



RIBBLE VALLEY
BOROUGH COUNCIL

28 SEP 2012

FOR THE
ATTENTION OF

320120899P

For office use only

Application No

Date received

Fee paid £ 335

Receipt No: 16684

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: M R First name: KENNETH

Last name: MORRIS

Company (optional):

Unit: House number: 6 House suffix:

House name:

Address 1: STANLEY LANE

Address 2: KILDONAL GREEN

Address 3:

Town: PRESTON.

County: LANC.

Country:

Postcode: PR3 2ZS

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:

DISMANTLING AND REMOVAL OF EXISTING TIMBER WORKSHOP AND REDEVELOPMENT OF SITE WITH A TWO BED DETACHED BUNGALOW.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☐ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

IT IS ASSUMED THAT THE HOUSEHOLD WASTE WILL BE COLLECTED AS PER THE ADJOINING PROPERTIES

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:

ALL THE NEIGHBOURS WERE INFORMED ON JUNE 23RD 2010 (ATTACHMENT THREE) AND TO DATE THERE HAS BEEN NO RESPONSE

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		RENDERED BRICK	☐	☐	
Roof		BLUE SLATE	☐	☐	
Windows		HARDWOOD OAK OR MAHOGANY FRAMES	☐	☐	
Doors		TIMBER DOORS WITH HARDWOOD FRAMES	☐	☐	
Boundary treatments (e.g. fences, walls)		THE EXISTING BOUNDARIES ARE ARE TIMBER PANEL/RAIL	☐	☐	
Vehicle access and hard-standing		ACCESS ALREADY EXISTS AND TWO SPACES ARE PROPOSED	☐	☐	
Lighting			☒	☐	
Others (please specify)			☒	☐	

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:

THREE COPIES EACH OF ATTACHMENT ONE
TWO AND THREE ARE INCLUDED

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	NONE	TWO	TWO
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☒ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

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?

- ☐ 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:

PRIVATE RECREATION AND
STREET.

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	☒		☒				1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							1

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	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	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) = 1

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

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1

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:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	NONE			
Proposed employees	NONE			

21. Hours of Opening

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

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
N/A				

22. Site Area

Please state the site area in hectares (ha) 0.52 sq. metres

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:

NONE

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
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):



26/09/12

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 more than 21 years left to run) of any part of the land to which this application relates, but I have/ the applicant has [redacted]

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):

26/09/12

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):

26/09/12 (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:



TITLE NUMBER
LA947878

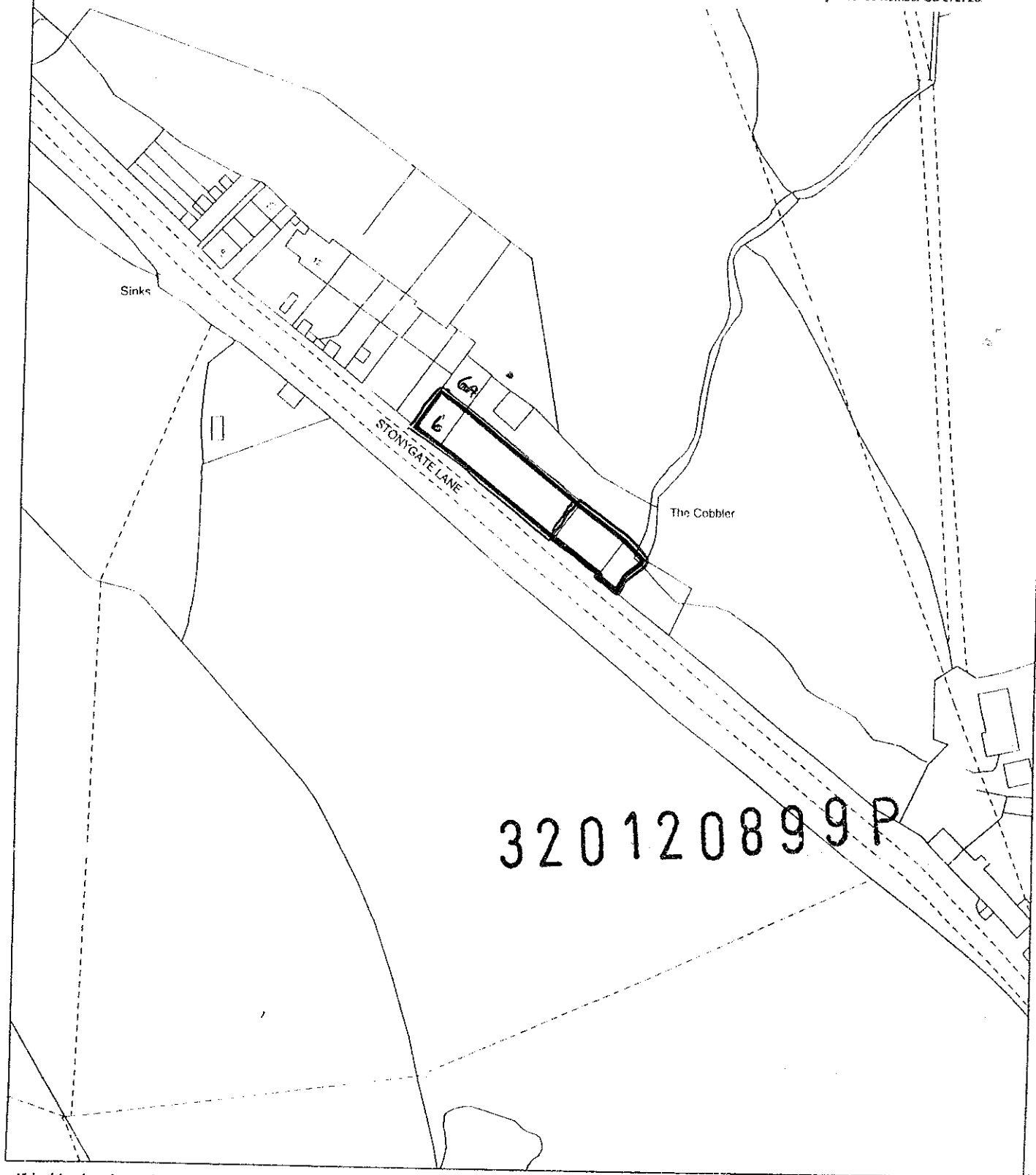
LANCASHIRE : RIBBLE VALLEY

ORDNANCE SURVEY MAP REFERENCE:

SD6437NE

SCALE 1:1250 Enlarged from 1/2500

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This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 1 December 2003 at 11:50:03. It may be subject to distortions in scale. Under s 67 of the Land Registration Act 2002 this copy is admissible in evidence to the same extent as the original. Issued on 1 December 2003.

This title is dealt with by the District Land Registry for Lancashire.



Application for Planning Permission Town and Country Planning Act 1990

Application in relation to proposed dwelling house on the site of a workshop at
6 Stoneygate Lane, Knowle Green, Preston, Lancashire PR3 2ZS.

320120899P

1. Applicant Details:-

Mr Ken Morris
6 Stoneygate Lane
Knowle Green
Preston
Lancashire
PR3 2ZS

2. There is no agent in relation to this application
3. The works are to include the dismantling and removal of the existing timber workshop. This will be followed by the construction of a two bedroomed bungalow including the merging of existing accesses into a single driveway complete with flared entrance onto Stoneygate Lane.
4. The site lies within the curtilage of 6 Stoneygate Lane, Knowle Green, Preston, PR3 2ZS and is currently occupied by a large timber workshop.
5. N/A
6. There are no new access ways to be created either of vehicular or pedestrian. However it is proposed the No. 6, 6A and the new dwelling will all use the existing mid entrance driveway thereby eliminating multiple access points onto Stoneygate Lane. Obviously consultation and advice will be sought from both the local council and highways department regarding this matter.
7. As a residential property, the household waste will be collected in the local authority containers which will be placed at the roadside for waste recycling and collection.
8. The neighbours will be informed of the proposed dwelling and asked for their comments /objections.
9. Non-Member
10. The new dwelling will be of concrete block with sand/cement construction incorporating reclaimed sandstone quoins. The roof covering will be of natural blue slate (probably spanish origin). All external openings will house hardwood frames either of oak or mahogany. There are a number of different styles of housing within a short distance of the site, however the intention would be to mimic as close as possible the immediate dwellings at 6 and 6A Stoneygate Lane (see block plan).
11. There is ample parking for all dwellings and proposed dwellings at the site, allowing for all vehicles to make a forward gear entry onto Stoneygate lane (see block plan)
12. Foul sewage will be treated with either a bottle and soakaway or mini treatment works (at this early stage it is proposed that a mini treatment works produced by Allerton drainage, model PE2100 would be appropriate) with discharge into a ground soakaway, although clearly advice would be sought from the Local building control regarding this matter.
13. No Flood risk is present.
14. No Risk
15. The current use of the site is as that of a private workshop belonging to the applicant at 6 Stoneygate lane. There are no known land contamination issues that would arise as a result of the dismantling and removal of the wooden workshop and subsequent construction of the proposed dwelling.
16. No trees or hedges would be removed as the new dwelling is essentially on the footprint of the existing workshop.
17. No
18. One new residential dwelling will be created
19. The floor space of the proposed dwelling will be 84 metres²

- 20. No people are currently employed on the site.
- 21. There are no hours of opening in relation to the site.
- 22. The site area is 252 metres²
- 23. There are no Industrial or commercial processes associated with this site
- 24. There are no hazardous substances associated with this application.
- 25. Certificate A is included with the application.

Mr Morris can be contacted anytime on 01254 820707 to discuss the application

320120899 P

DESIGN AND ACCESS STATEMENT

320120899P

An application to build a two bedroom holiday bungalow on this site was applied for in February 2004 and permission was granted the following June. Due to family and financial commitments the project never got under way. Eight years later the time my wife and I need to down-size and a bungalow of this ilk would be ideal.

The development would be used for permanent residential living, a single storey building being more convivial with old age. The design is such that there is an access at each end of the building to and from garden areas, with a central hallway providing easy access to all rooms. A flagged patio area to the north-west for dining/sitting out is both adjacent to the kitchen and a veranda acting as a retreat.

The accommodation is adequate but compact and together with a high thermal efficiency should provide low running and maintenance costs, helping to offset the ever increasing cost of living.

The final decision from several layouts has been selected to make the best use of space without intrusion, and with consideration for neighbouring properties. The proposed bungalow takes the place of an existing workshop together with its adjacent, available and usable outdoor areas, and as the bungalow is encircled by natural

Countryside, prime consideration has been given to blend the development not only with its immediate surroundings, but with a countryside approach, and at the same time provide adequate off-road parking and congenial areas for relaxation and appreciation of the Ribble Valley.

With this in mind it is proposed that the Singalou will be constructed with an outward appearance comparable with neighbouring properties and as such and being slightly smaller will be much less intrusive than the workshop. Also it is hoped to retain the existing panel and rail fences which are both pleasing to the eye and give privacy to the occupiers.

There are three access points in use at present, and it is proposed to use the central of these for all three properties i.e. Nos 6, 6A and the proposed Singalou. Being central, this access gives the best sight lines, with all three properties having its own adequate passing area off and away from the access.

320120899P



K. MORRIS

26/09/12.

ATTACHMENT THREE.

6 Stoneygate Lane
Knowle Green
PR3 2ZS
01254 820707

June 23rd 2012

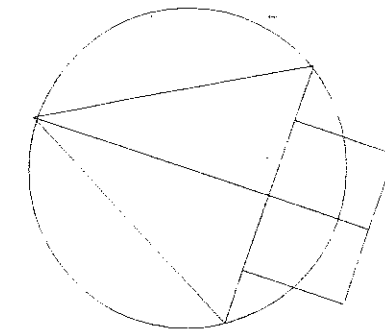
320120899P

Dear Neighbour

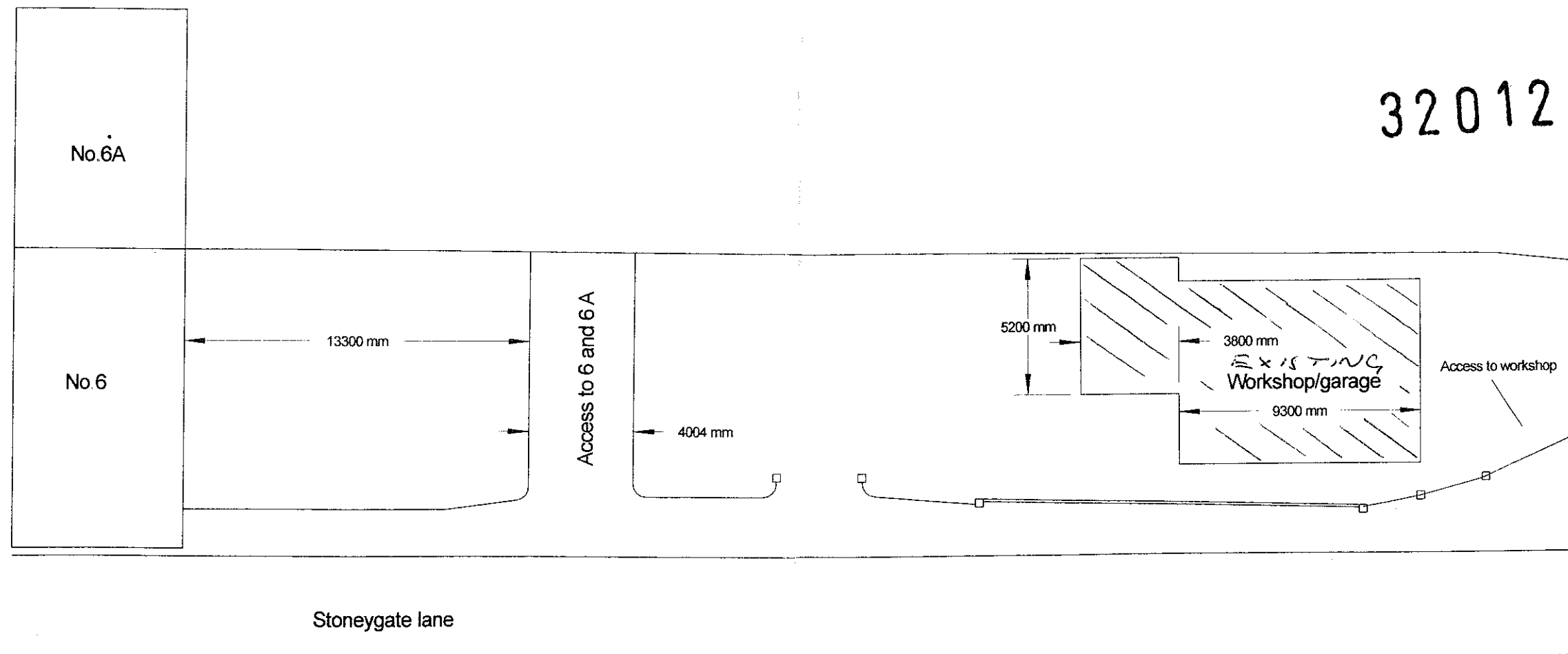
We are considering replacing the workshop at the end of our garden area with a residential bungalow and are hoping to submit a planning application shortly, and have been requested by Ribble Valley Council Planning to notify adjacent residents, therefore if you have any comments, queries, or objections, kindly let us know within the next two weeks

Thank you for your co-operation.

Ken & Lavinia Morris



320120899P



Mr Ken Morris
6 Stoneygate Lane
Ribchester, PR3 2ZS

Tel. 01254 878496

Title: Block Plan of existing layout
at 6 and 6A Stoneygate lane,
Ribchester

Drn.
28/04/2012

Chkd.

DATE
28/04/2012

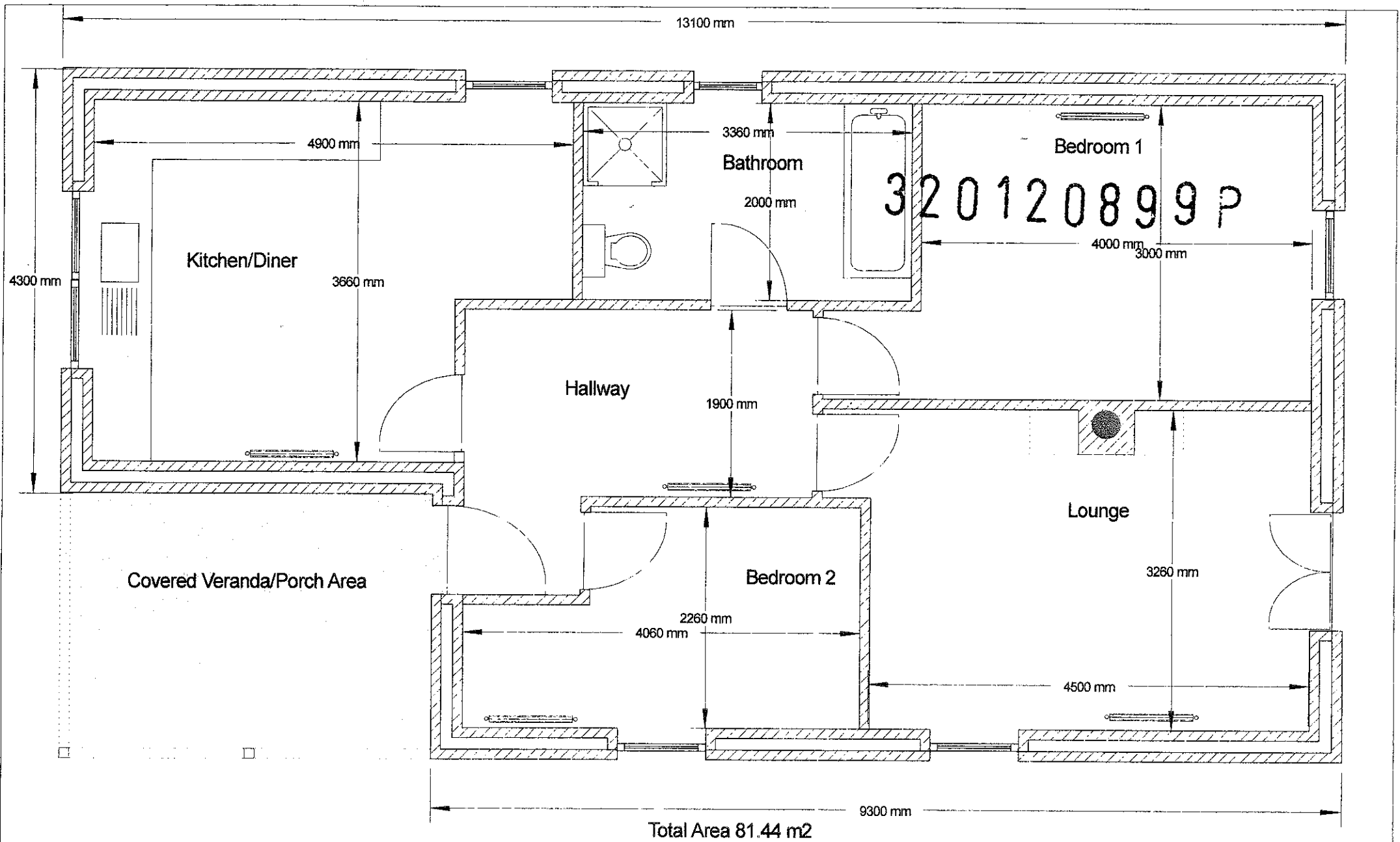
Notes

Drawing number:-KM0012012

Drawn by:-
PC@Futuremesh

Scale
200:1

Rev.



Mr and Mrs Ken Morris
6 Stoneygate lane
Ribchester
PR3 2ZS

Title: Proposed house layout on site
of workshop at 6 Stoneygate Lane
Ribchester

Drn.by
PC@Futuremesh

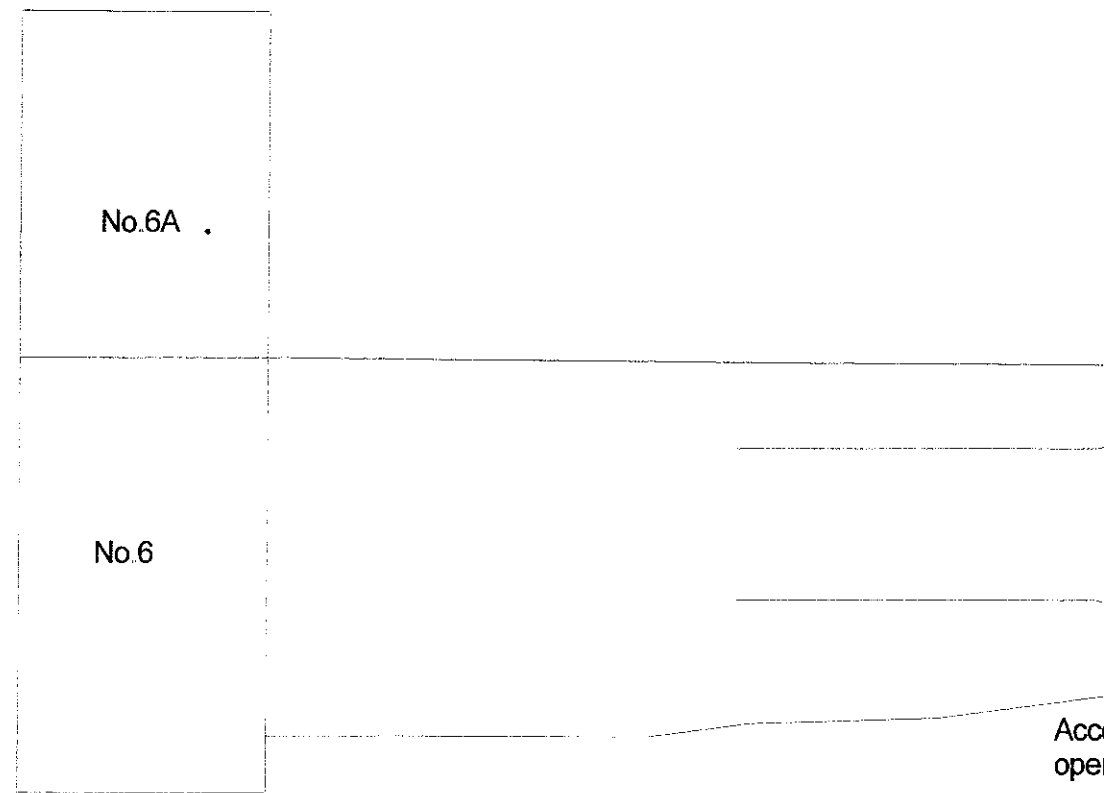
Chkd.

DATE
28/04/2012

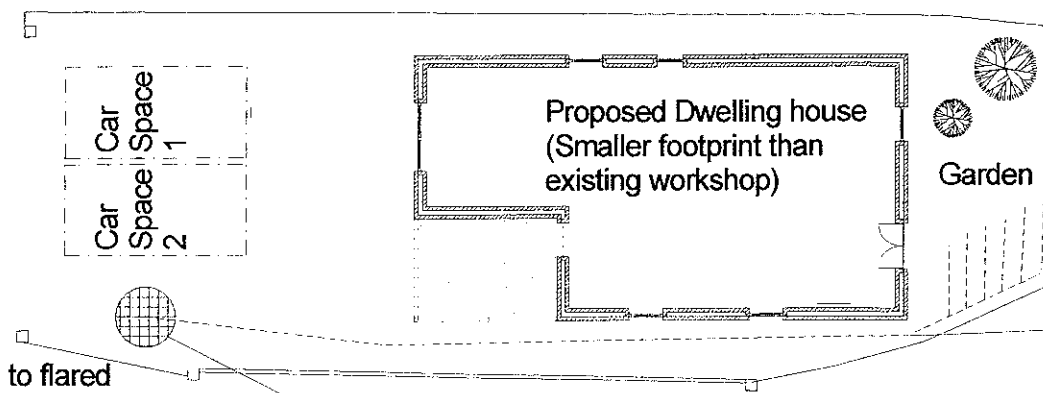
Drg No. KM003/2012

Scale
1:50

Rev.



Proposed access to
6A Stoneygate Lane

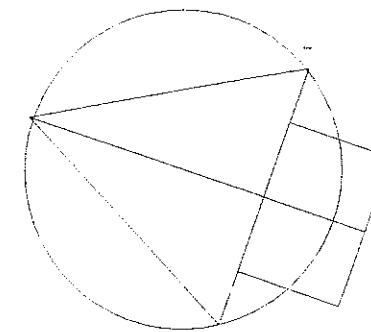


Access altered to flared
opening

Mini Treatment works

Mini-treatment
Outfall, to herring-bone
land drain

Stoneygate lane



320120899P

Notes

- 1) All existing road access points combined into a single entrance utilising existing driveway.

Mr Ken Morris
6 Stoneygate Lane
Knowle Green, PR3 2ZS.

Tel. 01254 878496

Title: Block Plan of Proposed layout
site at 6 Stoneygate lane,
Ribchester

Dm.
28/04/2012

Chkd.

DATE
28/04/2012

Notes

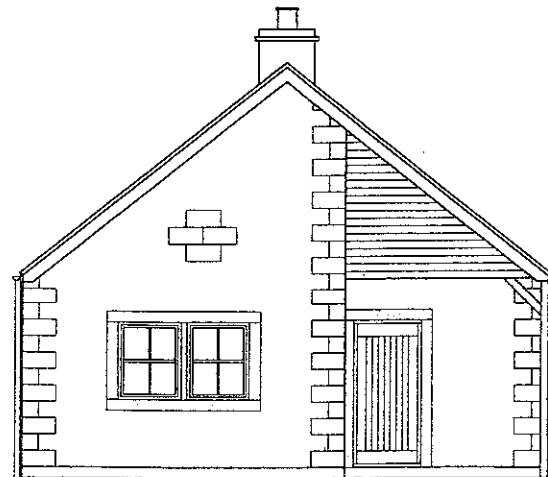
Drawn by:-
PC@Futuremesh

Scale
200:1

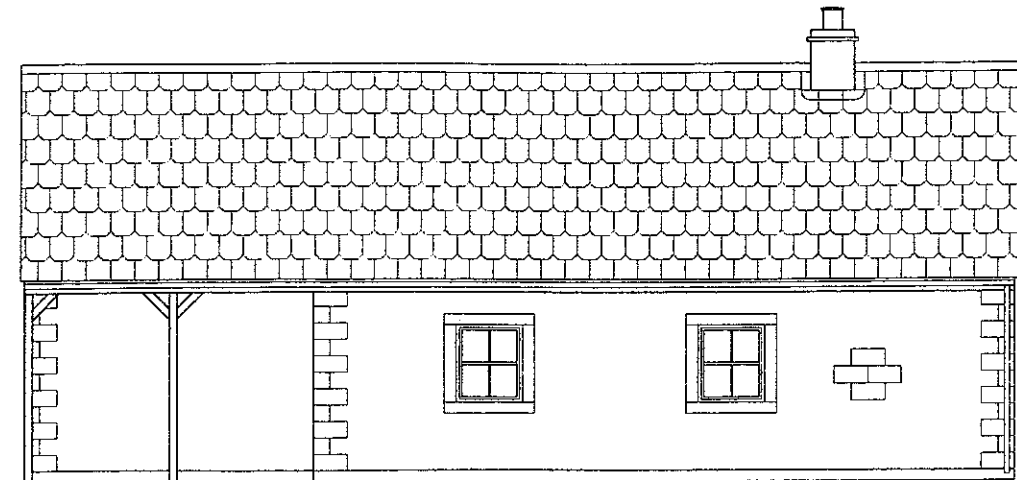
Rev.

Drawing number:- KM0022012

NorthWest Elevation



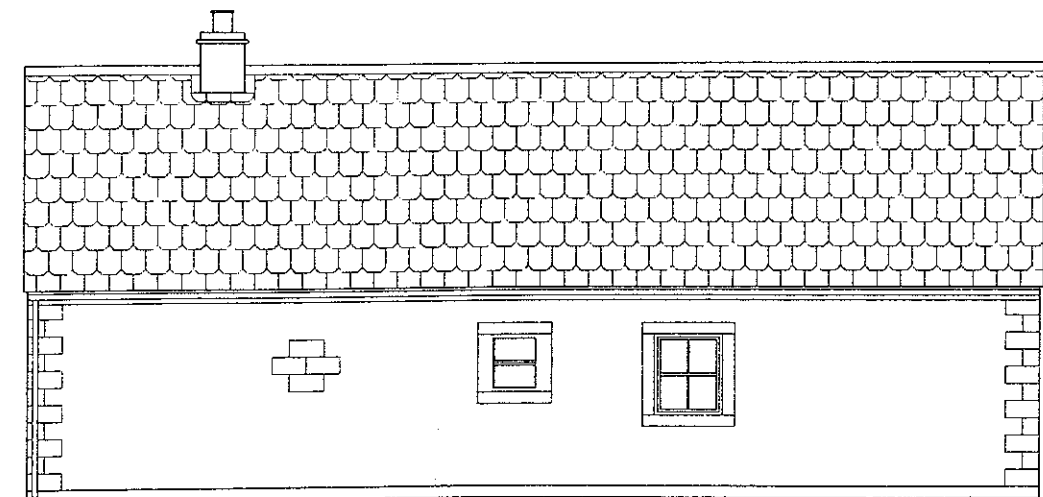
SouthWest Elevation



SouthEast Elevation



NorthEast Elevation



320120899P

Mr and Mrs Ken Morris
Stoneygate Lane
Ribchester
PR3 2ZS

Title: Elevations of proposed Dwelling House at
the site of existing workshop at
6 Stoneygate Lane, Ribchester

Dm.
28/04/2012

Chkd.

DATE
28/04/2012

Notes Drawing no:- KM0042012

Drawn by:-
PC@Futuremesh

Scale
100:1

Rev.
001