



RIBBLE VALLEY
BOROUGH COUNCIL

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

1 8 JUN 2012	
FOR THE	ATTENTION OF

For office use only

Application No

320120593 P

Date received 18/6/12

Fee paid £670.00 Receipt No: 15911

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	JOHN
Last name:	ROBINSON		
Company (optional):			
Unit:	House number:	54	House suffix:
House name:			
Address 1:	WHALLEY RD		
Address 2:			
Address 3:			
Town:	SABDEN		
County:	LANCS		
Country:			
Postcode:	BB7 9DZ		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:	House number:		House suffix:
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Description of the Proposal

Please describe the proposed development, including any change of use:

DEMOLITION OF EXTERNAL GARAGE AND STORE AND CONSTRUCTION OF TWO RESIDENTIAL PROPERTIES.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: Address 1: Address 2: Address 3: Town: County: Postcode (optional):

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

Easting: Northing:

Description:

5. Pre-application AdviceHas 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)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

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

Details of pre-application advice received?

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)

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:

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

☒ Yes ☐ No

If Yes, please provide details:

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

If Yes, please provide details of the name, relationship and role

Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	RENDER TO GARAGE	COURSED NATURAL STONE RENDER TO REAR ELEVATIONS	☐	☐
Roof	SLATE TO GARAGE ROOF	SLATE	☐	☐
Windows	/	BROWN UPVC	☐	☐
Doors	STEEL GARAGE DOOR	BROWN UPVC	☐	☐
Boundary treatments (e.g. fences, walls)	/	TIMER FENCING TO REAR DWARF WALL TO FRONT	☐	☐
Vehicle access and hard-standing	/	BITMAC DRIVE FLAGGED PERIMETER	☐	☐
Lighting	/		☒	☐
Others (please specify)	/		☒	☐

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:

DESIGN AND ACCESS STATEMENT

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	6	+ 4
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

MAINS SEWER IN REAR YARD AND
GABLE END

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 a 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 ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

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

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'.

14. Existing Use

Please describe the current use of the site:

GARAGE SITE AND STORAGE, AND
REAR GARDEN

Is the site currently vacant? ☐ Yes ☒ No

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

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

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

16. Trade Effluent

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes☐ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐		✓	✓			2
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							2

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)= 2

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 2

All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes☐

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐	100	100	0	-100
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total		100	100		-100

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	0	2	1
Proposed employees	0	0	0

20. Hours of Opening N/A

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.063

22. Industrial or Commercial Processes and Machinery N/A

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 a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

16/6/12

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

--

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

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25. 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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

16/6/12

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

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26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

☐

The correct fee:

☐

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☐

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

☐

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

☐

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

☐

The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):

☐

27. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

16/6/12

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

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Country code: Mobile number (optional):

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Country code: Fax number (optional):

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Email address (optional):

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29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

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Country code: Mobile number (optional):

--	--

Country code: Fax number (optional):

--	--

Email address (optional):

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30. 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)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

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Telephone number:

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Email address:

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Design and Access Statement in support of a planning application for the erection of 2 dwellings on land at the rear of 54 Whalley Road, Sabden.

Location

The application site is located at the rear of 54 Whalley Road adjacent to Sabden Medical Centre, The Holme, Sabden. The land is currently used as a garden, an outhouse and a garage which the applicant all owns and from which he operates a coach hire business.

The site is within the village settlement and is within easy walking distance of the local shops, post office, church, medical centre, park and facilities.

It is located within Sabden Conservation Area and Sabden village itself, is located within the Forest of Bowland Area of Outstanding Natural Beauty.

Immediately adjacent to the site and to the east is Sabden Medical centre, to the west is 54 Whalley Road, to the south of the site it is partially bordered by Sabden Brook and the garden of 56 Whalley Road and to the North is 52 Whalley Road and a property known as The Holme. The boundary of the site to the South is bordered by conifer hedging and to the east is a small wall separating the site from the medical centre. The garage borders the North of the site onto the access road to the medical centre and recreation ground. The applicant also owns part of this access road.

Whalley Road is the main traffic route out of the village of Sabden towards Whalley and the main A59 towards Blackburn and Preston. This road carries a bus route and there are bus stops in both directions within easy walking distance of the site.

The surrounding houses are mainly two storeys and are built out of a variety of materials. The terraced properties are mainly natural stone fronted with blue slate roofs. The garage to the rear of 54 Whalley Road is finished with smooth render along with a two storey extension to the rear of 54 Whalley Road. The medical centre is mainly single storey with rooms and Velux roof lights within the roofspace and is constructed out of stone to the front elevation and render to the rear and gables with a slated roof.

There is parking adjacent to 54 Whalley Road for several vehicles and along the access road within the applicant's ownership for use in conjunction with his business and private use.

Proposal

This is a full application to demolish the garages and outbuildings and change the use from commercial to residential and seek approval for the erection of two detached dwellings, one being two storey, one being single storey, both with vehicle

access from the existing access road and with gardens and off road parking for two vehicles.

Site History

There are no records on the Council website for any planning applications for the site. However the applicant received 'permission' from the Local Authority in 1989 to use the garage as a base for a coach hire business reference 3/1989/0244. This stated that the use of the business could only continue under the operation of the applicant and could not be transferred to another party

Pre Application advice

Pre application advice was received from Claire Booth, Assistant Planning Officer at Ribble Valley Borough Council ref no RV/2010/ENQ/00487 dated 18th November 2010.

Justification

The present use of the site is for parking two small coaches along with associated repairs to vehicles within the garage facility. The business is owned and operated by the applicant who owns and resides at the adjoining property 54 Whalley Road. The business is run on a part time basis by the applicant and also employs his son as a part time driver.

The owner now wishes to retire from the business and has sought to sell his house, garage and business but with the condition attached relating to the business as this is not possible

He has considered alternative uses for the garage but it is unattractive on its own due to no self contained mains water, electric, sanitary facilities, drainage etc. The design, height and structure of the building is probably only suitable for garaging and is not considered suitable for offices, retail, workshop, studio use etc unless it was demolished and rebuilt.

It is felt that the proposal will benefit the local neighbourhood with an improvement in design of the new dwellings over the existing garage. It will open up and improve the access to the medical centre. In addition the new buildings are located further away from the properties opposite than the present garage, creating more light into their principal rooms on the front elevation.

Design

The use of the site will change from a coach hire base / associated garaging and garden area 54 Whalley Road into residential.

The proposal comprises of the erection of a detached house and the erection of a detached bungalow.

The house will comprise of living accommodation on the ground floor and three bedrooms and bathroom on the first floor.

The bungalow will comprise of two bedrooms, bathroom, kitchen and a combined lounge and dining room.

The layout of the house has been designed with the kitchen at the front and the lounge to the rear. The view from the lounge will overlook the stream and avoids overlooking any properties across the access road. On the first floor two of the bedrooms are positioned at the rear again to avoid overlooking any properties across the access road. The main front elevation is in line with the medical centre and is in excess of 20m away from the properties across the access road. It has also been positioned so it is not directly overlooking the properties across the access road or overlooking the rear garden area to 56 Whalley Road.

The bungalow has been designed as single storey to reduce any loss of light to the rears of 54 and 56 Whalley Road. Again the main principal rooms (lounge and bedroom 1) are located at the rear to avoid overlooking any properties across the access road. Apart from the bathroom window (which will be obscured glass) there will be no windows overlooking the rears of 54 and 56 Whalley Road. There is also a large hedge between the rear of the proposed bungalow and the garden to the rear of 56 Whalley Road, which again will avoid any overlooking the garden of 56 Whalley Road from the proposed bungalow.

The two dwellings will be set back from the access road further than the present garage thus creating a more visual open aspect from Whalley Road to the Medical Centre.

The different designs of the 2 properties also achieve a mix of housing in accordance with planning policy (paragraph 69 PPS3).

Scale

The ground falls away from the access road across the site towards the brook and the rear garden boundary towards 56 Whalley Road. The elevation drawing showing the existing garage and adjoining properties shows that the proposed finished floor levels of both new properties will be below the level of the garage floor level. The outline elevation of the medical centre is also shown on the drawings. The difference in levels and the positioning of the new properties will ensure that the development fits comfortably within the street scene.

Appearance

The materials chosen for the 2 new properties are coursed natural stone to the principal elevations with rendered finish to the remaining elevations with stone plinths and quoins. The roofs are of natural slate with dark brown fascias and

gutters. The external doors and windows are brown upvc. These materials are similar to most of the adjoining properties.

Ecological

The proposal is to demolish the existing garage and build the properties within the curtilage of the garage and present garden of 54 Whalley Road.

An ecological report is attached to the planning application.

Access

Pedestrian and vehicular access to both properties will be via the access road leading to the Health Centre. Both properties will have level access to the front doors.

Parking

Both properties will have two off road parking spaces within the curtilage of the properties. The area adjacent to 54 Whalley Road (currently used to park the applicant's coaches) will remain in ownership of no 54 and used to provide three off road car parking spaces for this property. It is anticipated the proposal will ease parking congestion in the area as the current business parks a number of vehicles on the access road.

Landscaping

The gardens of the new properties will mainly be laid to lawn. Parking areas will be laid in black tar macadam. The front of both properties will have a small stone wall approximately 600mm high to match the wall between the health centre and the existing rear garden of 54 Whalley Road. A paved patio area will be laid outside both patio doors.

The existing parking area to the side of 54 Whalley Road will be reduced as there will be no need to park any coaches. This area will be utilised for two car parking spaces and the remaining area incorporated into a garden all for the use of 54 Whalley Road.

Refuse

Adequate space within the curtilage of both properties to the rear and side is available for domestic refuse both general waste and recycling.

June 2012

Heritage Statement in support of a planning application for the demolition of garage and erection of 2 dwellings on land at the rear of 54 Whalley Road, Sabden.

The application site is located at the rear of 54 Whalley Road adjacent to Sabden Medical Centre, The Holme, Sabden. The land is currently used as a garden, an outhouse and a garage which the applicant all owns and from which he operates a coach hire business.

The applicant bought the house and garden in 1981.

In 1988 the applicant built the garage and adjoining outhouse. The garage is built from hollow concrete blocks rendered externally, the roof is a traditional blue slate roof on timber rafters fixed to steel purlins, there is a metal roller shutter door and the floor is concrete.

The outbuilding is constructed of timber, with timber windows, felted roof and concrete floor.

Prior to the applicant owning the site it is understood that a building was previously on the present site of the garage. This building was formerly used as a chippy and was demolished in 1979.

Due to the recent construction of the building and the materials used to construct it, it is felt that the building is of no significant architectural, historic or heritage interest.

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June 2012