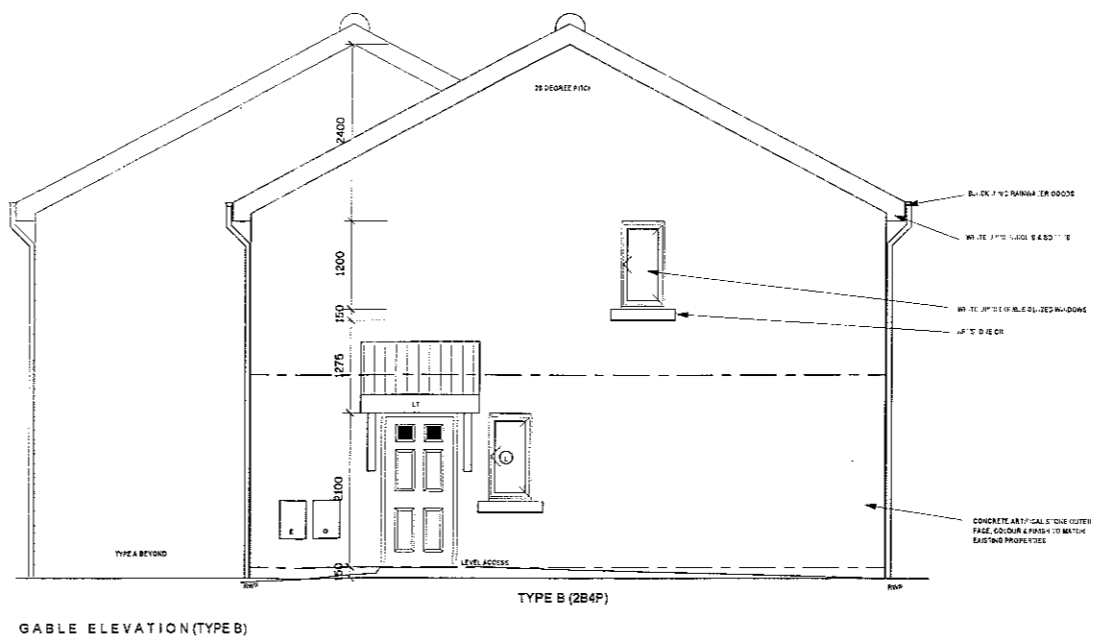
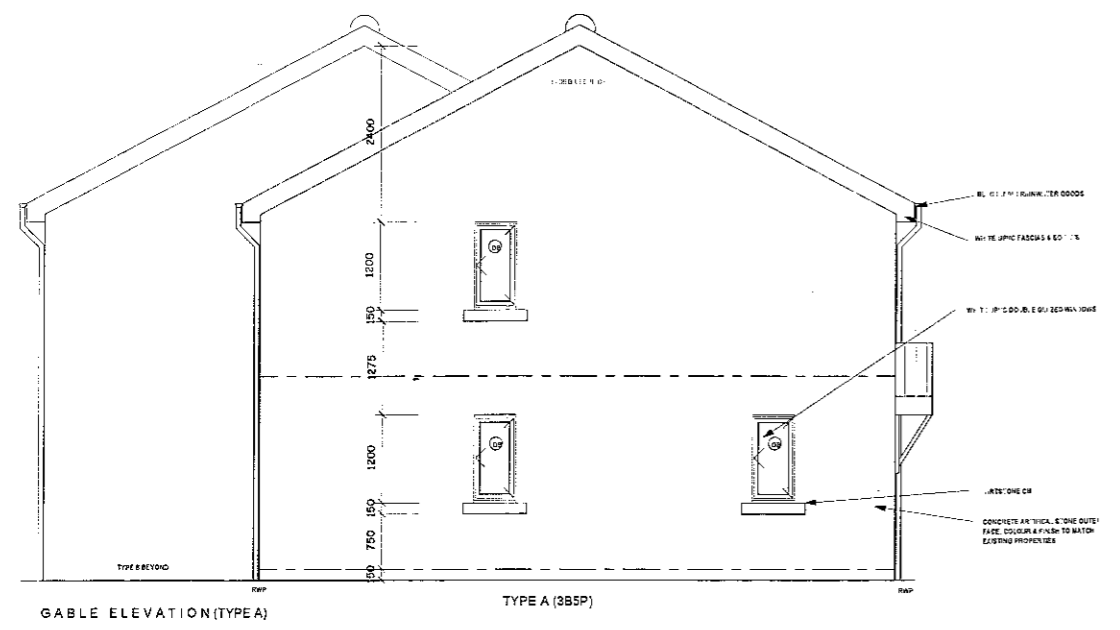
- KEY:**
- ① 1st floor window
 - ② 2nd floor window
 - ③ 1st floor door
 - ④ 2nd floor door
 - ⑤ 1st floor window
 - ⑥ 2nd floor window
 - ⑦ 1st floor door
 - ⑧ 2nd floor door
 - ⑨ 1st floor window
 - ⑩ 2nd floor window
 - ⑪ 1st floor door
 - ⑫ 2nd floor door

Notes

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320120565P



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Client:
 Symphony Housing

Job:
 George Street
 Clitheroe

Description:
 Proposed Elevations

Drawn: YJB	Date: 03/02/12	Scale: 1:50
Job No: 2428	Draw No: 05	Rev: -