



RIBBLE VALLEY
BOROUGH COUNCIL

13 SEP 2012

FOR THE
ATTENTION OF

For office use only

Application No:

Date received

Fee paid £

Receipt No:

520120831P

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

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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/MRS** First name: **JO / CATHERINE**
Last name: **HARDING / BRITCLIFFE**
Company (optional):
Unit: House number: **29** House suffix:
House name:
Address 1: **MOOR LANE**
Address 2:
Address 3:
Town: **CLITHEROE**
County: **LANCASHIRE**
Country: **UNITED KINGDOM**
Postcode: **BB7 1BE**

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:

INSTALLATION OF A 2.5M X 1M BALCONY TO SECOND FLOOR
WINDOW ON LOWERGATE ASPECT OF 29 MOOR LANE.
SEE PHOTO D

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: **29** House suffix:

House name:

Address 1: **MOOR LANE**

Address 2:

Address 3:

Town: **CLITHEROE**

County: **LANCASTHIRE**

Postcode (optional): **BB7 1BE**

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

Easting: Northing:

Description:

SECOND FLOOR FLAT.

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. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

**D+M RAWSON of KATIE & RAWSONS
79 LOWERGATE
J PARRINGTON of 116 LOWERGATE
F BELGHAM of 25 MOOR LANE
NO OBJECTIONS.**

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. 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	Drawing references if applicable
Walls			☒	☐	
Roof			☒	☐	
Windows			☒	☐	
Doors			☒	☐	
Boundary treatments (e.g. fences, walls)			☒	☐	
Vehicle access and hard-standing			☒	☐	
Lighting			☒	☐	
Others (please specify)		BALCONY: BLACK OR GREY GALVANISED METAL. WOODEN JOISTS. COMPOSITE BOARDS	☐	☐	PHOTO C

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:

PHOTO C

11. 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	N/A		
Light goods vehicles/ public carrier vehicles	N/A		
Motorcycles	N/A		
Disability spaces	N/A		
Cycle spaces	N/A		
Other (e.g. Bus)	N/A		
Other (e.g. Bus)	N/A		

12. Foul Sewage

Please state how foul sewage is to be disposed of:

N/A

- ☐ 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):

13. 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? N/A

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

14. Biodiversity and Geological Conservation

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. Existing Use

Please describe the current use of the site:

 GROUND FLOOR + FIRST FLOOR - BOOK SHOP, SHOP STORAGE + THERAPY TREATMENT ROOM
 SECOND FLOOR + ATTIC RESIDENTIAL

 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:

 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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'

17. 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

18. 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	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

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

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) =							

Social Rented

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

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) =							

Intermediate

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

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) =							

Key worker

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) =

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

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

19. 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	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)	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				

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	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

N/A

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

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

N/A

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha)

N/A

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal 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 surplus 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.

24. 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):

25. 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 (General Development Procedure) Order 1995 Certificate under Article 7

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):

07/07/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (General Development Procedure) Order 1995 Certificate under Article 7

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):

25. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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):

--

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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):

07/09/2012

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):

--

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.

3 copies of a completed and dated application form: ☒The correct fee: ☒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: ☒3 copies of a design and access statement: ☒3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☒3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☒**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):

07/09/2012

(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:

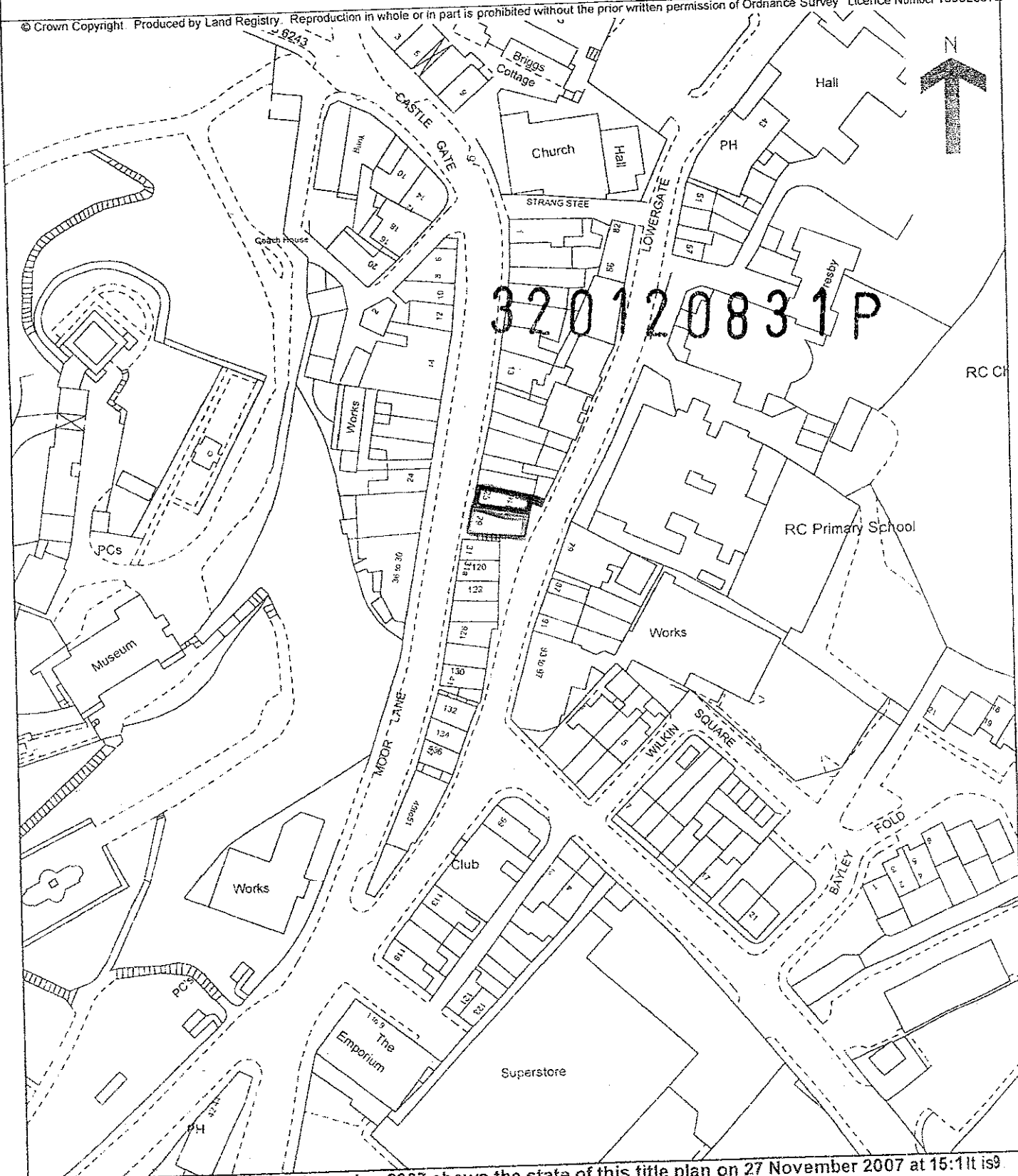
Telephone number:

Email address:

Land Registry
Official copy of
title plan

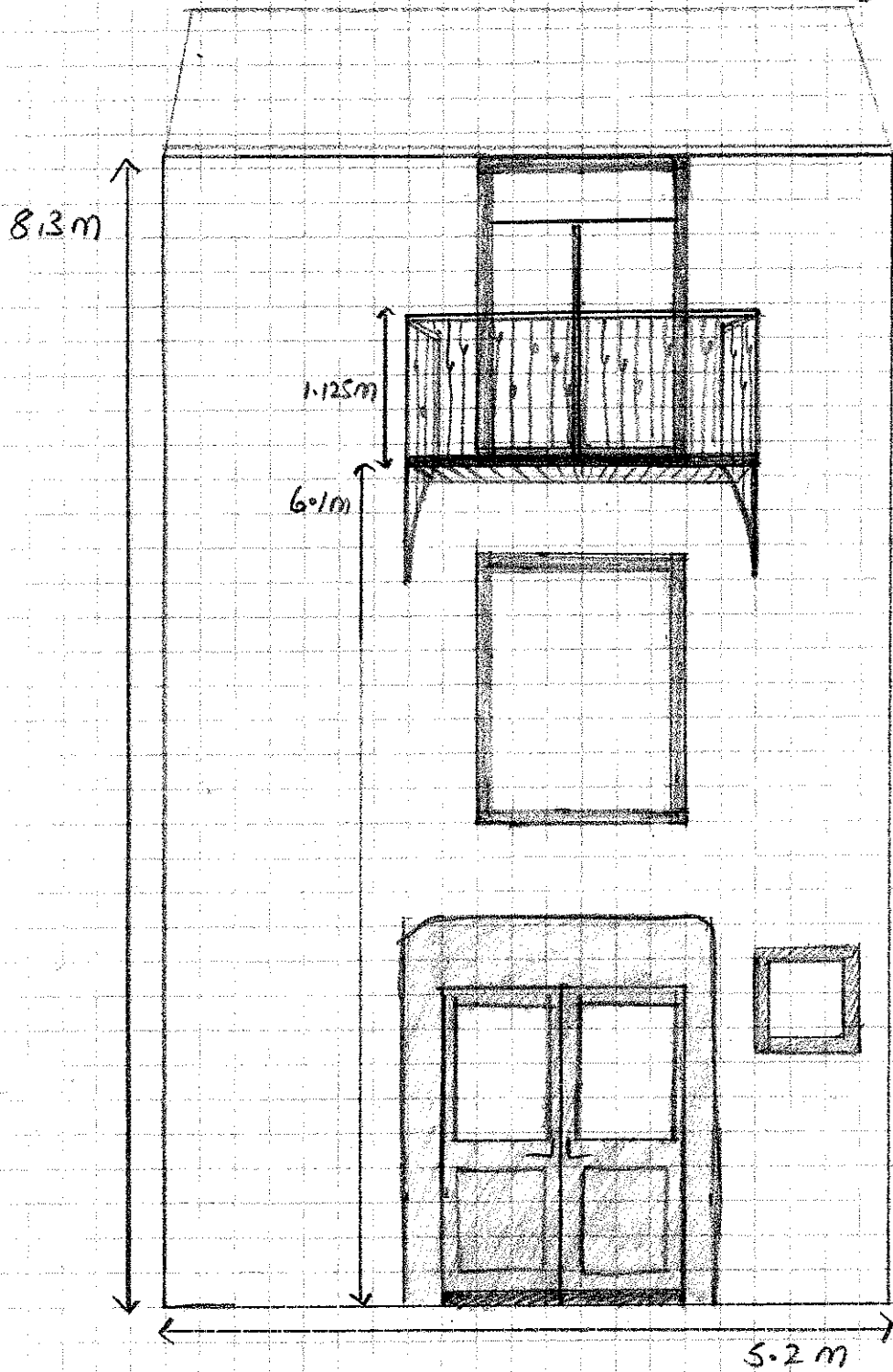
Title number LA854286
Ordnance Survey map reference SD7441NW
Scale 1:1250 enlarged from 1:2500
Administrative area Lancashire: Ribbles Valley

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This official copy issued on 27 November 2007 shows the state of this title plan on 27 November 2007 at 15:11t is9.
admissible in evidence to the same extent as the original (s 67 Land Registration Act 2002)
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale
Measurements scaled from this plan may not match measurements between the same points on the ground See Land
Registry Public Guide 19 - Title Plans and Boundaries
This title is dealt with by Land Registry, Lancashire Office

320120831P



Scale
1:50

HERITAGE STATEMENT FOR 29 MOOR LANE, CLITHEROE BB7 1BE

Although we have the original deeds, beyond living memory it is difficult to be exact as to the occupancy and use of the building because it has been variously called plots 402, 422 and 423; 27 and 29 Moor Lane; and 116 Lowergate. (There is now no 27 Moor Lane and 116 is the back of 25 Moor Lane)

However we do know that on the 1 January 1840 an area of rocky waste land was bought in order to build a Primitive Methodist chapel and school. In the recent past it has been used mainly for retail: a decorator's shop, a patchwork shop and during the last 8 years for a bookshop and complementary therapies. In 2005 we converted the top two floors back into living accommodation.

A full schedule of occupancy and use drawn from various local directories is attached: see Schedule 1.

Since occupying the building we have continually improved its condition: the condition in 2003 was similar to photograph A. In 2005 the building was reroofed; the original stonework of the back wall was exposed and re-pointed; and a boarded-up and broken window was replaced. In 2009 another window and the old flimsy back doors were replaced with double-glazed units: for condition now see photograph B

We are applying for permission to build a balcony (see photograph C) on the back of the building which overlooks a mixed area: houses, flats, shops and studios, a mosque and a primary school. Many of the premises are the backs of shops on Moor Lane and are not in very good repair, some in need of total renovation. There are various other attachments to buildings in the area including tall gates, roller and mesh shutters, window bars, and a stainless steel chimney from a take-away. A number of other buildings (both residential and business) in the town centre already have balconies.

The window overlooks many premises but cannot see into any homes and a balcony would not enable us to see anymore than we already can: see photograph D

320120831P

SCHEDULE 1

1840 on Primitive Methodist chapel and school

Sometime in the 1840s the Methodists fell into debt and the building was split into the chapel and school and a work place, shop and living accommodation for Daniel McCormick.

1876 James Hargreaves, Linen and woollen dealer

1881 James Hargreaves, Baby linen dealer

and listed at 29 Moor Lane James Seed, Butcher

Daniel McCormick still occupied the back of the building, listed as 116 Lowergate

1891 and 1897 James Preston, Draper

at 29 Moor Lane Albert Langford, Bookseller, stationers and toy shop.

1897 29 Listed as James Iddon, Fishmonger and greengrocer

from **1900** to at least **1951** 29 and or 27 are listed as Dining Rooms or Restaurant under the ownership of John Robert Barnes, John Howard and then George Howard.

mid **1960s** Dales' Decorating business

1995 Aunt Jemimah's Patchwork shop

2003 Bookshop and therapist

2005 to now Bookshop, therapist and flat

320120831P

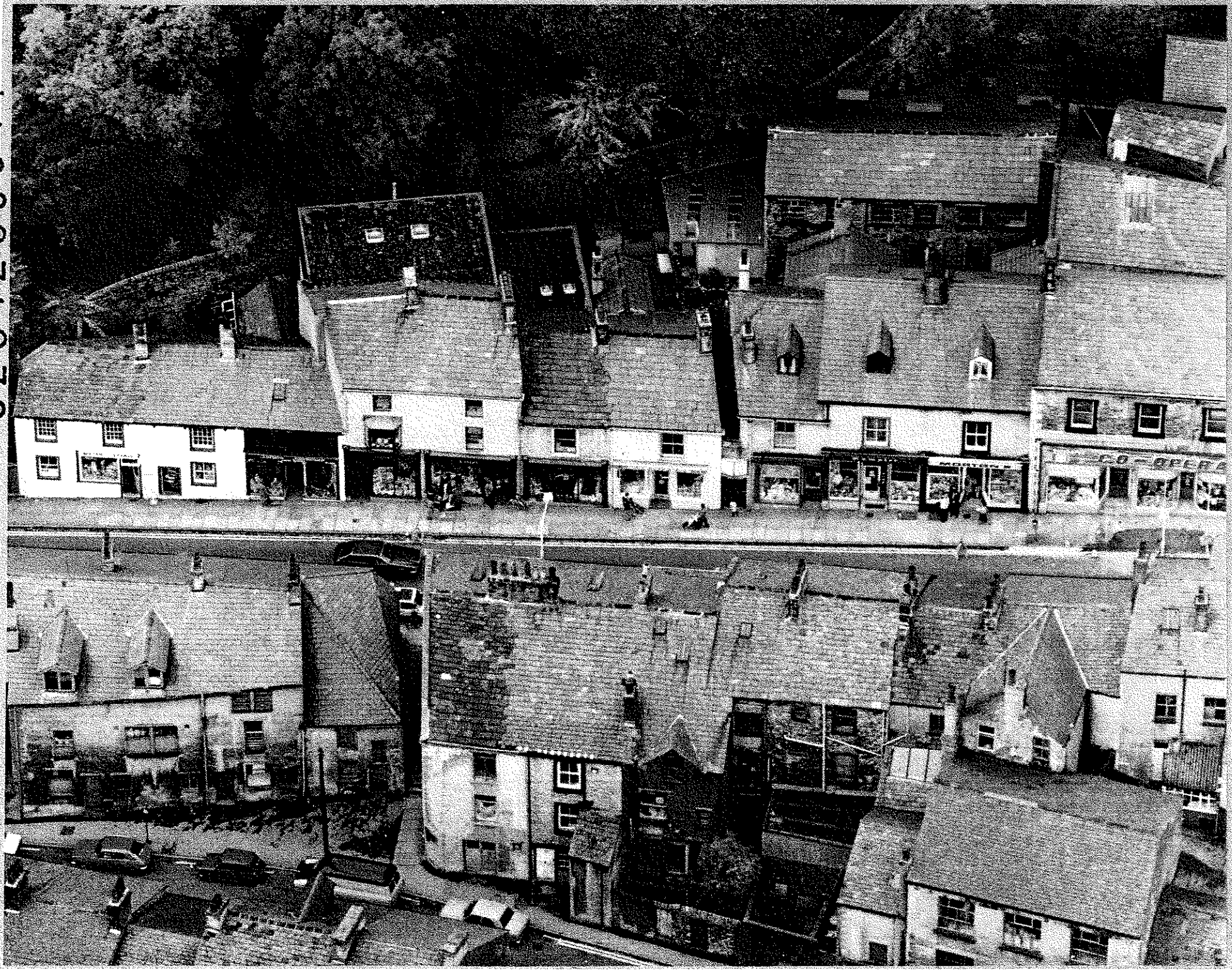


Photo A

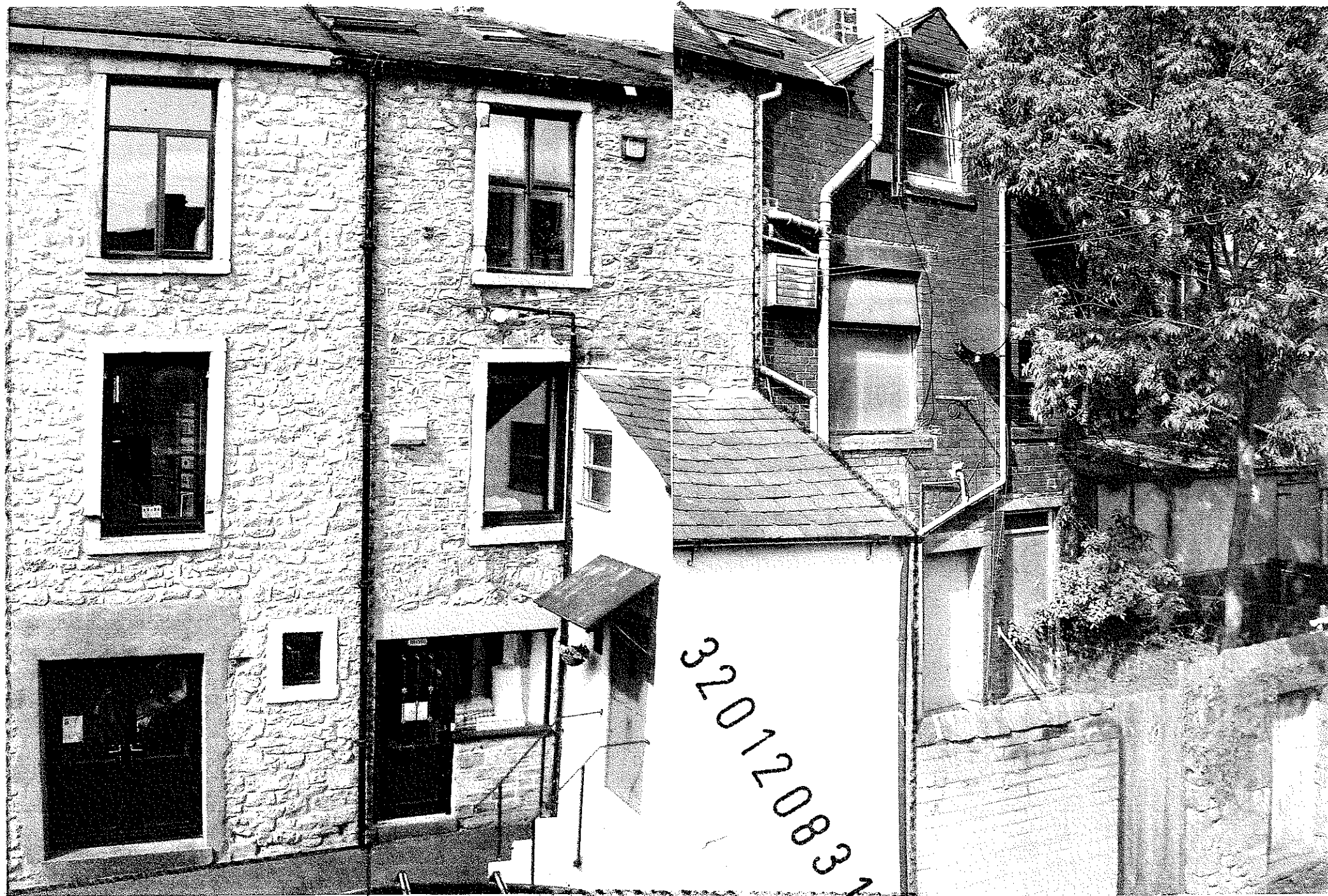
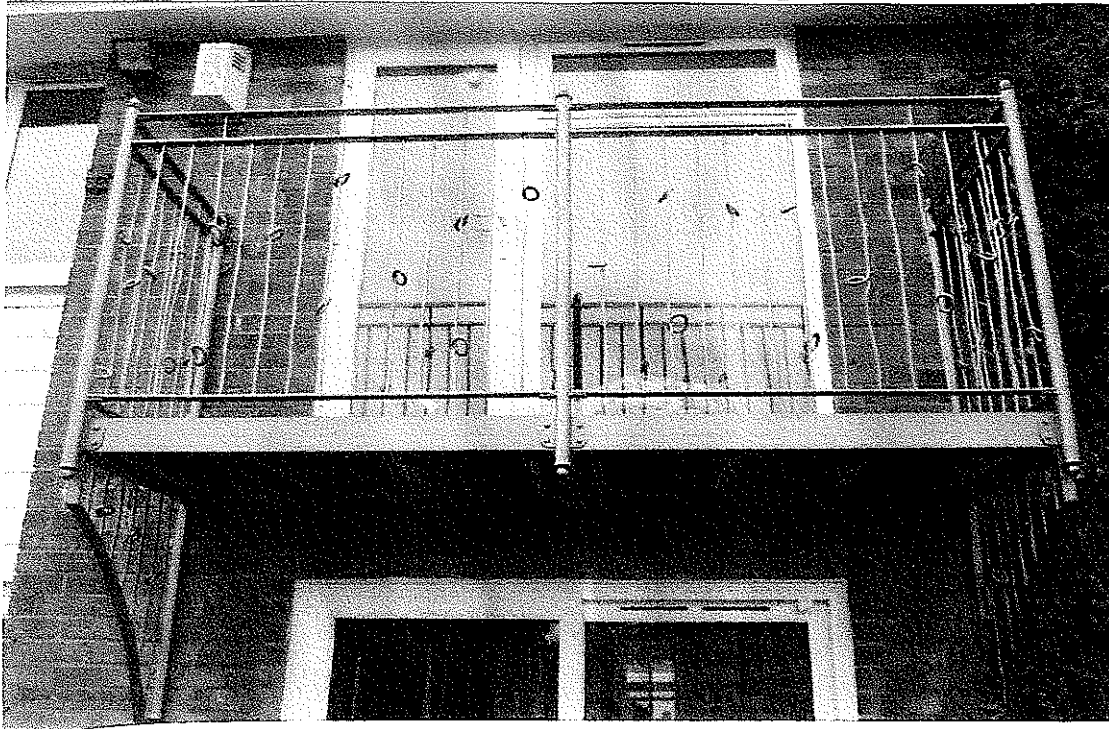


photo B

This is an example of the style of balcony we are wanting to install.



Manufactured and installed by CSW fabrications. Crawshawbooth,
Rossendale BB4 8AX

The balcony above is a 2m wide by 1m deep balcony.

It is galvanised to BS EN ISO 1461

With tanalised deck joists and Black composite deck planks.

It can be coated in black or grey.

320120831P

PHOTO
C

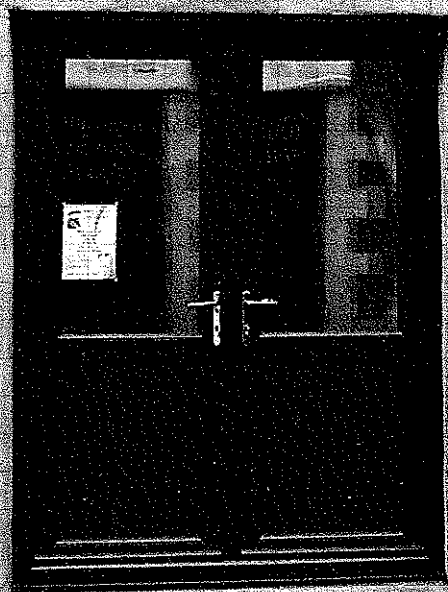
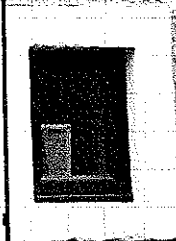
2.26 m 1.44 m 1.5 m

Balcony
2.5 m wide
x 1 m deep.

1.25 m

6.1 m

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5.2 m

Scale 3.25 m to 1 m
Height from ground to door 6.10 m 6.1 m

Photo D

29 MOOR LANE BB7 1BE

Ribble Valley Borough Council

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DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB)

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

WE HAVE CONSIDERED

1. THE PRESENT LOOK OF THE BUILDING
2. THE FACT THAT IT IS IN A CONSERVATION AREA
- and 3. THE LOOK AND USE OF OTHER BUILDINGS IN THE VICINITY

Use

What will the extension/development be used for and justify why this is necessary?

IT WILL BE USED FOR SITTING OUT ON AND MAY BE ENHANCED BY A FEW POT PLANTS

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

IT IS 2 1/2 METRES x 1 METRE. THE SIZE IS IN PROPORTION TO THE EXISTING WINDOWS AND DOORS AND SUFFICIENT FOR PROPOSED USE

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Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

THE RECTANGULAR LAYOUT CHOSEN IS APPROPRIATE FOR THE BUILDING, THE AREA AND USE

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

IT IS IN SCALE. EITHER A SMALLER OR A LARGER BALCONY WOULD LOOK OUT OF PROPORTION

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

N/A

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used.

IT FITS IN WITH THE EXISTING BUILDING AND AREA BEING MADE OF METAL AND WITH RECYCLED COMPOSITE RUBBER FOR THE BASE. THE DESIGN IS AESTHETICALLY PLEASING. SLABS FOR EXAMPLE WOULD LOOK OUT OF CHARACTER.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles.

ACCESS IS THROUGH A SECOND FLOOR WINDOW