

21 SEP 2012

FOR THE
ITION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120850P

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:	Mr	First name:	B	Surname:	MONKS		
Company name:							
Street address:	C/O Agent			Telephone number:	Country Code	National Number	Extension Number
Town/City:				Mobile number:			
County:				Fax number:			
Country:				Email address:			
Postcode:							
Are you an agent acting on behalf of the applicant?				☒ Yes	☐ No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Avnish	Surname:	Panchal		
Company name:	Graham Anthony Associates						
Street address:	2 Croston Villa			Telephone number:	Country Code	National Number	Extension Number
	High Street				01995	604514	
	Garstang			Mobile number:			
Town/City:	Preston			Fax number:			
County:	Lancashire			Email address:			
Country:	United Kingdom						
Postcode:	PR3 1EA			info@grahamanthonyassociates.com			

3. Description of the Proposal

Please describe the proposed development including any change of use:

PROPOSED 2 X RESIDENTIAL DWELLINGS

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: Suffix:
House name:
Street address:
Town/City:
County:
Postcode:

Description:

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

Easting:
Northing:

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

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:

N/A

Description of *proposed* materials and finishes:

NATURAL STONE

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

NATURAL SLATE

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

TIMBER

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

10. Vehicle Parking

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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	0	4	4
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	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

New Bio Disc

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:

AGRICULTURAL

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

Market Housing - Proposed

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

Proposed Market Housing Total

2

Market Housing - Existing

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

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	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

19. Employment

If known, please complete the following information regarding employees:

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

20. Hours of Opening

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

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

2,384

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

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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: First name: Surname: Person role: Declaration date: ☒ 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

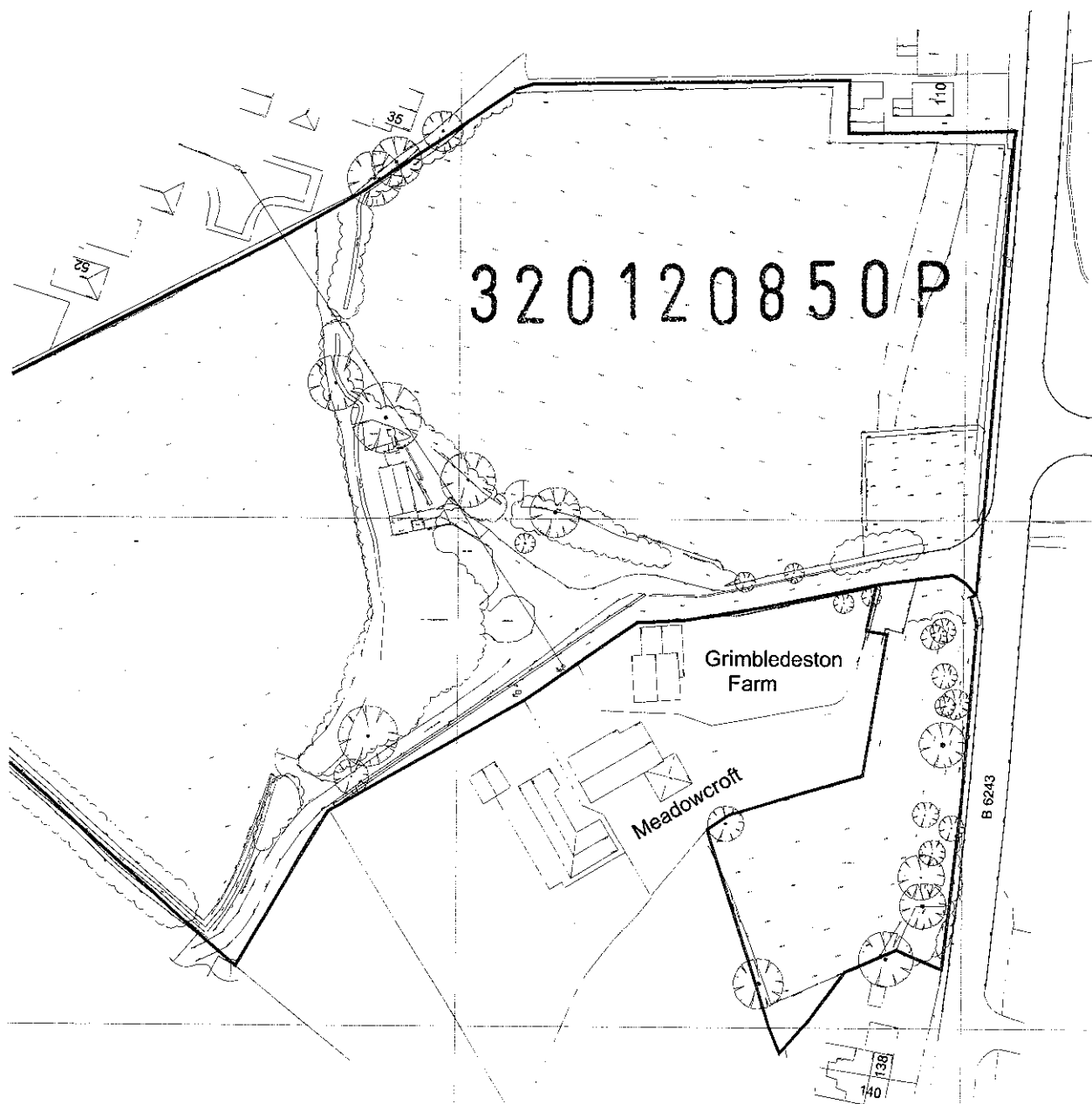
Title: First Name: Surname: Person role: Declaration date: ☒ Declaration Made**26. Declaration**

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

LOCATION PLAN:

LAND OFF PRESTON ROAD, LONGRIGDE, PRESTON, LANCASHIRE.



SCALE 0 12.5 25 50 75 100 125
1:1,250



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ASSOCIATES
TEL : 01995 604514 WEB : www.grahamandhonyassociates.com

ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO GRAHAM ANDHONY ASSOCIATES PRIOR TO PROCEEDING WITH ANY WORKS. ESD NOT SCALE OF DRAWING. CANNOT BE USED FOR CONSTRUCTION PURPOSES.
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CLIENT MR B MONKS DWG STATUS

PROJECT / DRAWING TITLE
LOCATION PLAN:
LAND OFF PRESTON ROAD LONGRIGDE PRESTON

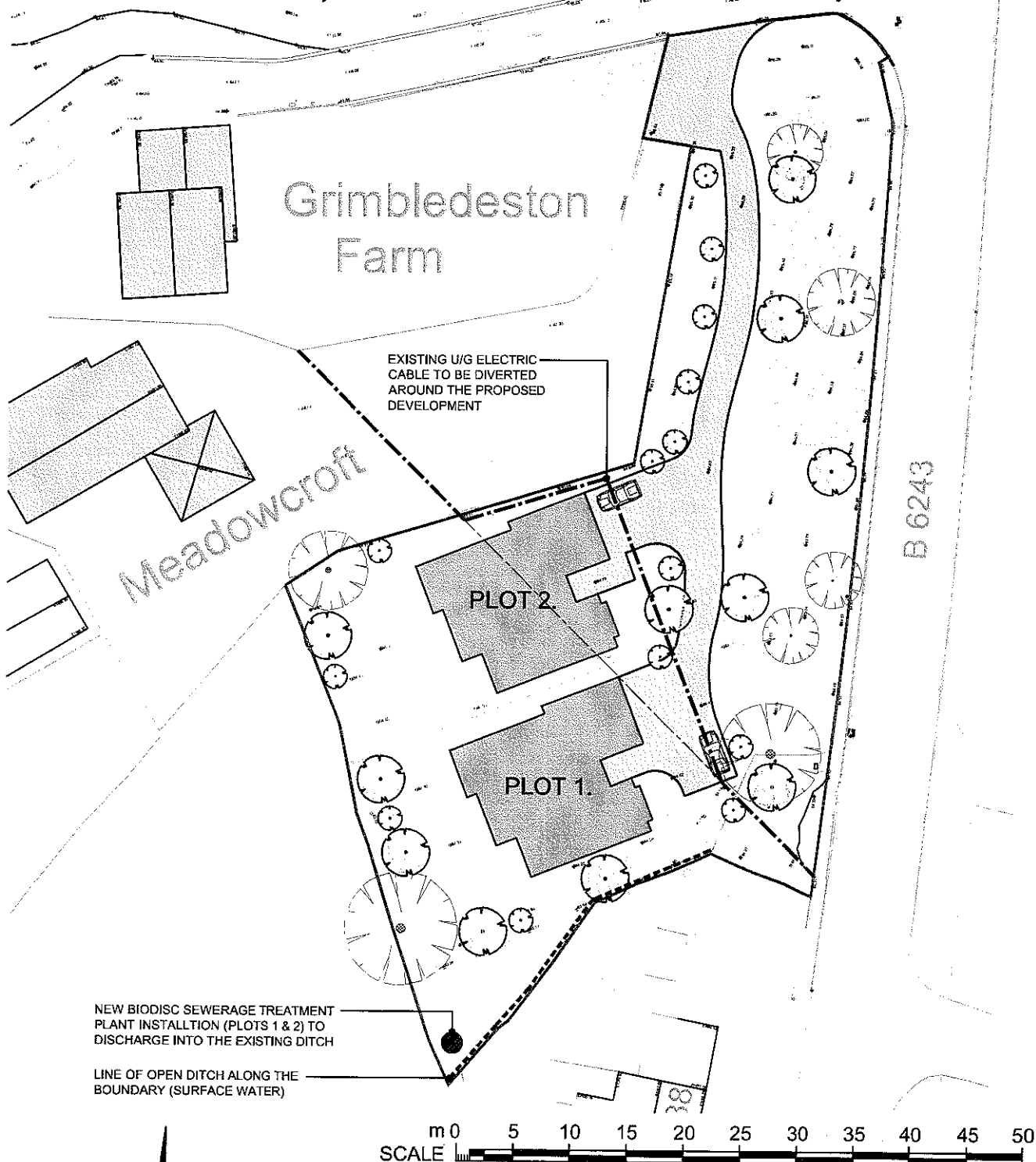
Drawn JM Checked Date JULY 2012 Scale(s) 1:1250 @ A4

DRAWING No. GA1819 - LP REV.

PROPOSED SITE PLAN:

LAND OFF PRESTON ROAD, LONGRIGDE, PRESTON, LANCASHIRE.

320120850P



NEW BIODISC SEWERAGE TREATMENT
PLANT INSTALLTION (PLOTS 1 & 2) TO
DISCHARGE INTO THE EXISTING DITCH

LINE OF OPEN DITCH ALONG THE
BOUNDARY (SURFACE WATER)

0 5 10 15 20 25 30 35 40 45 50
SCALE 1:500



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PROCEEDING WITH ANY WORKS. EXCEPT REALITY OR OTHERWISE NOTED TO THE CLIENT OR AGENT.
THE DRAWING IS SUBJECT TO CORRECTION ©

CLIENT		DWG STATUS	
MR. B MONKS			
PROJECT / DRAWING TITLE			
PROPOSED SITE PLAN: LAND OFF PRESTON ROAD LONGRIDGE PRESTON			
Drawn	VS	Checked	Date
			JULY 2012
DRAWING No.		REV.	
GA1819 - SP			

DESIGN AND ACCESS STATEMENT

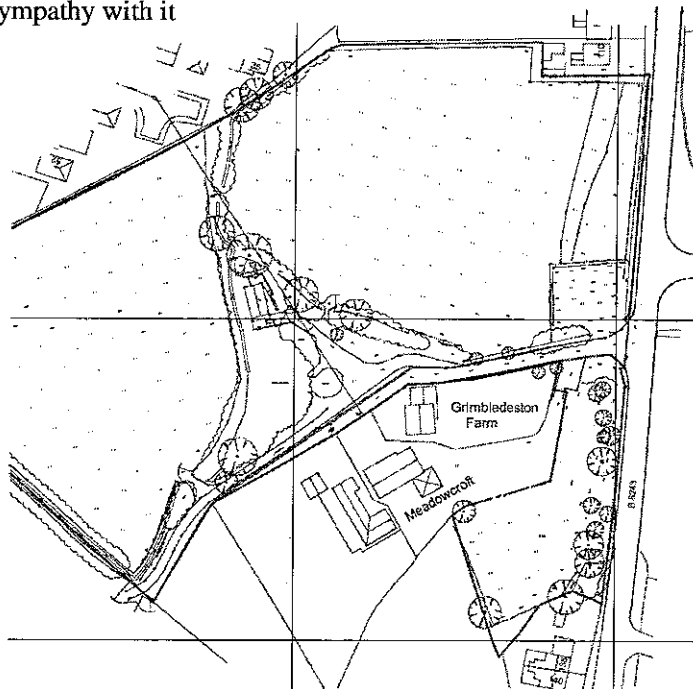
TWO DETACHED DWELLINGS OFF PRESTON ROAD, LONGRIDGE

1.0 Introduction

1.1 This statement is produced in accordance with DCLG Circular 01/06 in connection with a detailed planning application for two detached dwellings off Preston Road, Longridge PR3 3BD.

2.0 Site Description / Requirement / Proposal

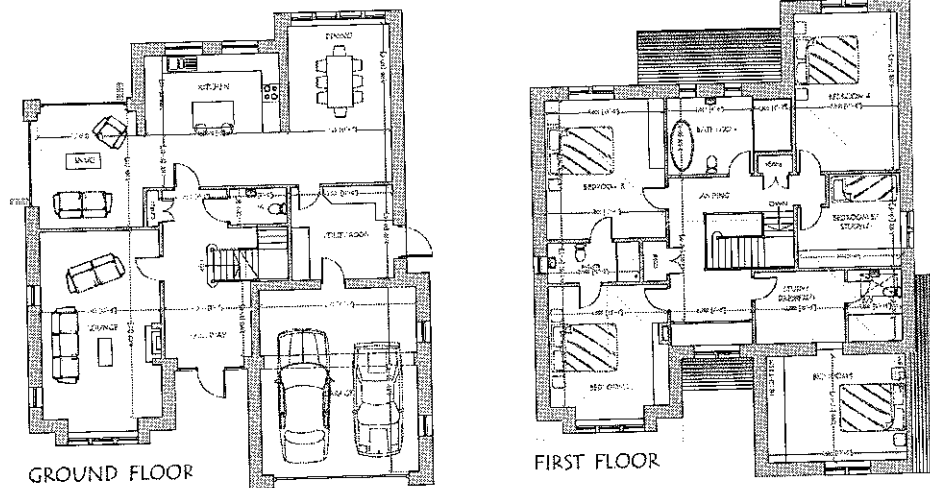
2.1 The development site comprises 2384 sq m and benefits from a live outline approval No320110316P which was approved with conditions on 18-06-2012 as part of a much larger development as an extension to the settlement boundary of Longridge. The area subject of this application included two dwellings as part of the approved outline scheme and is divorced from the main scheme as a result of lying to the south of the access, where the majority of the outline approval for the housing is on land to the north of the access adjacent to the settlement. The site is owned by individual members of the larger group of trustees who gained the outline approval and it is their wish to see this portion of the scheme developed ahead of the larger site but in sympathy with it



The site fronts Preston Road but remains well screened by mature trees. To the south are a two storey pair of semidetached stone dwellings again well screened with mature trees. And set to the north-west are a small group of two dwellings with associated ancillary buildings and domestic curtilages adjoining the development site. Access to the dwellings would be via the existing access to the existing two dwellings which is approved to be upgraded before the main residential development takes place to the north, the site is considered very sustainable in accordance with NPPF 2012.

3.0 Design Considerations

3.1 On outline approval No 320110316P the site was approved for a pair of two storey five bed dwellings with a footprint of 188sqm. The proposed units have gross floor areas of 182 sqm with five beds and an integral garage. The developer has chosen to reflect the traditional characteristics of the area using natural stone elevations under a natural slate roof. Doors and windows will be made of timber, with softwood painted fascia's (grey), with matching rainwater gutters and downpipes.



3.2 Driveways and hard standing will be tarmacadam with flagged paths and patio areas. The front and rear amenity areas will be sensitively landscaped.

3.3 Adequate amenity areas are provided to the front and rear of the dwellings to comply with the councils housing policy.

3.4 Drainage the dwellings will have foul drainage connected to a new bio-disk treatment plant, surface water will be piped to the existing water course at the southern boundary of the site



4.0 Planning Policy

4.1 The National Planning Policy Framework 2012.

4.2 The presumption in favour of sustainable development

4.3 Para 13. The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

4.4 To boost significantly the supply of housing, local planning authorities should: use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;

4.5 Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure

choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;

4.6 Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15; To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

4.7 For market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and set out their own approach to housing density to reflect local circumstances.

4.8 Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

4.9 Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

4.10 To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

4.11 Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);

4.12 Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and

4.13 Where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time

4.14 Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

4.15 The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities.

4.16 Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable

development. In doing so, they should consider whether it is appropriate to establish Green Belt around or adjoining any such new development.

4.17 Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area

4.18 Requiring good design

4.19 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people

4.20 Achieving sustainable development

4.21 It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes

4.22 Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

4.23 Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

4.24 Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

4.25 Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;

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4.26 Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

4.27 Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping

4.28 Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

4.29 Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

4.30 Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment

4.31 Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design.

4.32 They should also when appropriate refer major projects for a national design review. In general, early engagement on design produces the greatest benefits. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.

4.33 In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

4.34 Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

4.35 Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).

4.36 Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.

4.37 Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

4.38 The Ribble Valley Local Plan adopted has had several policies saved until they are replaced by the Local Development Framework. These saved policies together with the Strategic Housing Land Availability Assessment (as part of the on-going LDF process) were all material considerations when the council considered and approved outline planning approval No320110316P. The site sits on the edge of the key service centre of Longridge.

5.0 Access

5.1 It is proposed that the existing access off the B6243 Preston Road is adequate and reused in its present form to serve the two units; this will be widened and upgraded when the larger scheme to the north is undertaken.

5.2 The accommodation will be accessible via a level approach and threshold and will comply with the provisions of the Disability Discrimination Act 1995

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6.0 Conclusions

6.1 It is considered that the proposal is acceptable in terms of national, regional and local planning policy and that it is wholly appropriate in terms of the structure, the immediate environment and adjacent land uses.

6.2 It is not considered that the development will have any demonstrable detrimental impact on the character of the buildings, the immediate area or the countryside. Officers are respectfully requested to support this scheme.

GrahamAnthonyAssociates.com