

16 OCT 2012

For office use only

Application No 3201209494

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:	Mr	First name:	Peter	Surname:	Grogan	
Company name:	c/o ML PLANNING LTD					
Street address:	5 Bobbin Mill Cottages			Country Code	National Number	Extension Number
	Stubbins Lane			Telephone number:		
	Claughton-on-Brock			Mobile number:		
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:	UK					
Postcode:	PR3 0PL					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Melanie	Surname:	Lawrenson	
Company name:	ML Planning Ltd					
Street address:	5 Bobbin Mill Cottages			Country Code	National Number	Extension Number
	Stubbins Lane			Telephone number:	01995 640135	
	Claughton on Brock			Mobile number:		
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	PR3 0PL				mel@mlplanning.co.uk	

3. Description of the Proposal

Please describe the proposed development including any change of use:

SINGLE STOREY REAR EXTENSION TO EXISTING RESTAURANT AND NEW STAFF ACCESS DOOR

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:	The Manse		
Street address:	Church Street		
	Longridge		
Town/City:	Preston		
County:			
Postcode:	PR3 3WA		

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

Easting:	360533
Northing:	437338

Description:

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:

Stonework to front elevation / painted render to rear

Description of *proposed* materials and finishes:

Stonework to north east elevation, rendered block work to rear

Roof - description:

Description of *existing* materials and finishes:

Natural slate

Description of *proposed* materials and finishes:

Flat roof to extension

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

9. (Materials continued)

Doors - description:

Description of *existing* materials and finishes:

1No entrance via main reception
1No door to rear yard via main reception

Description of *proposed* materials and finishes:

1No Proposed new doorway to front elevation
1No Proposed new doorway to rear yard from kitchen extension

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

2No low voltage up-lighters on replacement advertising sign

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:

Site Plan Dwg No LF/PG/2710
Location Plan
Design and Access Statement

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	0	0	0
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

n/a

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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

Surface water fed into existing drainage system.

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:

Restaurant

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

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	19.8	19.8
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

18. All Types of Development: Non-residential Floorspace (continued)

C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
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	0.0	0.0	19.8	19.8

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
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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	3	4	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	
A3							☒

21. Site Area

What is the site area?

19 80

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:

Rear extension to existing restaurant / new access door

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: Mrs First name: Melanie Surname: Lawrenson

Person role: Agent

Declaration date:

21/05/2012

☒ 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: 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

Version 1.0 13705:13707MS TIF

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ML Planning Ltd.

**APPLICATION FOR A SINGLE STOREY REAR EXTENSION TO
EXISTING RESTAURANT & NEW STAFF ACCESS DOOR**

at:

THE MANSE
CHURCH STREET
LONGRIDGE
LANCASHIRE
PR3 3WA

For Client Mr Peter Grogan

**DESIGN & ACCESS STATEMENT & SUPPORTING
INFORMATION**

OCTOBER 2012

1. Outline Description of the Application

1.1 This application is for the erection of a single storey rear extension to an existing restaurant and the installation of a new staff access door.

2. Background and Reason for the Application

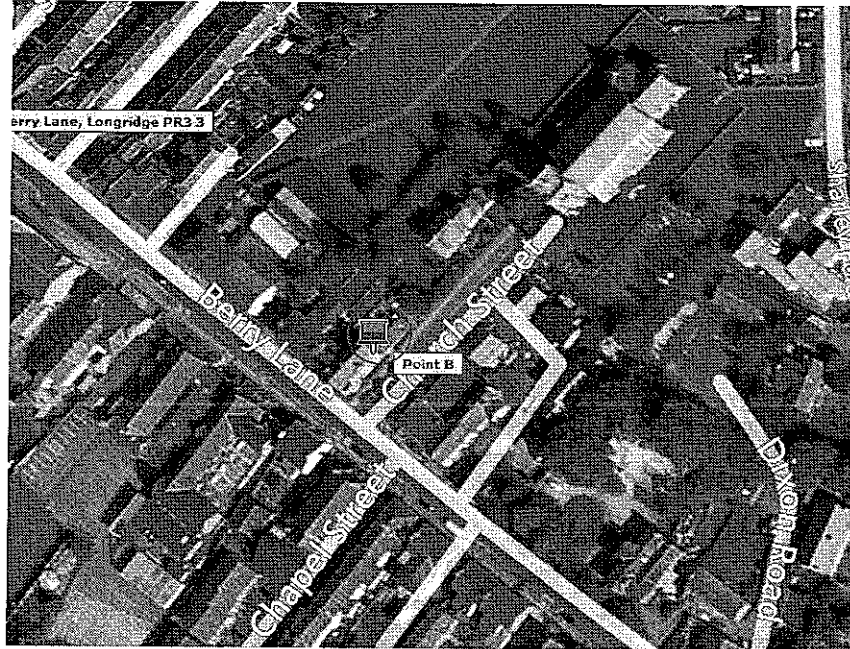
2.1 The applicant has recently purchased an existing restaurant in the centre of Longridge. The kitchen space for a restaurant of its size is highly inadequate, and in order to provide a more efficient working space and enough cold storage for food, a rear extension is required.

2.2 This extension would be built on part of the rear yard, which at present serves no beneficial purpose to the business. The density of the surrounding area means the extension will not be visible from any public viewpoint.

2.3 At present, both staff and customers use the same entrance to the restaurant. It is proposed that a secondary entrance be introduced to provide private access to the kitchen area for staff, meaning they will not have to enter through the main restaurant area.

3. Location of the Site

3.1 The location of the site can be seen in the following map:



4. Amount

4.1 The size of the extension leads to an increase in floor area of 19.8 square metres.

5. Use

5.1 The kitchen extension will be used by the chefs, and will enable more efficient working with improved storage facilities. The cold store will be located in the extension and will be accessed immediately off the kitchen. At present there is no provision for cold storage in the building, and this is essential for the storage of foodstuffs and health and safety reasons.

5.2 The new access door will only be used by staff. The existing main entrance will then be solely used by customers. This application will not affect the approved working hours associated with this restaurant.

6. Layout

6.1 The existing kitchen will remain in use and a doorway will be knocked through into the new extension, which will act as additional kitchen space and cold store area.

6.2 The new staff entrance will be located on the front elevation and enter into an existing storage room which will act as a porch / vestibule.

7. Scale & Appearance

7.1 The proposed extension is of a scale appropriate to the existing building. It will have a flat roof to reduce any visual impacts, and a height no greater than the eaves of the existing extension.

8. Access

8.1 Access will be gained from Church Street, which is a quiet cul-de-sac with ample parking for construction vehicles. No impacts are predicted on the surrounding network of public roads as a result of these works.

9. Policy

POLICY EMP7

The expansion of existing firms within main settlements will be allowed on land within or adjacent to their existing sites, provided no significant environmental problems are caused and the extension conforms to the other policies of this plan.

At the core of the new National Planning Policy Framework is a presumption in favour of sustainable development. The NPPF replaces a large amount of previous planning policies. Planning Law requires that applications must be determined in accordance with the new development plan, unless material considerations indicate otherwise. This framework is a material consideration in planning decisions.

- Paragraph 14 states that *"for decision-taking this means approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole"*.

The NPPF also states that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres.

- recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;
- promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;

- retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;

10. Conclusion

9.1 The proposed works will enable more efficient running of an existing restaurant. The existing kitchen space is not substantial enough to serve a restaurant of this size and the proposed extension will help to remedy this. The restaurant is currently closed, and can only reopen when there is a sufficient amount of kitchen space.

9.2 The new staff access door will enable day-to-day comings and goings of staff to take place out of view of customers, therefore increasing practicality and professionalism within the business.

- retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;

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9.1 The proposed works will enable more efficient running of an existing restaurant. The existing kitchen space is not substantial enough to serve a restaurant of this size and the proposed extension will help to remedy this. The restaurant is currently closed, and can only reopen when there is a sufficient amount of kitchen space.

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ML Planning Ltd.

HERITAGE STATEMENT

THE MANSE
CHURCH STREET
LONGRIDGE
LANCASHIRE
PR3 3WA

For Client Mr Peter Grogan

OCTOBER 2012

Listed Building Status

The Manse – Grade II Listed

Full Description

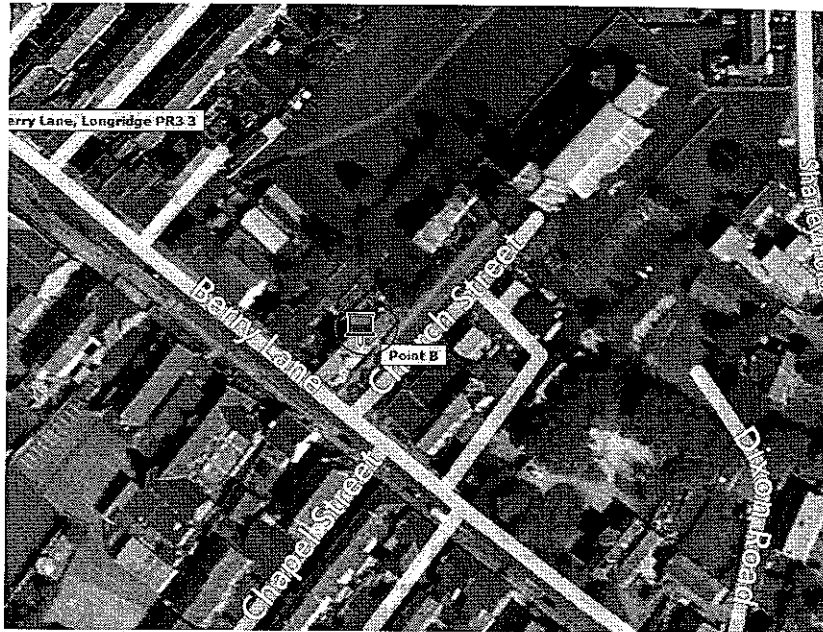
The building is a three storey building constructed in dressed stone with feature bay windows and a pitched roof. The use of the building is currently classed as a restaurant with living accommodation to the upper floors. On the north eastern side of the building is a single storey extension built in stone.



The Manse, as viewed from Berry Lane

Location of the Site

The location of the site can be seen in the following map:



Design Approach

There will be no detrimental changes to the original buildings appearance. The only alteration in conjunction with both planning applications is the introduction of a new access door on the front elevation of the existing extension. A small flat roofed extension is proposed to the rear of the building. This will not be visible from any public viewpoint. All materials proposed are of a style to match the existing building.

Layout

The existing kitchen will remain in use and a doorway will be knocked through into the new extension, which will act as additional kitchen space and cold store area.

The new staff entrance will be located on the front elevation and enter into an existing storage room which will act as a porch / vestibule.

Scale & Appearance

The proposed extension is of a scale appropriate to the existing building. It will have a flat roof to reduce any visual impacts, and a height no greater than the eaves of the existing extension.

Conclusion

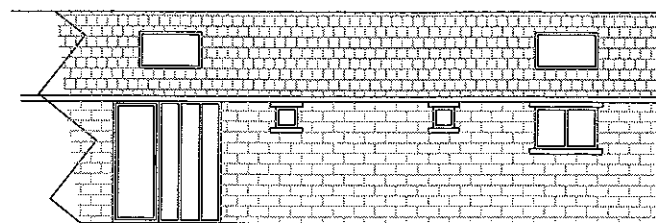
The proposed works will enable more efficient running of an existing restaurant. The existing kitchen space is not substantial enough to serve a restaurant of this size and the proposed extension will help to remedy this. The restaurant is currently closed, and can only reopen when there is a sufficient amount of kitchen space. The new staff access door will enable day-to-day comings and goings of staff to take place out of view of customers, therefore increasing practicality and professionalism within the business.

None of the proposed works involve changes to the original building fabric. The proposed extension is to the rear of the previous extension and will not be visible from any highway or public viewpoint.

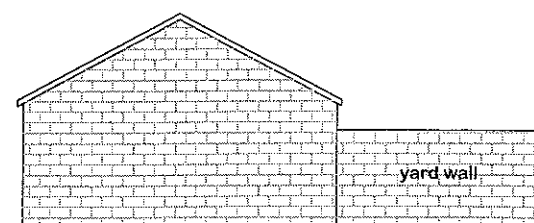
The proposed works are sympathetic to the existing listed building and will not cause detriment to its surroundings. It will enable the building to be brought back into use and be part of the community once again.

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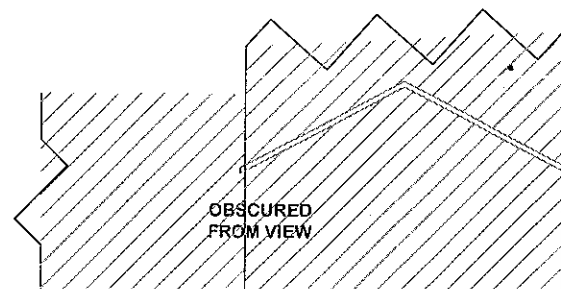
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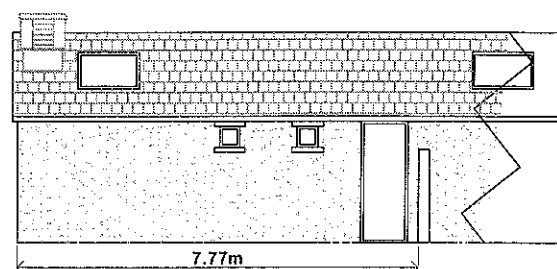
EXISTING SOUTH EAST FACING FRONT ELEVATION



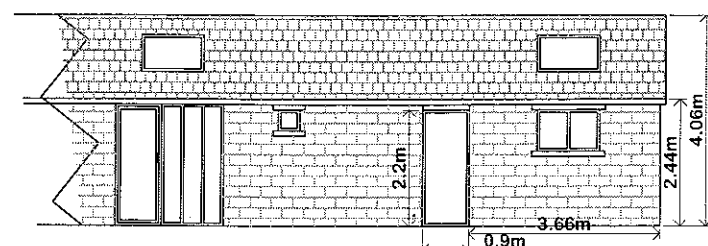
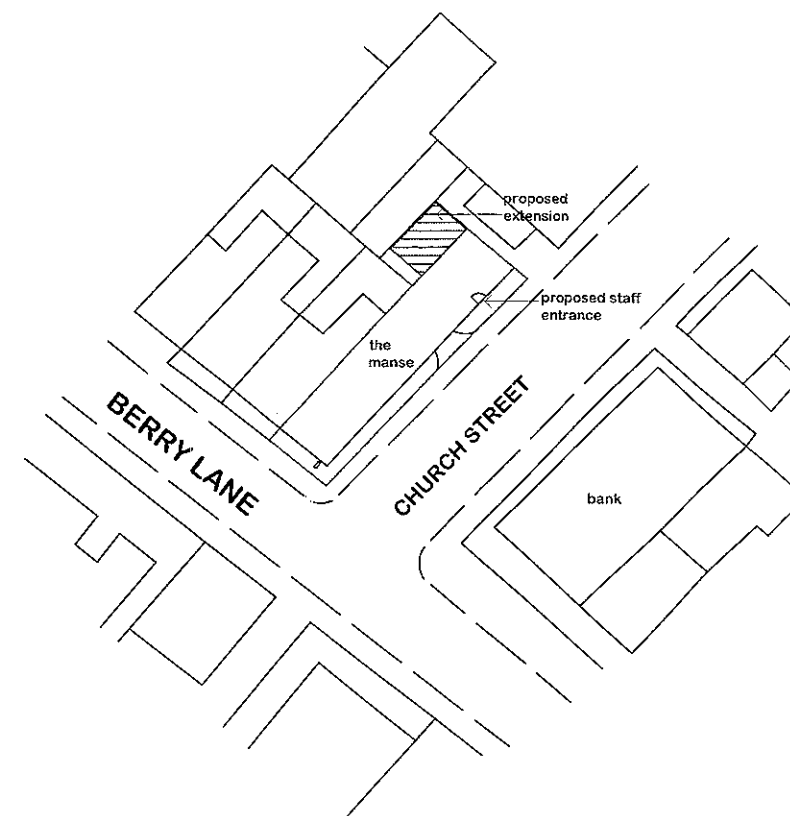
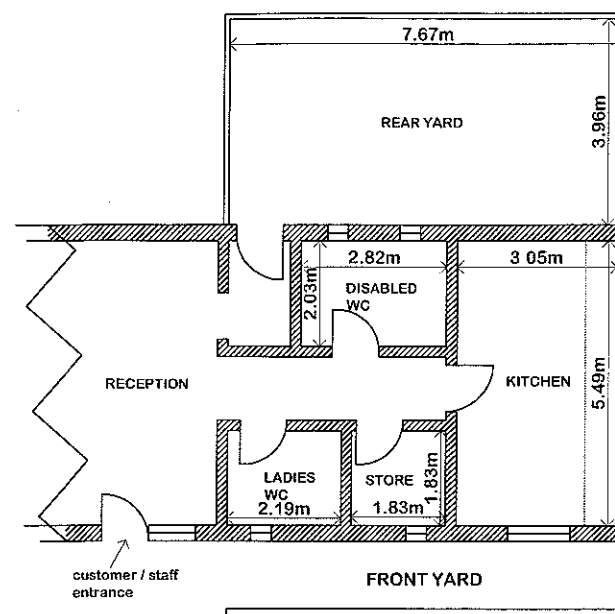
EXISTING NORTH EAST FACING SIDE ELEVATION



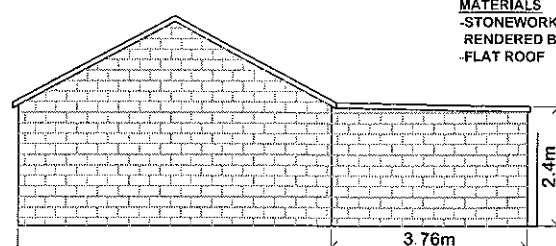
EXISTING SOUTH WEST FACING SIDE ELEVATION



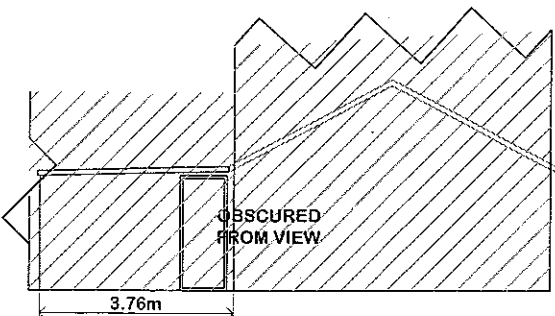
EXISTING NORTH WEST FACING REAR ELEVATION



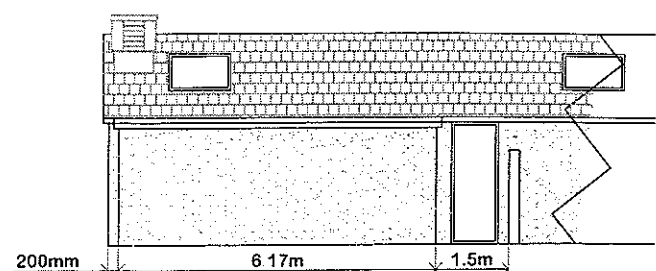
PROPOSED SOUTH EAST FACING FRONT ELEVATION



PROPOSED NORTH EAST FACING SIDE ELEVATION

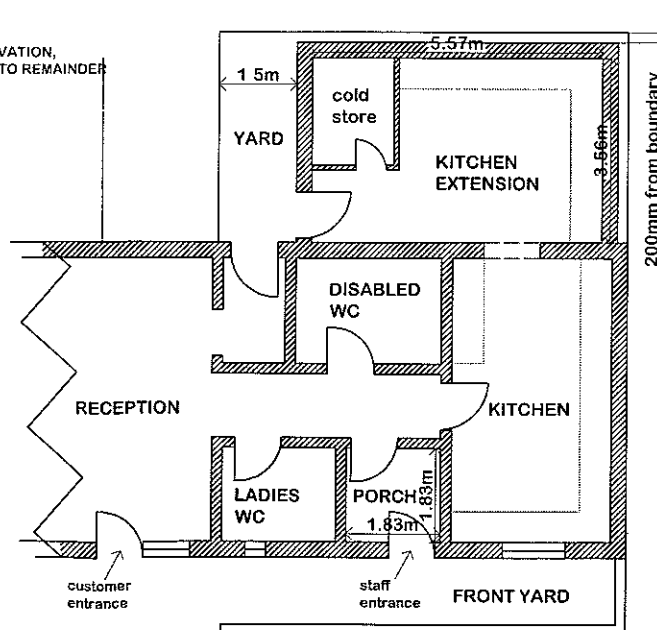


PROPOSED SOUTH WEST FACING SIDE ELEVATION



PROPOSED NORTH WEST FACING REAR ELEVATION

MATERIALS
-STONEWORK TO N.E. ELEVATION,
-RENDERED BLOCKWORK TO REMAINDER
-FLAT ROOF



DRAWN BY: Planning Ltd 5 Bobbin Mill Cottages, Stubbins Lane, Cloughton-on-Brock Preston PR3 0PL Telephone: 01995 640135 Mobile: 07813296287 e-mail: mel@mplanning.co.uk	CLIENT: MR P GROGAN PROJECT: SINGLE STOREY REAR EXTENSION TO EXISTING RESTAURANT NEW STAFF ACCESS LOCATION: THE MANSE CHURCH STREET LONGRIDGE LANCASHIRE PR3 3WA	DATE: 10/10/12 DWG NO: LF/PG/2710 SCALE: 1:100 & 1:500 PAPER SIZE: A2
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