

24 JUL 2012

FOR THE
APPLICATION OF

For office use only

Application No. 2012 0833 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

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:		First name:	Chris	Surname:	Atkinson
Company name	Ribble Valley Homes				
Street address:	De Lacy House		Telephone number:	Country Code	National Number
	Station Road				Extension Number
Town/City	Clitheroe		Mobile number:		
County:	Lancs		Fax number:		
Country:	UK		Email address:		
Postcode:	BB7 2JT				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Chris	Surname:	Atkinson
Company name:	Ribble Valley Homes Limited				
Street address:	Ribble Valley Homes Limited 44 York Street		Telephone number:	Country Code	National Number
					Extension Number
Town/City	Clitheroe		Mobile number:		
County:	Lancashire		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	BB7 2DL		catkinson@ribblevalleyhomes.org.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

The proposed development to the main block at Vale House is to construct a 2 storey extension to the west elevation. This will enable internal redevelopment of existing bedsits into 1 bed flats. A first floor Juliet Balcony will be located on each 1st floor flat with patio door sets to the ground floor.
Additional construction of 2 UPVC conservatories to rear ground floor flats to the south side elevation.

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

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

House: 11 Suffix:
House name:
Street address: Vale House Close
Whalley
Town/City: Clitheroe
County:
Postcode: BB7 9TY

Description:

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

Easting: 373412
Northing: 436232

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☒ Yes ☐ No

If Yes, please provide details:

Existing bin store will continue to be used by all residents

8. Authority Employee/Member

With respect to the Authority I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Cavity wall construction with dashed rendered finish

Description of *proposed* materials and finishes:

to match existing

Roof - description:

Description of *existing* materials and finishes:

Slate finished roof covering

Description of *proposed* materials and finishes:

Roof slate to match existing

Windows - description:

Description of *existing* materials and finishes:

Timber double glazed windows

Description of *proposed* materials and finishes:

UPVC rosewood effect

9. (Materials continued)

320120833 P

Doors - description:

Description of *existing* materials and finishes:

Timber doors flat exit doors

Description of *proposed* materials and finishes:

UPVC rosewood effect doors

Boundary treatments - description:

Description of *existing* materials and finishes:

Timber posted fencing to the boundary with Manor Road

Description of *proposed* materials and finishes:

As existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n-a

Description of *proposed* materials and finishes:

n-a

Lighting - add description

Description of *existing* materials and finishes:

small lighting bollards to the west front elevation

Description of *proposed* materials and finishes:

to match existing

Others - description:

Type of other material:

Description of *existing* materials and finishes:

PVC rainwater goods

Description of *proposed* materials and finishes:

New rainwater goods to match existing. Supply and fix 'BAMBURGH' Juliet Balcony balustrades with black powder coated paint finish.

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:

Drawing No. VALEH/FP/12/01 & VALEH/FP/12/02

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	10	10	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	1	1	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

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

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☒ Existing watercourse

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

Sheltered accommodation for RVH residents.

Is the site currently vacant? ☐ Yes ☒ No

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 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

17. Residential Units (continued)

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	4	1			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios	10				
Unknown					

Proposed Social Rented Housing Total

15

Overall Residential Unit Totals

Total proposed residential units	15
Total existing residential units	0

Social Rented Housing - Existing

320120833 P

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

Existing Social Rented Housing Total

0

18. All Types of Development: Non-residential Floorspace

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

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	300.0	0.0	100.0	100.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		300.0	0.0	100.0	100.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C2	Residential institutions	0	10	10

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	1	0
Proposed employees	0	0	0

20. Hours of Opening

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

20. Hours of Opening (continued)

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1	09:00:00	17:00:00	-	-	-	-	☐

21. Site Area

What is the site area?

100

sq metres

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:

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**24. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person**25. Certificates (Certificate A)****Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Chris Surname: Atkinson

Person role: Applicant

Declaration date: 24/07/2012

☒ Declaration made**25. Certificates (Agricultural Land Declaration)****Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

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

Title: Mr First Name: Chris Surname: Atkinson

Person role: Applicant

Declaration date: 24/07/2012

☒ Declaration Made**26. Declaration**

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



Date 24/07/2012

320120833P

Design and Access Statement
to Vale House, Whalley.

To enable internal redevelopment of existing bedsits into 1 bed flats. A first floor Juliet Balcony will be located on each 1st floor flat with patio door sets to 4 ground floor flats. Addition of 2 upvc conservatories to rear ground floor flats will enhance the living space for these residents.

Design

To upgrade the existing living accommodation to the above registered social housing properties. The main extension is located to the west elevation and will be in keeping with the existing building and surrounding dwellings. The construction of 2 rear upvc conservatories will match the existing rosewood windows.

Access

Access to the scheme will remain as existing via the public highway Manor Road. The parking facility for all residents and visitors will remain.

Appearance

The appearance of the property will be altered by the addition a new extension to the West elevation. This will be noticeable from the Manor Road side only and will be in keeping with the existing building. All materials proposed are to match the existing building materials and dwelling in the surrounding area. The 2 conservatories will be concealed within the existing building layout surrounding the rear garden area.

Conclusion

The transition of the bedsit flats to 1 bed flats and the proposed conservatories will provide the residents with a modern and user friendly accommodation for all future users.