

15 AUG 2012
FOR THE
ATTENTION OF

For office use only

Application No. 320120758P

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 & Mrs	First name:		Surname:	Crewsdon	
Company name:						
Street address:	2 Chapel Close			Country Code	National Number	Extension Number
				Telephone number:		
	Old Langho			Mobile number:		
Town/City	Blackburn			Fax number:		
County:				Email address:		
Country:						
Postcode:	BB6 8HU					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Miss	First Name:	deborah	Surname:	jackson	
Company name:	stanton andrews					
Street address:	44 York Street			Country Code	National Number	Extension Number
				Telephone number:	01200 444490	
				Mobile number:		
Town/City	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	BB7 2DL			deborah@stantonandrews.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Extension and alterations to an existing property

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:	2	Suffix:	
House name:			
Street address:	Chapel Close		
	Old Langho		
Town/City:	Blackburn		
County:			
Postcode:	BB6 8HU		

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

Easting:	370017
Northing:	436757

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:

render with brick plinth

Description of *proposed* materials and finishes:

render to match existing

brick plinth to south west and south east elevation to match existing

random stonework to bay and chimney

11. (Materials continued)**Roof - description:**Description of *existing* materials and finishes:

concrete tiles

Description of *proposed* materials and finishes:

concrete tiles to match existing

Windows - description:Description of *existing* materials and finishes:

upvc

Description of *proposed* materials and finishes:

aluminium colour to match existing

Doors - description:Description of *existing* materials and finishes:

upvc

Description of *proposed* materials and finishes:

aluminium colour to match existing

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:

chapel close design statement
 chapel close location plan
 12.27/01a existing site plan
 12.27/02a existing ground floor plan
 12.27/03a existing first floor plan
 12.27/04a existing second floor plan
 12.27/05a existing elevations sheet 1 of 2
 12.27/06a existing elevations sheet 2 of 2
 12.27/10a proposed site plan
 12.27/11a proposed ground floor plan
 12.27/12a proposed first floor plan
 12.27/13a proposed elevations sheet 1 of 2
 12.27/14a proposed elevations sheet 2 of 2

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: Miss

First name:

deborah

Surname:

jackson

Person role:

Agent

Declaration date:

15/08/2012



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: Miss

First Name:

deborah

Surname:

jackson

Person role:

Agent

Declaration date:

15/08/2012



Declaration Made

13. Declaration

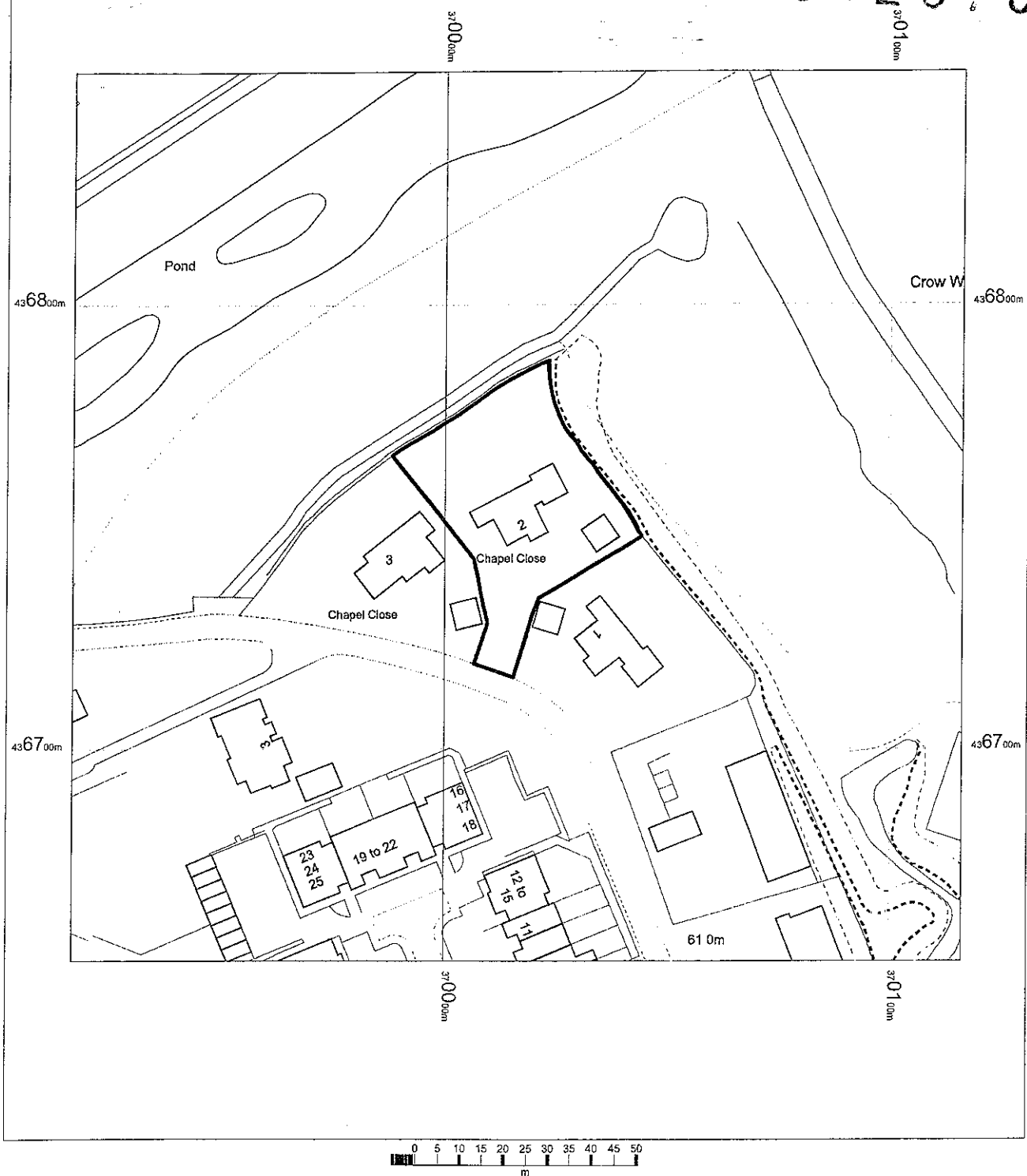
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

15/08/2012

320120758P



2 Chapel Close,
Old Langho
Blackburn
BB6 8HU

OS Mastermap
14 August 2012, ID: MDP-00170264
www.mapdataportal.co.uk

1:1250 scale print at A4 Centre: 370016 E 436752 N

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Maps © Malcolm Hughes Ltd
Tel: 0161 926 0650

no. 2 chapel close

old langho

design statement

august 2012



stanton andrews
architects

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no. 2 chapel close

old langho

introduction

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materials

introduction

This design and access statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within and that a sustainable approach has been adopted

The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy

application

This householder planning application is for alterations and extension to no. 2 Chapel Close, Old Langho.

existing

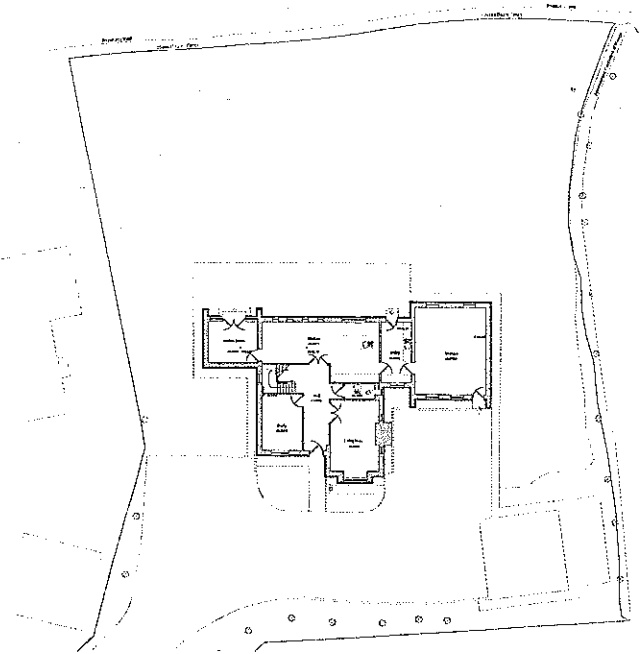
no.2 Chapel Close is a large three storey detached house, approximately 379 sqm (4,078 sqft) gross floor area.

There is a free standing garage block to the south east of the site

Walls are finished in render with a brick plinth. The roof is clad in terracotta coloured concrete tiles. Window frames and external doors are upvc.

The house is approached from the south west.

The main garden is situated to the north and east with open views across the landscape



entrance elevation



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no. 2 chapel close

old langho

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policy

Ribble Valley Borough Council's local plan confirms that no 2 Chapel Close is covered by 'Brockhall Area Policy A2'.

This is a general policy outlying the parameters governing general development - it is not directly applicable to works to existing properties

The Council's published supplementary planning guide for 'extensions and alterations to dwellings' offers guidance (not policy) on ways to extend properties, stating :-

'if you follow these guidelines it is likely to make you application much more acceptable'

Amongst other matter the guidance states :-

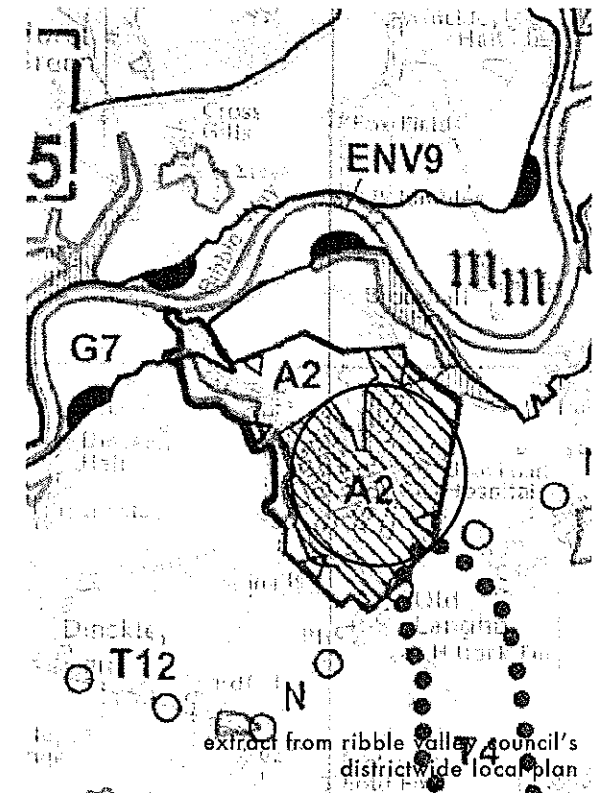
'... any extension should reflect the character of the original building and wider locality'

'... there should be a good visual relationship between the original dwelling and any subsequent additions'

'... as a rule of thumb avoid schemes which increase the size of the original dwelling by in excess of a 75% increase in floor area'

'... the form and shape of the original dwelling should be respected and reflected in the extension'

'... we would expect any extension to be carried out using materials which match those of the original building'



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no. 2 chapel close

old langho

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evaluation

The design process commenced with an appraisal of the existing property within its setting. Careful consideration was given to the relationship of the proposals to the existing building and context.

Amongst other matters, this demonstrated:-

- the poor relationship of the rooms on the ground floor
- the restricted access and views to the garden and countryside beyond
- the garden room is too small to be used as a family room

brief

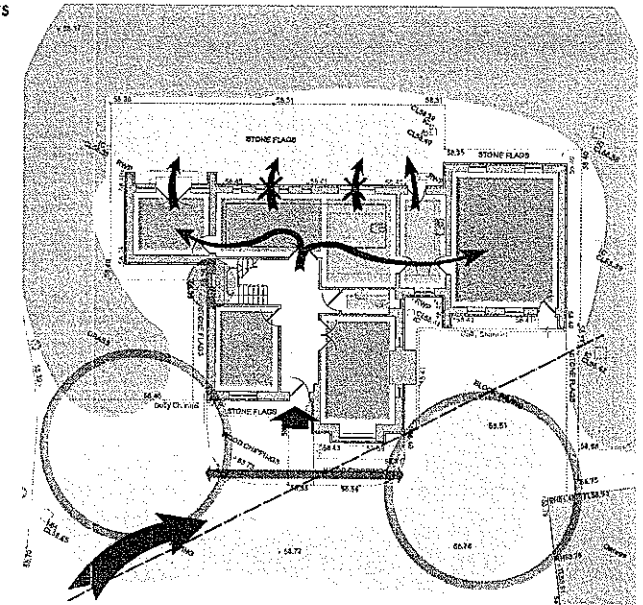
Our client requested consideration be given to the following matters :-

- new family room/lounge on site of existing garden room
- visual appearance of the approach elevation
- review existing ground floor plan to improve relationship and use of rooms

options

During the design process various options were considered.

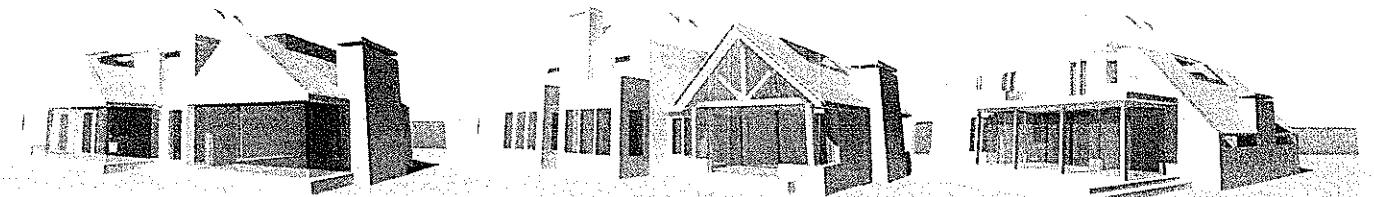
These proposals attempted to address the appearance of the house from the entrance elevation and create improved relationship with the garden, whilst satisfying the aspirations of the supplementary planning guidance for house extensions.



appraisal

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design development sketch options

no. 2 chapel close

old langho

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conservation area

evaluation

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proposed

The proposals have been developed taking into consideration the planning policy guidance available

The majority of the proposed works are to the side and rear of the property. The architectural language employed on the front elevation references the character of the existing house through the use of similar materials and detailing. As the property is not overlooked from the rear a more contemporary approach was adopted.

materials

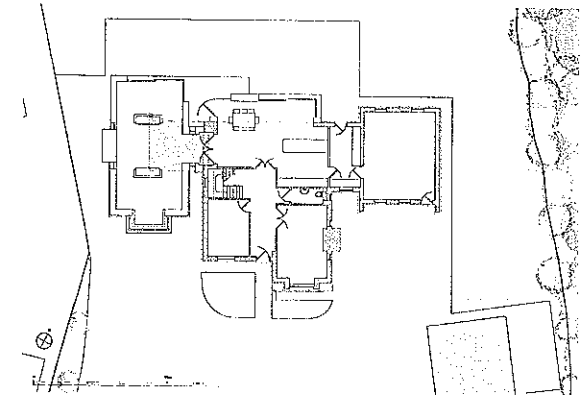
Materials have been selected to match and complement the existing materials

Front elevation

- walls to be render with a brick plinth and stone cill, similar to the existing house
- roof to be concrete tiles to match existing
- window/door frames to be aluminium, colour to match existing

Rear and side elevations

- walls to be a combination of render to match existing and complimentary random stonework
- pitched roof to be concrete tiles to match existing
- proposed bay creates a balcony to first floor
- window frames to be aluminium, colour to match existing
- chimney to be random stonework



proposed ground floor plan

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proposed rear elevation

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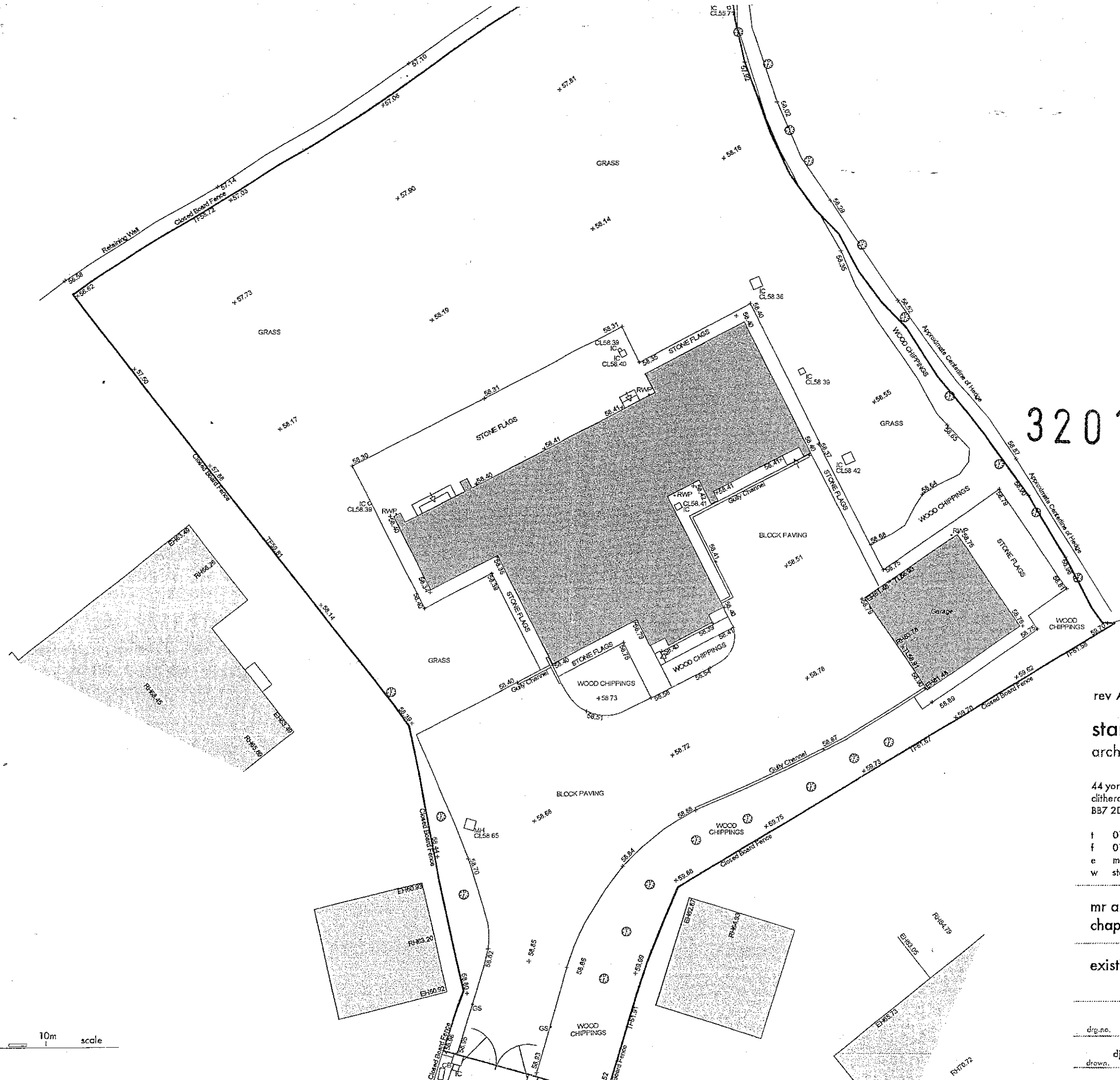
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mr and mrs crewsdon
chapel close

existing site plan

drg.no. 12.27 / 01 rev. A
drawn. dj date. june 12 scale. 1 to 200 @A3



materials

on request, samples of proposed materials to be submitted for approval to local authority. materials to be selected to match existing house and context, 'alien' materials are not included in the proposals

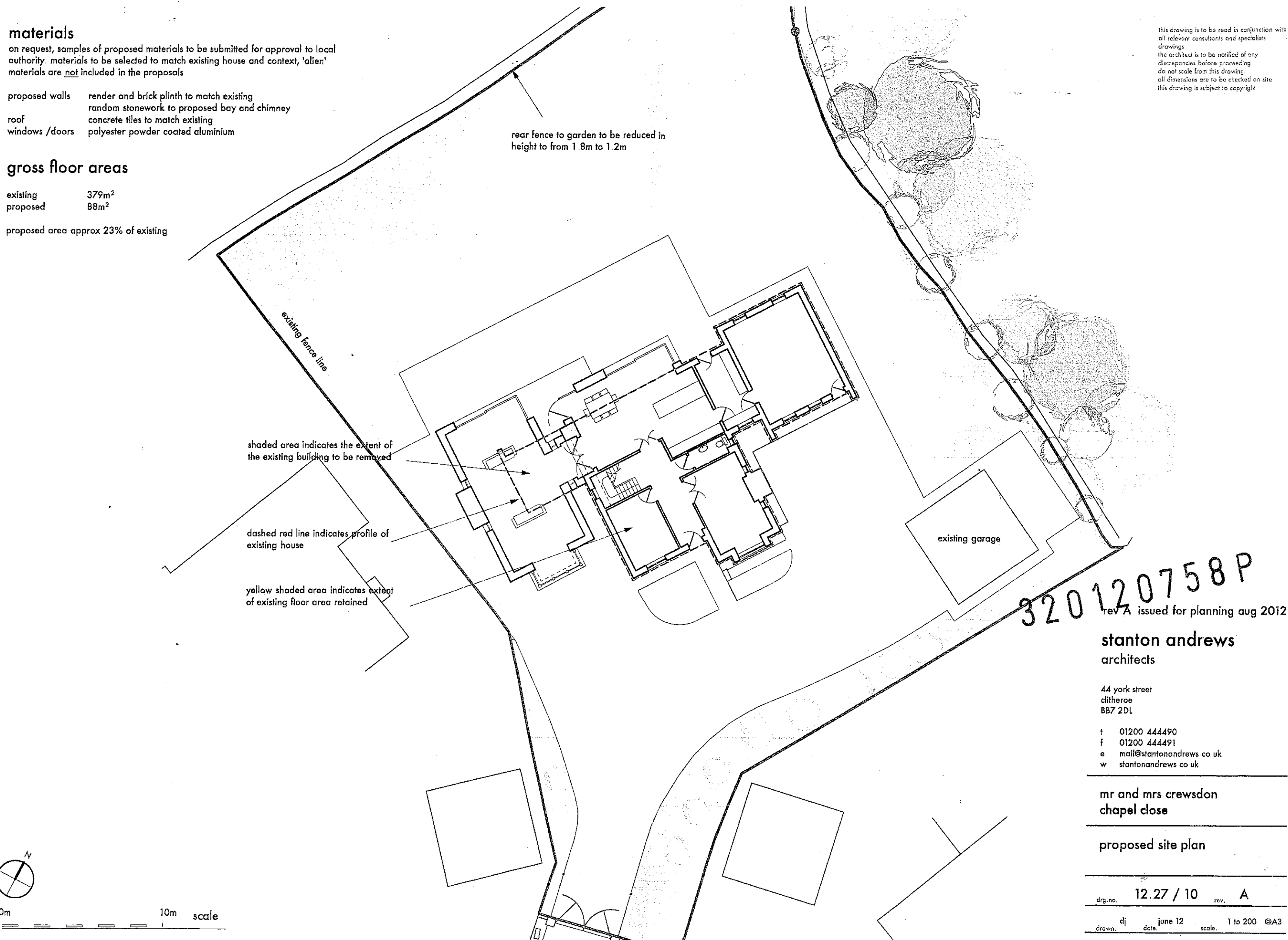
proposed walls	render and brick plinth to match existing
	random stonework to proposed bay and chimney
roof	concrete tiles to match existing
windows /doors	polyester powder coated aluminium

gross floor areas

existing	379m ²
proposed	88m ²

proposed area approx 23% of existing

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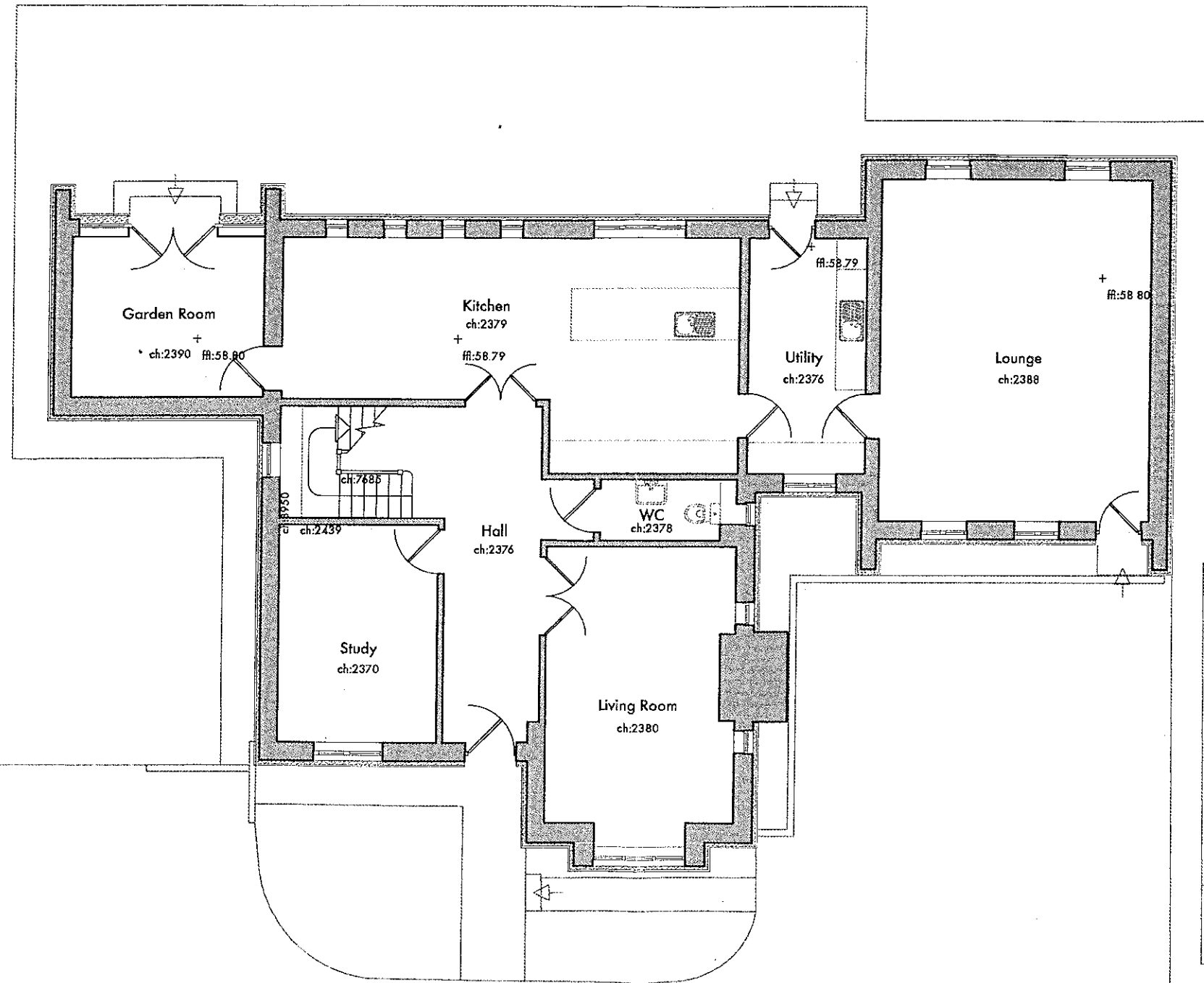
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proposed site plan

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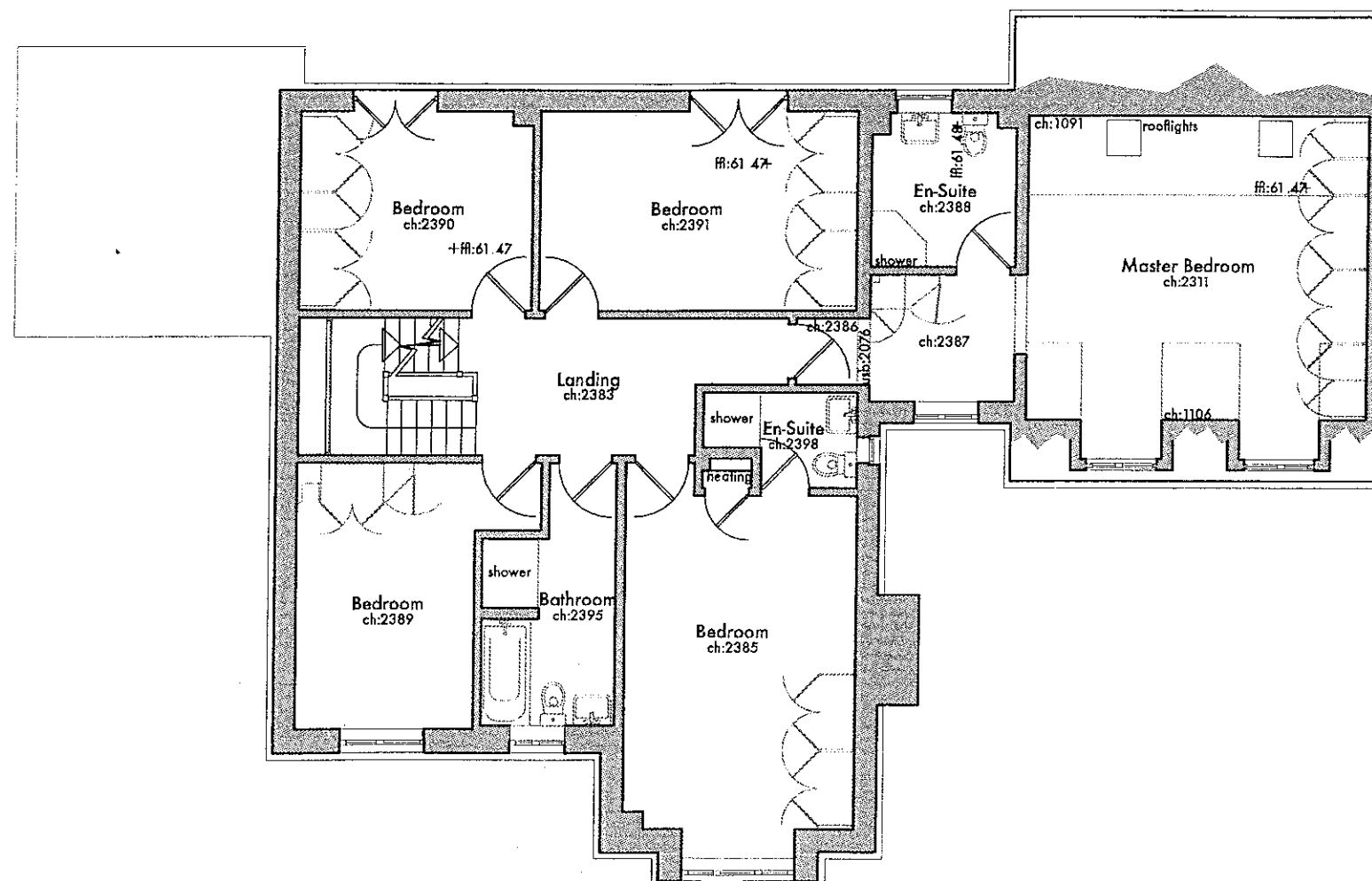
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existing ground floor plan

12.27 / 02 rev. A

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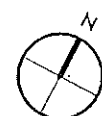
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chapel close

existing first floor plan

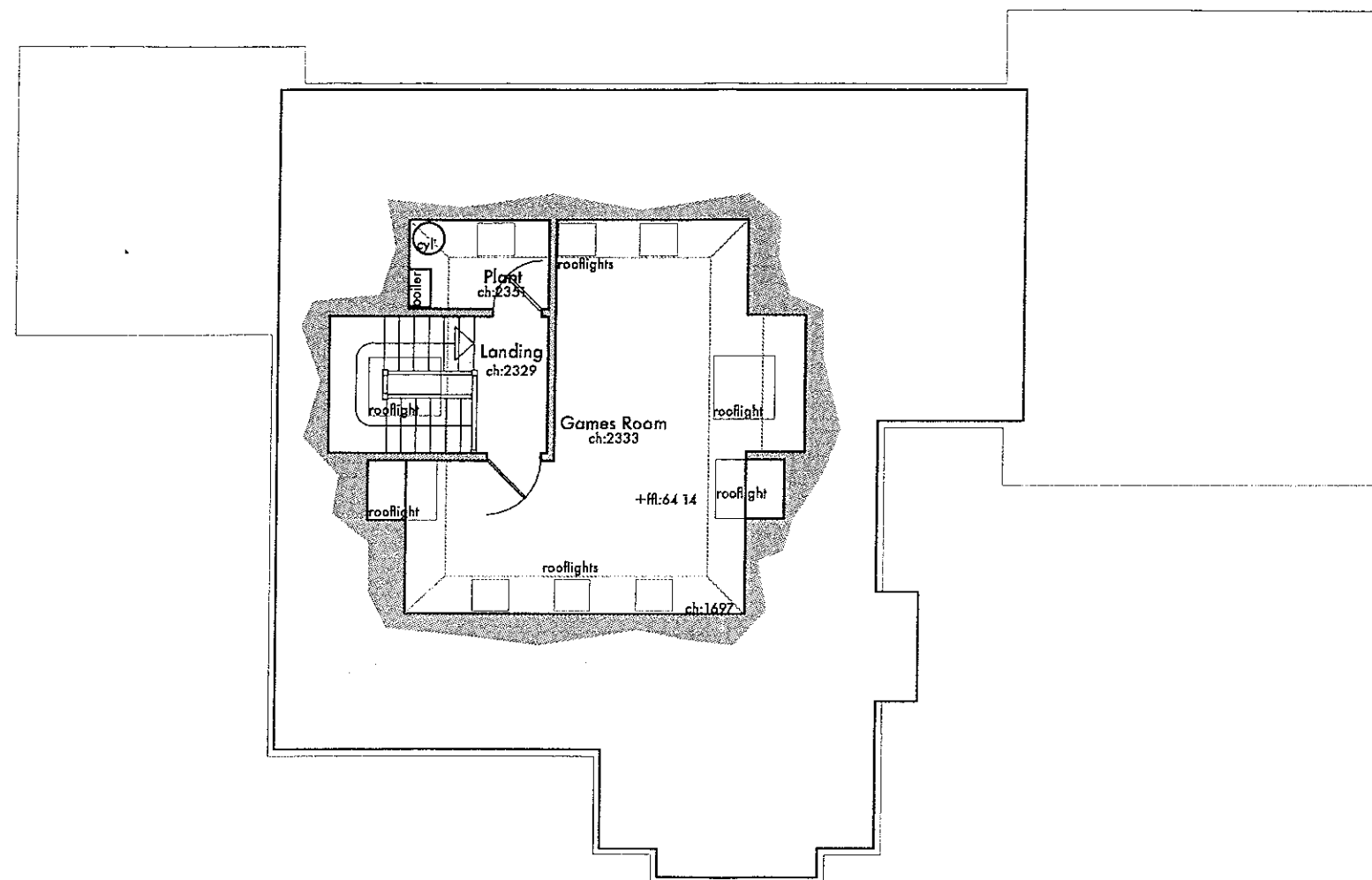
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0m 10m scale

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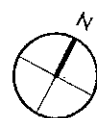
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mr and mrs crewsdon
chapel close

existing second floor plan

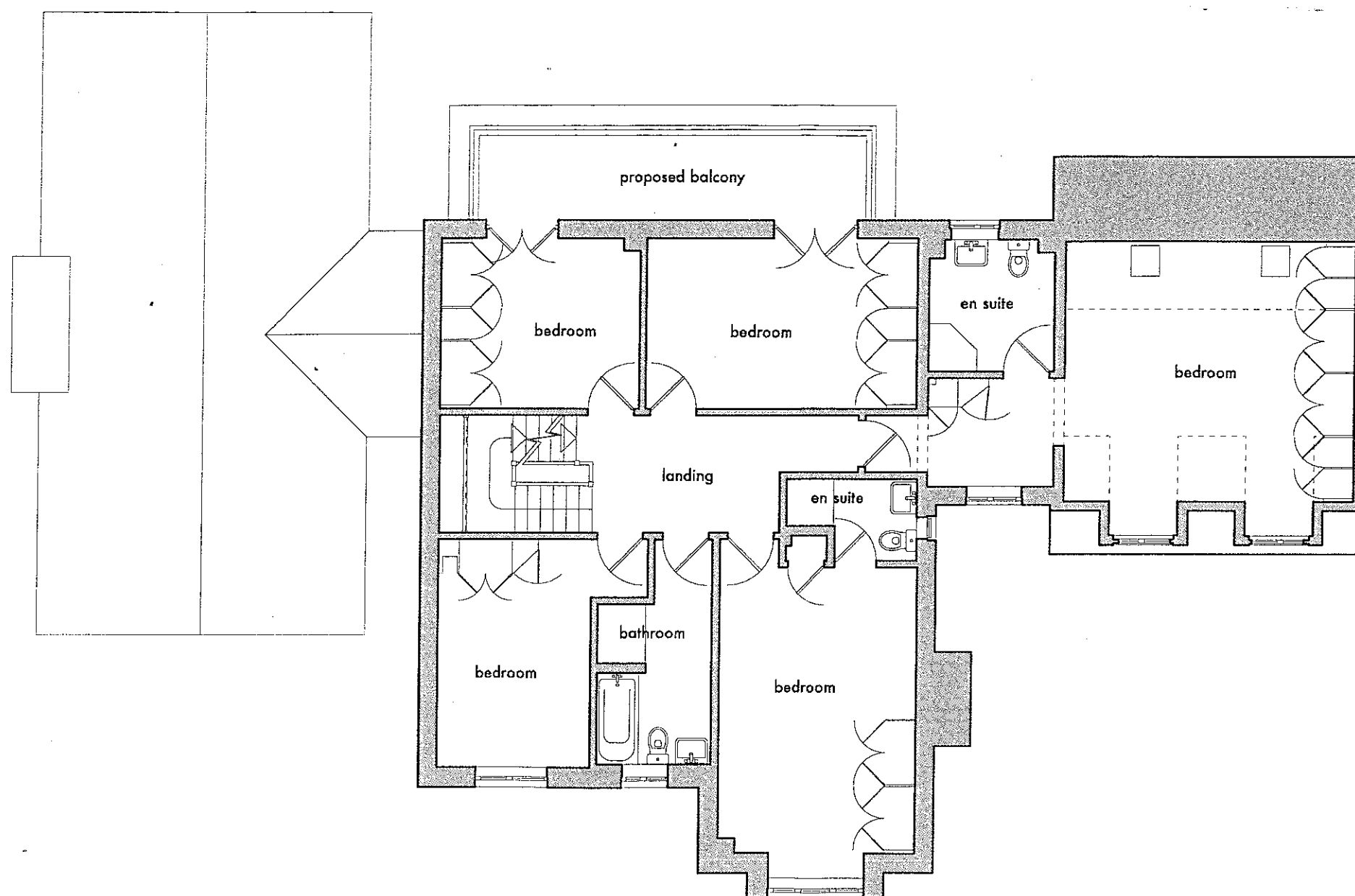
drg.no. 12.27 / 04 rev. A

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0m 10m
scale

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mr and mrs crewsdon
chapel close

proposed first floor plan

drg.no. 12.27 / 12 rev. A

drawn dj date june 12 scale 1 to 100 @A3



0m 10m scale

materials

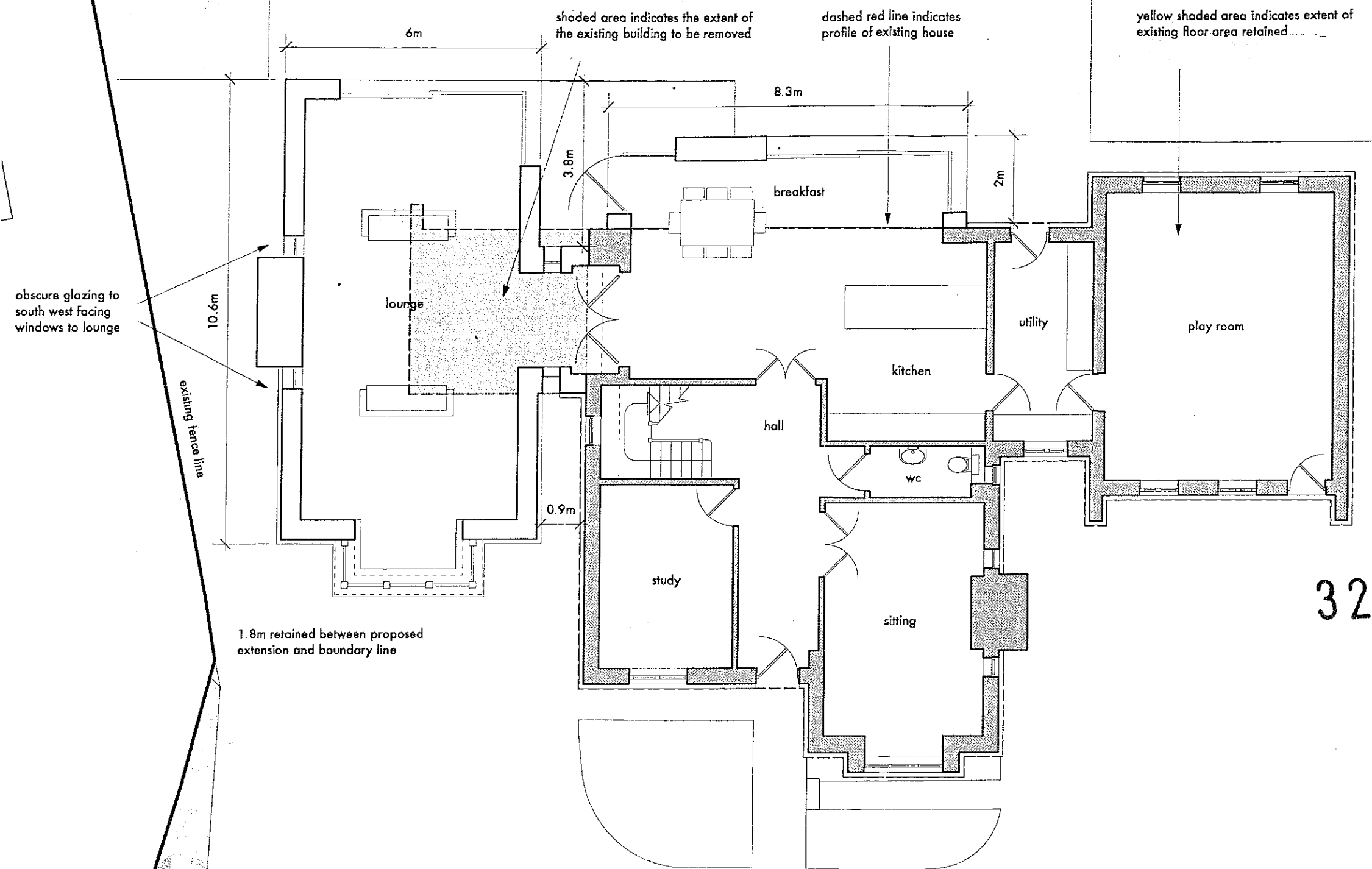
on request, samples of proposed materials to be submitted for approval to local authority. materials to be selected to match existing house and context, 'alien' materials are not included in the proposals

proposed walls

render and brick plinth to match existing
random stonework to proposed bay and chimney
concrete tiles to match existing
polyester powder coated aluminium

roof
windows / doors

this drawing is to be read in conjunction with all relevant plans, sections and elevations. drawings are to be read in the order of the drawings before proceeding. do not start from this drawing. all dimensions are to be checked on site. this drawing is subject to change.



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mr and mrs crewsdon
chapel close

proposed ground floor plan

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drawn. dj date. june 12 scale. 1 to 100 @A3

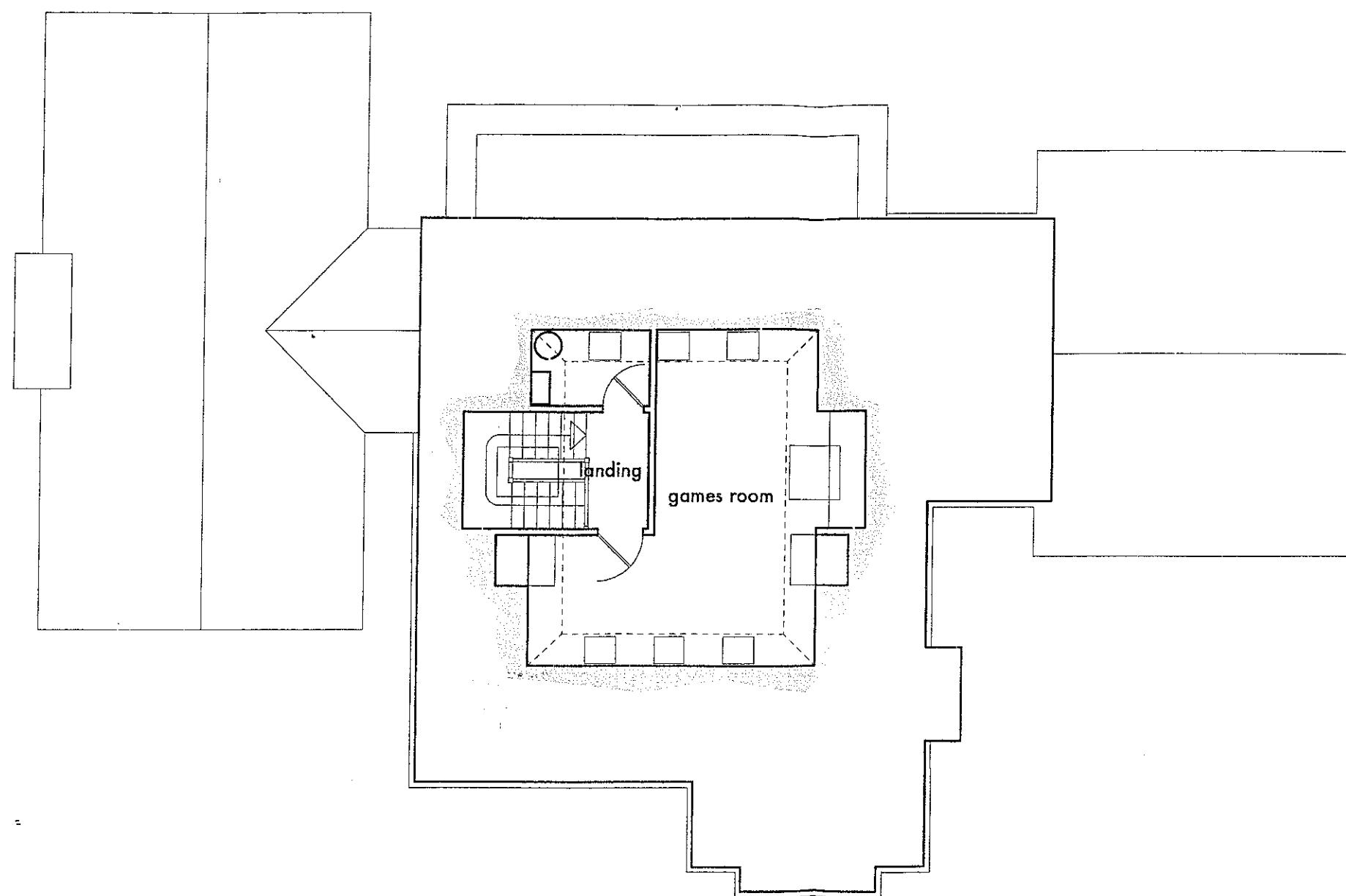
materials

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proposed walls
roof
windows / doors

render and brick plinth to match existing
random stonework to proposed bay and chimney
concrete tiles to match existing
polyester powder coated aluminium

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mr and mrs crewsdon
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proposed second floor plan

drg.no.	12.27 / 16	rev.	A
drawn.	dj	date.	aug 12
		scale.	1 to 100 @A3

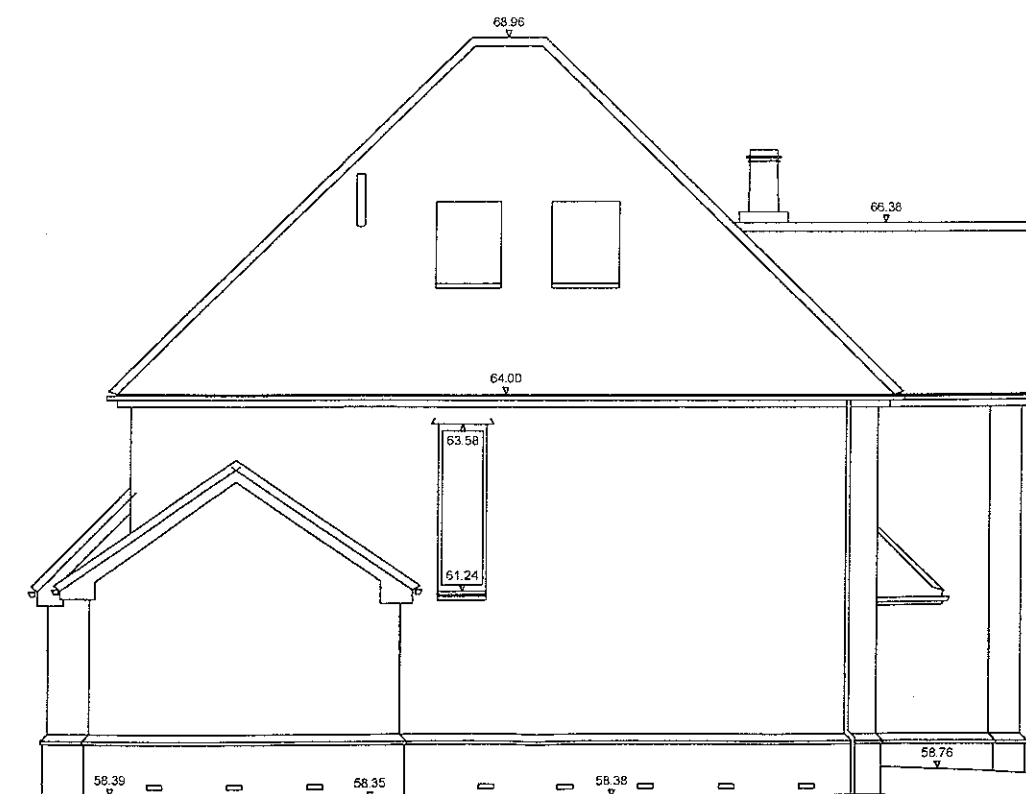


0m 10m
scale

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all relevant comments and specifications
drawings.
the architect is to be notified of any
discrepancies before proceeding to
do not scale from this drawing
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south east elevation



south west elevation

existing materials

external walls	cream render with a brick plinth
roof	concrete tiles
windows	grey upvc frames, brick cills
doors	grey upvc

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mr and mrs crewsdon
chapel close

existing elevations
sheet 1 of 2

drawn	dj	date	june 12	scale	1 to 100 @A3
12 27 / 05	rev	A			

This architectural elevation drawing shows a building facade with a gabled roof. The drawing includes various windows, doors, and height measurements. Key features include:

- Roofline:** A gabled roof with a chimney on the left side. The roof height is marked as 66.83.
- Second Floor:**
 - Left side: Two small square windows. The height to the top of the wall is 65.44.
 - Center: A large window with a balcony. The height to the top of the window is 63.58, and the height to the top of the balcony is 61.50.
 - Right side: A large window with a balcony. The height to the top of the wall is 63.08.
- First Floor:**
 - Left side: Two windows. The height to the top of the wall is 61.31. The height to the top of the windows is 59.84 and 59.94.
 - Center: A door and a window. The height to the top of the door is 58.41, and the height to the top of the window is 59.83.
 - Right side: A door and a window. The height to the top of the door is 58.40, and the height to the top of the window is 58.82.
- Ground Level:** The height to the top of the ground level is marked as 58.39 on the left and 58.36 on the right.

This architectural elevation drawing shows a building facade with several height markers in feet. The markers are as follows:

- 66.38: Height of the roofline on the left side.
- 68.96: Height of the peak of the main roof.
- 64.00: Height of the roofline on the right side.
- 59.25: Height of the base of the building.
- 58.40: Height of the base of the building (multiple locations).
- 58.39: Height of the base of the building.
- 59.81: Height of a small structure on the left.
- 59.72: Height of a small structure on the left.

320120758P

drawn. dj date. june 12 scale. 1 to 100 @A3

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dashed red line indicates the profile of existing garden room to be removed

roof pitch to match existing

proposed chimney to be stonework

3.6m

proposed soffit

2.7m

f.f. 58.80

render to match existing

brick plinth with stone cill
colours to match existing
proposed

existing house

south east elevation

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mr and mrs crewsdon
chapel close

proposed elevations
sheet 1 of 2

drg.no. 12 27 / 13 rev. A

drawn. dj date. june 12 scale. 1 to 100 @A3

dashed red line indicates the profile of existing garden room to be removed

3.6m

proposed soffit

2.7m

f.f. 58.80

render to match existing

stonework

render to match existing

obscure glazing to south west
facing windows to lounge
proposed

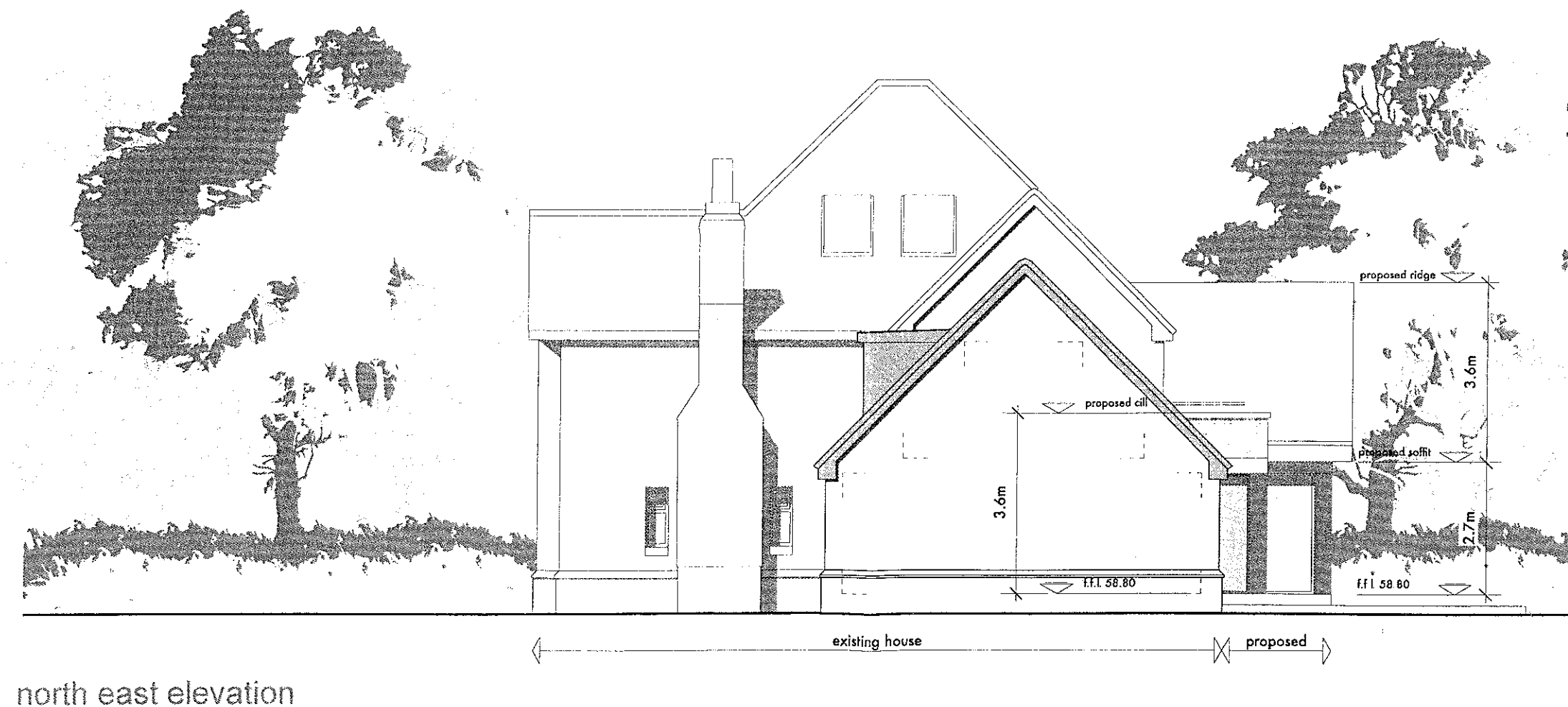
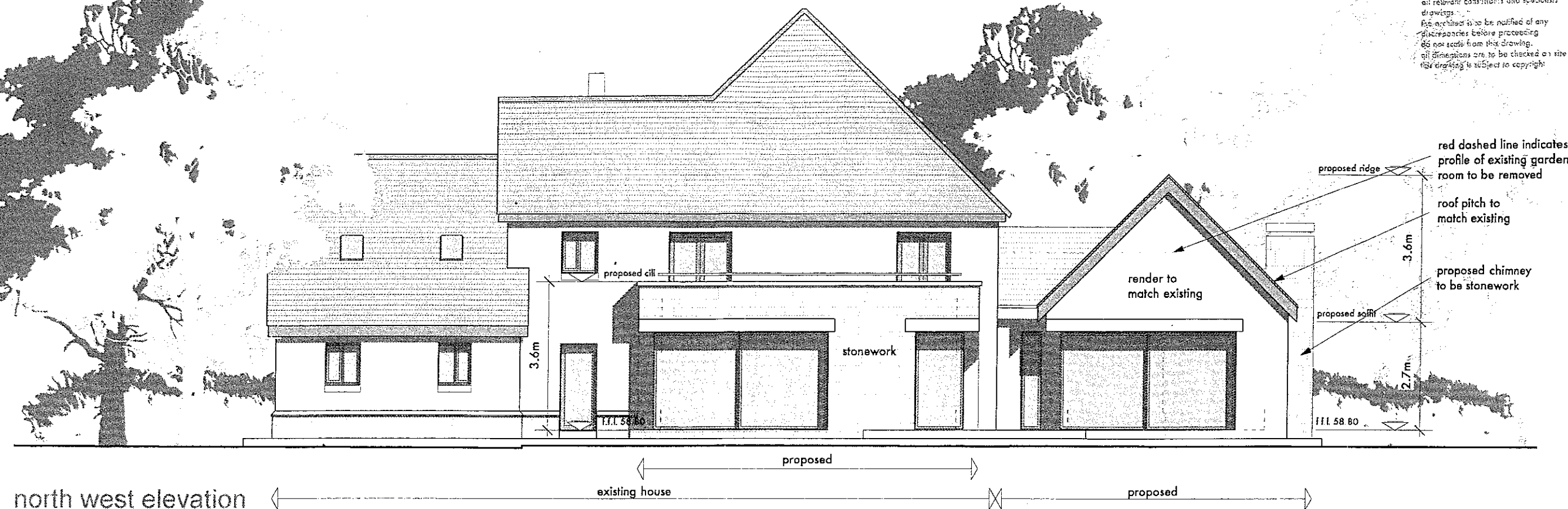
brick plinth with stone cill
colours to match existing

existing house

existing garage

south west elevation

this drawing is to be read in conjunction with all relevant conditions and specialists drawings. It is to be noted that any discrepancies between this drawing and the site plan shall be resolved in favour of the site plan. All dimensions are to be checked on site. This drawing is subject to copyright.



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proposed elevations
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