



30 JUL 2012

FOR THE ATTENTION OF

For office use only
 Application No: 320120696 P
 Date received
 Fee paid £ Receipt No:

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

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: SIMON
 Last name: WALKER
 Company (optional): SMITHS GORE
 Unit: House number: 5 House suffix:
 House name:
 Address 1: CHURCH STREET
 Address 2:
 Address 3:
 Town: CLITHEROE
 County: LANCASTHIRE
 Country:
 Postcode: BB7 2DD

2. Agent Name and Address

Title: MISS First name: JESSICA
 Last name: TOWNSON
 Company (optional): AJH ASSOCIATES
 Unit: 21 House number: House suffix:
 House name:
 Address 1: DEANFIELD COURT
 Address 2:
 Address 3:
 Town: CLITHEROE
 County: LANCASTHIRE
 Country:
 Postcode: BB7 1QS

3. Description of the Proposal

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

CHANGE OF USE FROM B1 TO C3-4 DOMESTIC DWELLINGS.
 SOME EXTERNAL OPENING ALTERATIONS AND ALTERATIONS TO INTERNAL LAYOUTS.

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)

4. 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 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)

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

9. 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	RANDOM STONE		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof	SLATE		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g fences, walls)	STONE	GARDEN BOUNDARIES TO BE ERRECTED.	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

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:

EXISTING PLANS + ELEVATIONS
PROPOSED PLANS + ELEVATIONS
DESIGN + ACCESS STATEMENT
SITE + LOCATION PLAN.

10. Vehicle Parking OPEN PARKING FOR A MAXIMUM OF:

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	20	20	0
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):

FACILITIES ARE ALREADY IN PLACE.

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

14. Existing Use

Please describe the current use of the site:

6 NO OFFICES WITH ONLY 3 IN USE.

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

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

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

17. 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	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							0

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

Intermediate							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							0

Key worker							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							0

Total proposed residential units (A+B+C+D)= 4

Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							0

Social Rented							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							0

Intermediate							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							0

Key worker							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							0

Total existing residential units (E+F+G+H)= 0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): + 4

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

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	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>	303	303		
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>			303	303
C3	<input type="checkbox"/>				
Please Specify	<input type="checkbox"/>				
Total		303	303	303	303

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	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

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)

4000 m²

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:

DOMESTIC DWELLINGS
ARE PROPOSED.

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	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

N/A

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)
- Ammonia (tonnes)
- Bromine (tonnes)
- Chlorine (tonnes)
- Ethylene oxide (tonnes)
- Hydrogen cyanide (tonnes)
- Liquid oxygen (tonnes)
- Liquid petroleum gas (tonnes)
- Phosgene (tonnes)
- Sulphur dioxide (tonnes)
- Flour (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):

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
JAMES CARR	LANGDEN HOLME FARM, DUNSOB BRIDGE, BB7 3AU	18 07 12
MISS J PERRY	1 ROOT HILL COTTAGES DUNSOB BRIDGE, BB7 3DB	18 07 12
MRS M WOOD	2 ROOT HILL COTTAGES	18 07 12
MS C REHAN	WHITMORE, ROOT HILL ESTATE YARD	18 07 12
MR P BROWN	BOWLAND, ROOT HILL ESTATE YARD	18 07 12

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
	CERT B CONTINUED	
MR E LOIMER	AGONS OFFICE, FOREST OF BOWLAND AONG THE STABLES/ ROOT HILL ESTATE YARD	18 07 12

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):

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):

(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
MR J CARL	LANGDEN HOLE FARM DUNSOB BRIDGE, BB7 3AU	15 07 12

Signed - Applicant:

Or signed - Agent:



Date (DD/MM/YYYY):

18 07 12

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):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

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)

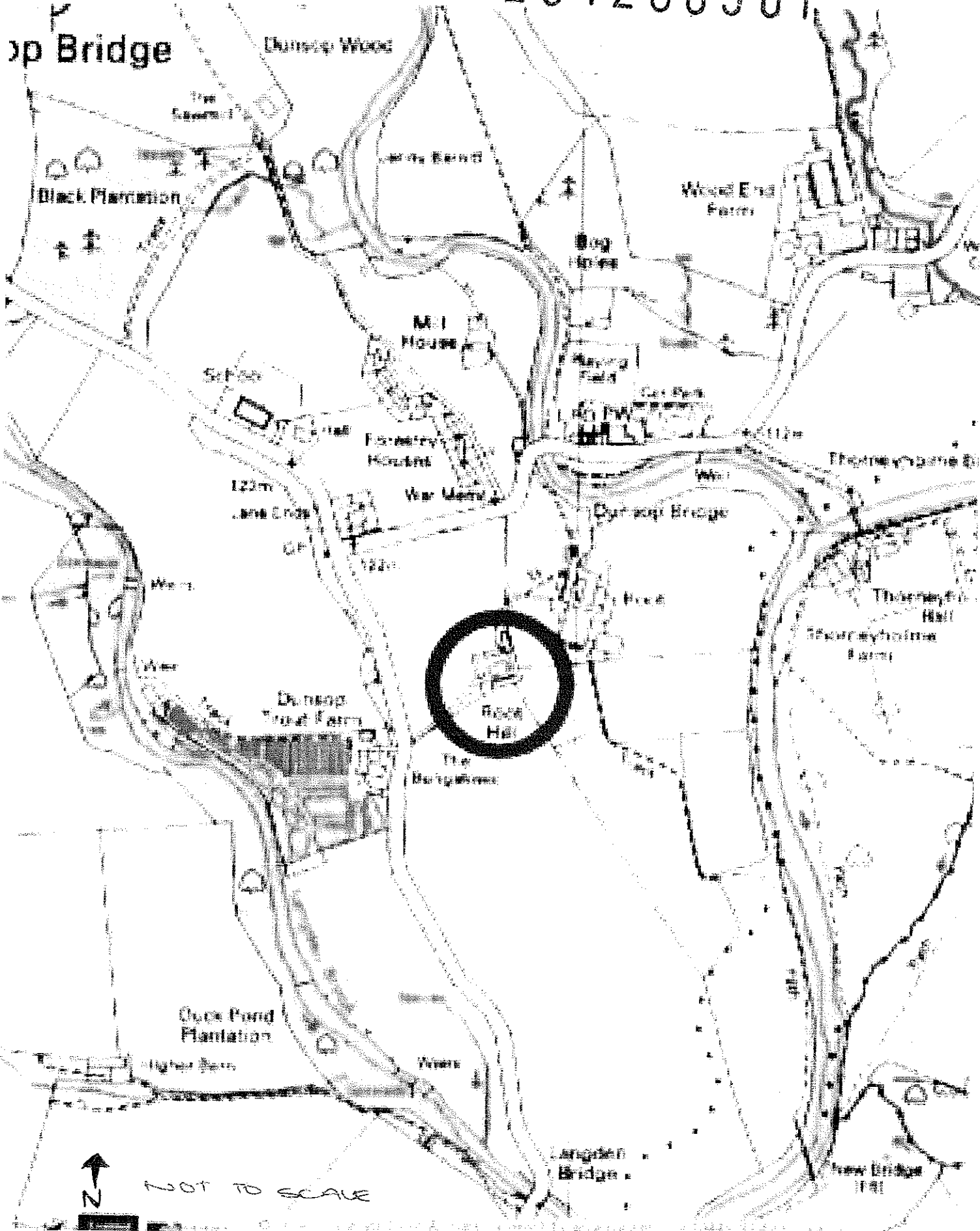
If Other has been selected, please provide:

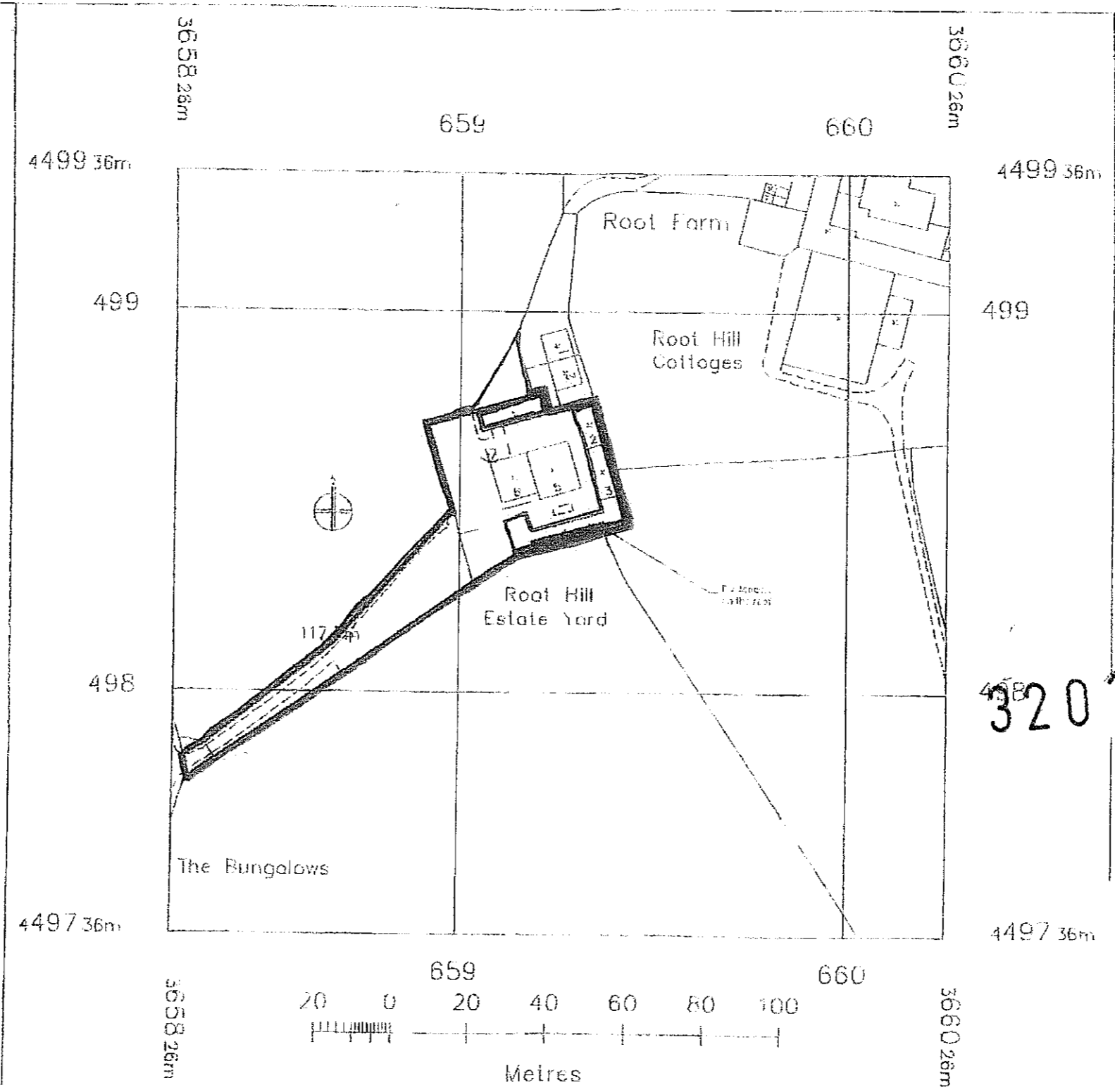
Contact name:

Telephone number:

Email address:

320120696P



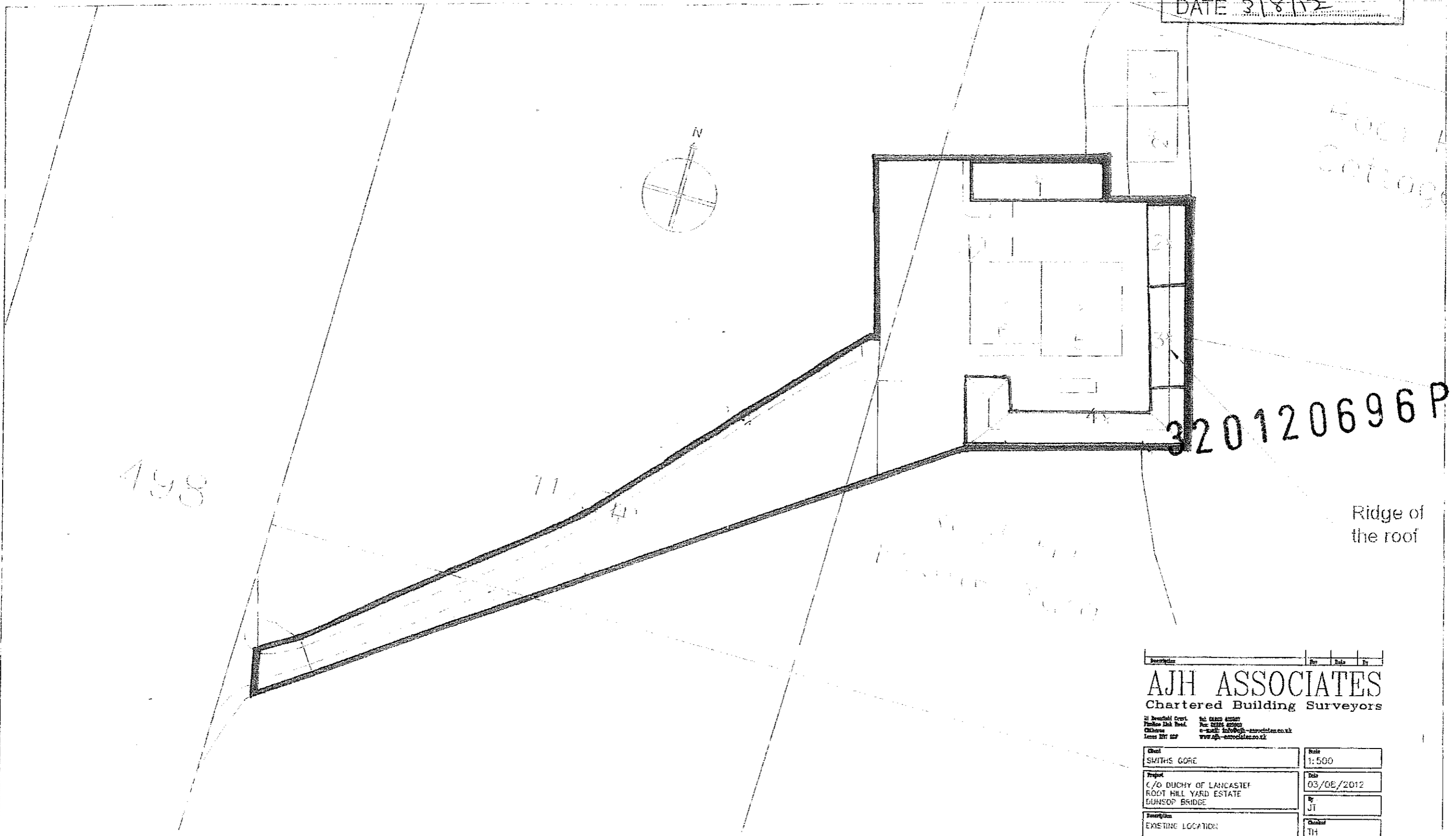


320120696P

AMENDED PLANS RECEIVED
DATE 3/8/12

Description		Rev	Date	By
AJH ASSOCIATES Chartered Building Surveyors				
<small>1st Floor: 01524 4444 2nd Floor: 01524 4444 3rd Floor: 01524 4444 4th Floor: 01524 4444</small>		<small>1st Floor: 01524 4444 2nd Floor: 01524 4444 3rd Floor: 01524 4444 4th Floor: 01524 4444</small>		
Client	SMITHS GORE	Scale	1:1250	
Project	C/O DUCHY OF LANCASTER ROOT HILL YARD ESTATE DUNSCOP BRIDGE	Date	03/08/2012	
Author		By	JT	
Existing Location		Checked	TH	
Drawn		No.	2845/302	
<small>DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE.</small>				
<small>THIS DRAWING IS PREPARED BY OR FOR THE USE OF THE SURVEYOR OR ARCHITECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION FROM AJH ASSOCIATES.</small>				

AMENDED PLAN RECEIVED
 DATE 3/8/12



Root Hill Cottage

320120696P

Ridge of the roof

Description	No	Date	By
AJH ASSOCIATES Chartered Building Surveyors			
<small>11 Beaufield Court, Finsbury Park Road, Chesham, Bucks HP8 4EP</small>		<small>Tel: 0494 455577 Fax: 0494 455577 E-mail: info@ajh-associates.co.uk www.ajh-associates.co.uk</small>	
Client	Scale		
SMITHS GORE	1:500		
Project	Date		
C/O DUCHY OF LANCASTER ROOT HILL YARD ESTATE BUNSON BRIDGE	03/08/2012		
Drawn/Checked	By		
EXISTING LOCATION	JT		
	Checked		
	TH		
	By		
	28/5/2012		
<small>DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE.</small>			
<small>THIS DRAWING IS PROVIDED BY COPYRIGHT. IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSE, WITHOUT OBTAINING PRIOR WRITTEN PERMISSION FROM AJH ASSOCIATES</small>			

320120696P

Design and Access Statement

For

Root Hill Estate Yard

At

Root Farm, Dunsop Bridge, Lancashire

Report Completed By

Jessica Townson
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

1 Introduction

- 1.1 This design and access statement is written in line with *"Design and Access Statement How to write, read and use them"* (CABE, 2007) as required by *"The Circular Guidance on Changes to the Development Control System"*
- 1.2 The aim of this document is to appraise the context of the development in relation to the planning policy guidance, the design of the proposal, and the underlying influences on the submission.
- 1.3 This document should be read in conjunction with the drawings and documentation submitted with the application.

2 Site Characteristics

- 2.1 Root Hill Yard Estate lies just outside of the main village of Dunsop Bridge within the Forest of Bowland. The yard is accessed via a 90m track from the main road to the village, opposite the Duns Trout Farm. The estate cottages are immediately to the North-east of the yard. Root Hill Estate Yard which was subject to a successful planning application in 2007 (LPA Ref 3/2007/0692P), this application sought to secure a change of use to a small business centre to provide six units of workspace and/or offices. The site is a three sided courtyard of single storey offices with a two storey unit in the centre.
- 2.2 Dunsop Bridge has been a self-sustainable, land based community for over 300 years. It is a relatively small community of 67 households, yet remains the focus for a wide catchment within the Dunsop and Hodder valleys; as such it provides services and facilities such as a Primary School, Church, shop, Village Hall, Garage and Post Office. In addition to these, the Inn at Whitewell provides a good number of employment opportunities for locals. Other than this however, most employment is land based relating to agricultural, fishing and forestry.
- 2.3 Dunsop Bridge is a popular tourist destination within the Forest of Bowland and accommodates a number of events throughout the year including the Hodder Valley Show held each September. The village itself is recognised as the marking the geographical centre of Great Britain. The surrounding landscape is covered in a high number of public footpaths and bridleways attracting walkers, horse riders and cyclists. Since September 2004 parts of Bowland became open to walkers under the Countryside and Rights of Ways Act 2000, giving rights of way to the public to this "Access Land". Despite the wealth of natural and cultural resources in the area it is recognised as suffering from a lack of overnight and higher quality accommodation. (AONB Management Plan 2004 – 2009).

- 2.4 Root Hill Yard Estate itself is made of a collection of traditional buildings (although not listed nor falling within a conservation area) have most recently been used as offices. The conversion to offices followed the previously mentioned planning application and since three of the six units have been used as so. With half of the space redundant we feel a change of use is required.
- 2.5 Over the years this location has had many uses including agricultural, business and commercial. The application site's important role within the village community was recognised in the preparation of the Master Plan of the area and this application proposes to reintegrate it back into the community whilst offering social and economic benefits to the area.
- 2.6 The buildings themselves sit off the road and owing to the configuration of buildings it is concealed from passers-by. Each unit has been recently renovated and are all structurally sound and require minimal alterations. There is adequate parking and turning space in and around the application site.

3 Proposal

- 3.1 The proposal involves internal re-configurations of the units with some minor external alterations to allow for access and sufficient light to each unit.
- 3.2 The development shall provide 3no 2 bedroom dwellings and 1no 3 bedroom dwelling. The proposed use falls within Class C3 of the use classes order (2010) – Dwelling houses.
- 3.3 Externally, there shall be very few alterations from what it is now. As stated there shall be some altered openings. There shall also be decked areas and gardens to the rear of the courtyard. Elsewhere the existing openings shall remain much the same, in some places additional windows are proposed and some are proposed to move to accommodate a logical room layout. The current materials shall be preserved throughout.
- 3.4 The external areas shall be landscaped and create a garden area to the rear. Parking shall be in the existing yard area.
- 3.5 Internally there shall be kitchen/diners, two or three double bed rooms, and a family bathroom, with a lounge area to each.

4 Use

- 4.1 An internal re-configuration shall allow for 4 good sized, useful dwellings each with two or three beds. Access shall be gained to each from the front yard or rear garden area.

- 4.2 Landscaping the external areas shall allow for the dwellings to gain an external seating area and improve the surroundings. The landscaped areas shall not be disproportionate to the dwelling and shall be in keeping with the village and surrounds.
- 4.3 The internal layout offers all that is required of a two or three bed dwelling. The lounge areas shall contain log burners and enhance the "rural" atmosphere already embedded in the location. The altered opening will simply allow for all living areas within the dwelling to have natural light.

5 Design

- 5.1 The application seeks to secure a viable new use for the buildings of local interest in order that it can be conserved for future generations. The buildings are not listed nor in a conservation area. The proposal is another step in a phase in the regeneration of this steading to provide a sustainable mix of tourist and leisure-related employment generating uses as advocated by the Dunsop Bridge Master Plan.
- 5.2 The proposal complies with Local, Regional and National planning policies which seek to make the best of existing resources of previously developed land and buildings. The site is relatively unusual in that its current class use in such a location. Unfortunately, as stated, the lack of uptake of offices has forced a change of use for the buildings. However, its conservation is clearly desirable and with our proposal to retain materials and create dwellings with coherent layouts whilst maintaining the character of the building.
- 5.3 The building stands just beyond the settlement boundary of the Village of Dunsop Bridge within the Forest of Bowland, an Area of Outstanding Natural Beauty. It is very well related to the village and is in a relatively sustainable location, within easy walking distance of the village which acts as a social and commercial hub for the Hodder Valley and beyond. Whilst not specifically identified as a Local Service Centre, to date, the site displays the characteristics of one of and should be considered as one for the purposes of PPS7 and Policy RDF2 of the North West Plan.
- 5.4 The re-use and adaptations to this build is also entirely consistent with Local Planning policies, particularly G5 policy and RT3. The proposal can be considered to be a 'small-scale' tourism development of the sort which is permitted by G5 in addition, as this proposal relates to the utilization of an existing building, RT3 is also relevant. The building is close to but set apart from Root Farmhouse and Root Hill Estate Cottages, thus respecting the residential amenity of residents and guests of the Bed and Breakfast.

6 Landscaping

- 6.1 Landscaping the external areas shall allow for the holiday cottage to gain an external seating area and improve the surroundings. The landscaped areas shall not be disproportionate to the dwelling and shall be in keeping with the village and surrounds.

7 Access

- 7.1 The access of the site adjoins the main road through the village just outside of the main village. Visibility here is adequate for the nature of unclassified road. We see no requirement to alter access.

8 Appraising the Context

- 8.1 This application is part of a wider strategy of the applicants to breathe new life into the Dunsop Bridge area of their Whitewell Estate. The Dunsop Bridge Master Planning exercise was a joint project with the people of Dunsop Bridge, community groups, visitors, landowners, Borough and County Council's and other stakeholders. It specifically identifies Root Farm as having potential for a tourism led redevelopment with leisure-related employment opportunities. Whilst there is a strong desire from stakeholders to secure an improved housing choice and to diversify the economic base of the area, there is an acceptance that visitor accommodation in the area is underprovided. Indeed, the AONB Management Plan (2004-2009) identifies the capacity for long-stay visitors is underdeveloped and that it *'presents an attractive avenue for sustainable tourism in the future'*.
- 8.2 The reuse and alterations to the building to dwellings will make a small but important contribution to the above aims. If the venture proves successful it will inform the applicants in their ambitions to redevelop other buildings in the Root Hill Estate in a sensitive and sustainable manner.
- 8.3 This Statement has sought to demonstrate that the proposed change of use is entirely compliant with National policy that aims to support the rural economy as well as the strategic approach of the North West Plan and the more specific policies of the Ribble Valley Local Plan.