



RIBBLE VALLEY
BOROUGH COUNCIL

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

26 OCT 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320120971P

Date received

Fee paid £

Receipt No:

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: **MR&MRS** First name:
Last name: **SHIPSTON**
Company (optional):
Unit: House number: House suffix:
House name: **C/O LOUISE GILL**
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: **MISS** First name: **LOUISE**
Last name: **GILL**
Company (optional):
Unit: House number: House suffix:
House name: **RATTEN CLOUGH FARM**
Address 1: **WESLEY STREET**
Address 2:
Address 3:
Town: **SABDEN**
County: **LANCS**
Country:
Postcode: **BB7 9EN**

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED FIRST FLOOR EXTENSION. RE-SUBMISSION (DESIGN ALTERED.)

3. Description of Proposed Works (continued)

Has the work already started? ☒ Yes ☐ No

If Yes, please state when the work was started (DD/MM/YYYY):

18/09/12

(date must be pre-application submission)

Has the work already been completed? ☐ Yes ☒ No

If Yes, please state when the work 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: 45 House suffix:

House name:

Address 1: WHALLEY ROAD

Address 2:

Address 3:

Town: SABDEN

County: LANCOS

Postcode (optional): BB7 9DZ

5. 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

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

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. 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 possible: ☒

Officer name:

CLAIRE BOOTH

Reference:

Date (DD MM YYYY):

OCT 2012

(must be pre-application submission)

Details of the pre-application advice received:

ADVICE REGARDING THE ALTERED DESIGN

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. 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

If Yes, please provide details of the name, relationship and role

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
Walls	RENDER	RENDER	☐	☐
Roof	SLATE	SLATE	☐	☐
Windows	TIMBER	TIMBER	☐	☐
Doors			☒	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
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:

KRS2012-02
HERITAGE STATEMENT AND DESIGN AND ACCESS STATEMENT

320120971P

11. Ownership 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 (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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24/10/12

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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:

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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):

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11. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

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Signed - Applicant:

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Or signed - Agent:

--

Date (DD/MM/YYYY):

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12. 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

Signed - Applicant:

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Or signed - Agent:

<i>h ki</i>

Date (DD/MM/YYYY):

24/10/12

(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:

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Or signed - Agent:

--

Date (DD/MM/YYYY):

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13. 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.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee:

N/A - Re-submission



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



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14. 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):

24/10/12

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):
	07745 554180

Country code:	Fax number (optional):

Email address (optional):

l.gill2232@hotmail.co.uk

17. 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:

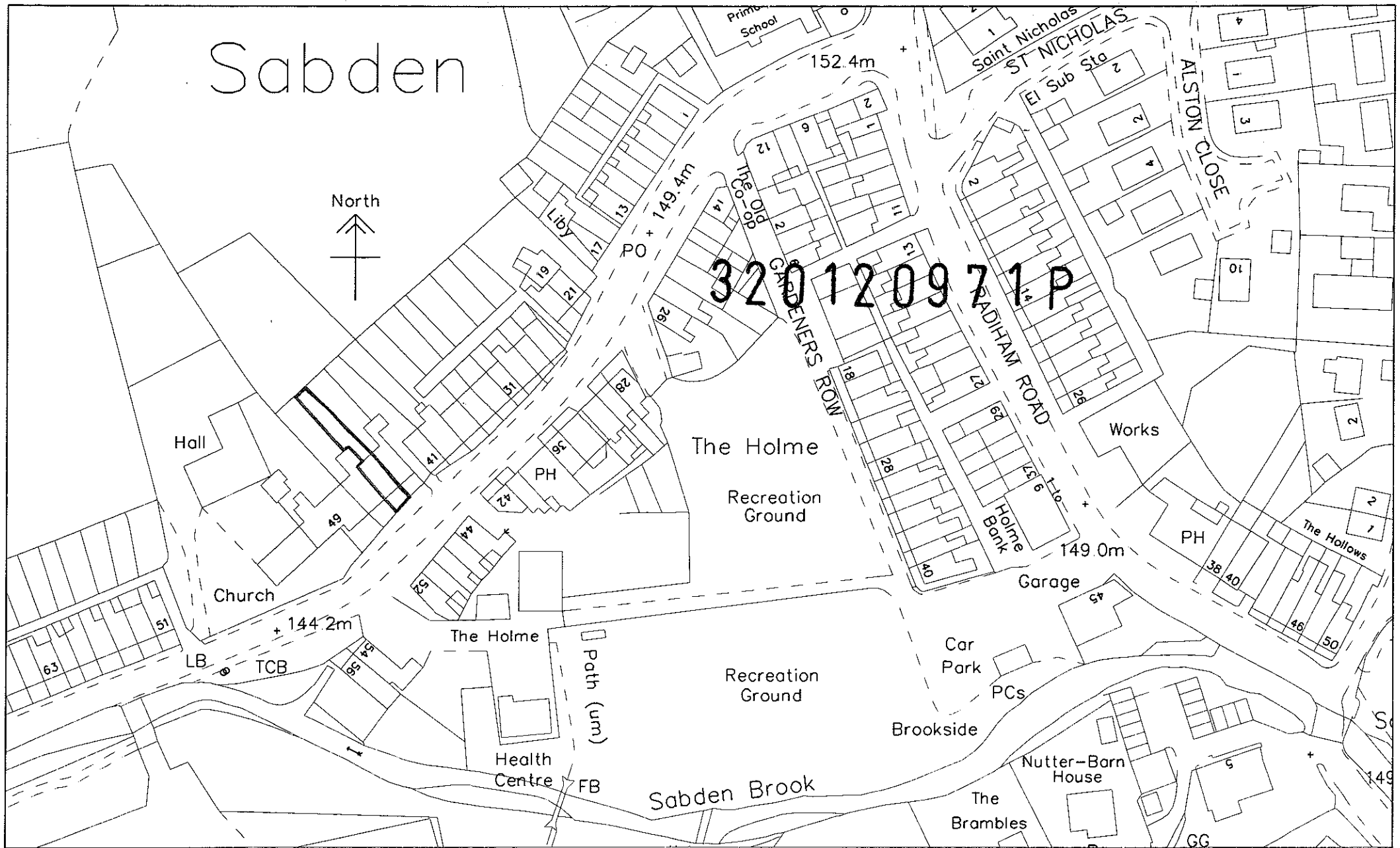
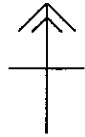
Contact name:

Telephone number:

Email address:

Sabden

North



Location Plan
1:1250 @ A4

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**HERITAGE STATEMENT
AND
DESIGN AND ACCESS STATEMENT**

45 WHALLEY ROAD

SABDEN

For Mr and Mrs Shipston

October 2012

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EXISTING SITE AND KNOWN HISTORY

Location and History

45 Whalley Road is located within the settlement boundary of the village of Sabden. The property was built in the mid 1800's and was inhabited by the local GP for a number of years, being used as both his surgery and residence.

The property is located to the west of the village centre and forms part of Sabden Conservation Area. It is positioned set back from Whalley Road, to the rear of the property there are open fields; across Whalley Road to the front of the property are buildings of townscape merit. The location of 45 Whalley Road within the Sabden Conservation Area can be seen in Image 1 below.

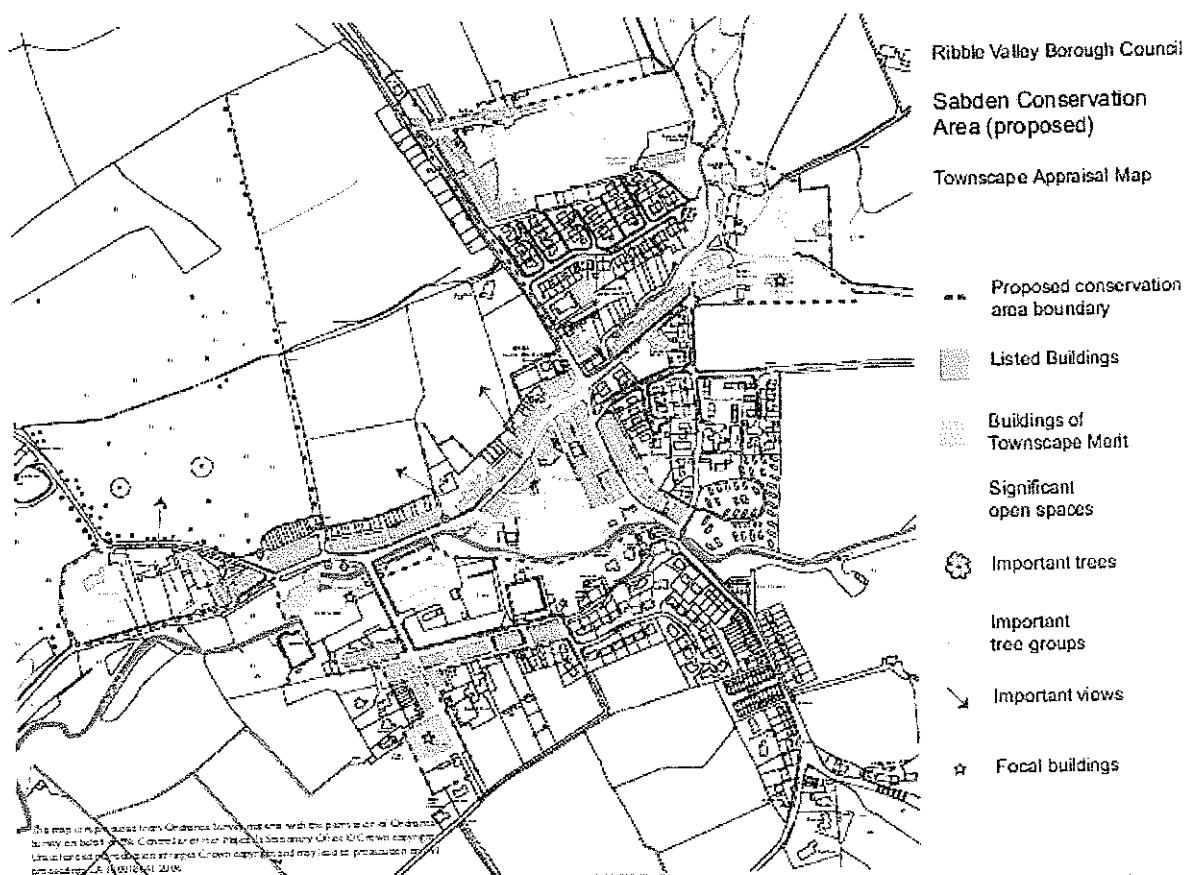


Image 1 showing the extent of Sabden Conservation Area, the buildings of townscape merit are indicated in green.

45 Whalley Road forms part of the Sabden Conservation Area townscape, which is dominated by rows of terraces of mill workers houses which are undistinguished and low-key. The conservation area is characterised by there late 18th century and 19th century terraced houses which were built as homes for mill workers. The property is one of these many terraced houses

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that characterises the area and as a result is identified on the Sabden Conservation Area map as a building of townscape merit.

Planning History

There have been a number of planning applications submitted for this property over the past few months, all of which aimed to provide sufficient living accommodation for a growing family. In July 2012, a planning application was approved for a single storey pitched roof extension, application number 3/2012/0472. Subsequently a planning application was submitted that proposed to build a first floor extension over part of the previously approved ground floor extension, this application (3/2012/0691), was refused in September 2012. The current planning application is also for a first floor extension; however the design has been altered in order to address the planning officer's concerns that led to the previous refusal.

PROPOSAL

The proposal involves a first floor extension to the rear of 45 Whalley Road to create 8.1m² of additional living accommodation.

The existing building footprint, dimensions, mass and domestic curtilidge significantly limit the design options for the proposal. As a result, the size of the extension is limited to the size of the previously approved ground floor extension; however an extension of this size would appear bulky in comparison to neighbouring properties, so the proposed first floor extension is set back 1.75m from the line of the ground floor extension. The existing garden room that projects beyond the line of the first floor extension will have a pitched roof over it, sloping back towards the gable of the first floor extension; this is an attractive design feature and helps reduce the massing of the proposed extension.

The fact the first floor extension is set back from both the line of the previously approved single storey extension and the two storey outrigger to 47 Whalley Road, will ensure that the proposed first floor extension appears subservient to the neighbouring properties.

It is proposed that the first floor extension will be rendered to match the existing wall finish and that of the adjacent building at 47 Whalley Road. The only opening is a first floor window which will have stone surrounds that are in keeping with a building of this age and architectural style. The window frame will be painted timber; the planning officer and Sabden Conservation Area appraisal both suggest this would be most appropriate in an extension to a building of this age and style.

JUSTIFICATION FOR THE PROPOSED WORKS

The first floor extension will provide my clients with the additional first floor space required for their growing family. Mr and Mrs Shipston were both born and grew up in Sabden, they own the local convenience store which Mr Shipston runs providing jobs for local residents and so it is essential that they reside in Sabden.

The design of the first floor extension has been altered, in order to reflect the supplementary planning guidance and local planning policy referred to in the refusal of the previous first floor

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extension planning application, thus ensuring the planning officer will look favourably upon the planning application.

The previous proposal was deemed contrary to Policies G1, H10 and ENV16 of the Ribble Valley Districtwide Local Plan and the Supplementary Planning Guidance "Extensions and Alterations to Dwellings." These particular planning policies and guidance are supportive of planning applications that are sympathetic to the existing building and character of the area, in terms of size, density, design and materials. Policy ENV16 states that conservation area designation reflects not only the value of individual buildings, but also their collective contribution to the overall character of the area as a whole. This guidance and planning policy has been adhered too whilst preparing the amended design.

It is worth noting that the style and design of the previously refused extension was modern and unsympathetic, in terms of proportion and detailing of the openings. This, coupled with the fact an extension was proposed to the neighbouring property on the same drawing, meant the previous proposal appeared incongruous within the conservation area setting and the design was not in keeping with the existing building.

The proportion and detailing of the openings are now in keeping with the type and style of the property, as mentioned in the SPG "Extensions and Alterations to Dwellings" older houses have taller, narrower window openings, a design feature which is used within the proposal. Stone surrounds to the openings reflect the detailing found on many properties within the area and the majority of the houses within Sabden Conservation Area.

The previous decision notice suggests the scale of the proposed first floor extension is too large. However, a number of terraced houses, which are also buildings of townscape merit within Sabden Conservation Area, have the same type of extension, a number of which are on a larger scale than the proposal for 45 Whalley Road. See Image 2 on the next page.

The planning officer has suggested, that due to the fact 43 - 49 Whalley Road are largely unaltered from when they were originally constructed, that the precedent that appears to have been set within Sabden does not need to be followed. However, attention needs to be drawn to the fact that 43 Whalley Road has a large outrigger projecting into the rear garden, part of which is two storeys. 47 Whalley Road also has a two storey outrigger to the rear of the property. The relatively small first floor extension proposed will bring the size of the living accommodation inline with neighbouring properties, providing my clients with a family home suitable for their growing family.

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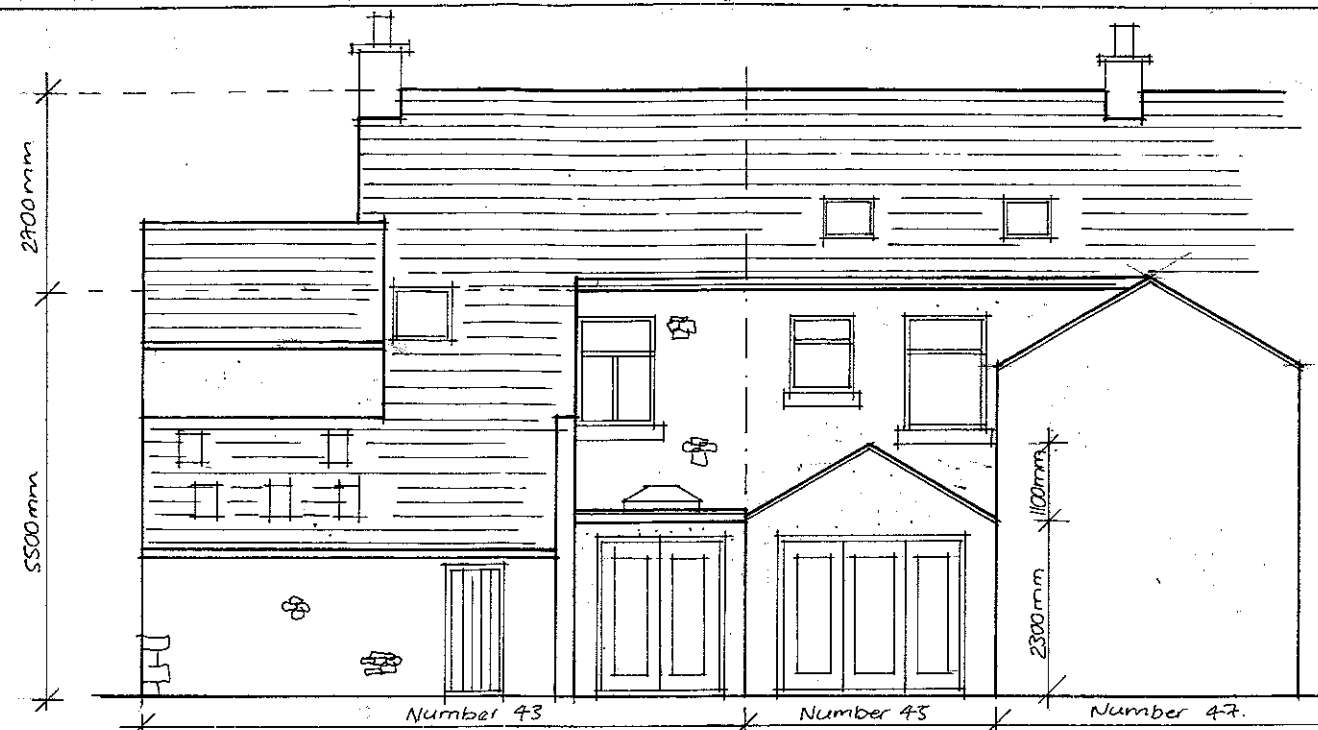


Image 2 showing two storey extensions typical of Sabden Conservation Area.

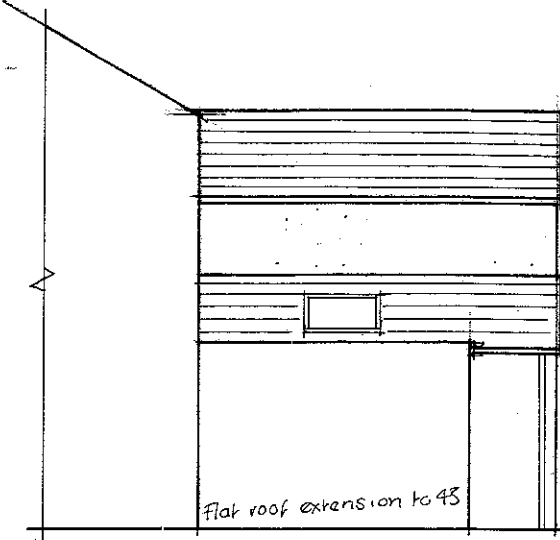
EVALUATION OF THE IMPACT OF THE SCHEME

In conclusion, the situation of the proposal at the rear of the property ensures visibility is limited. As a result the proposal will not have a detrimental affect on Sabden Conservation Area. The proposed first floor extension is set back from 47 Whalley Road and is relatively small in scale; this will ensure the proposal is subservient to the existing properties. The proposed rendered walls, stone mullions and timber window reflect both existing materials and materials that are commonly used when building extensions within Sabden and the locality.

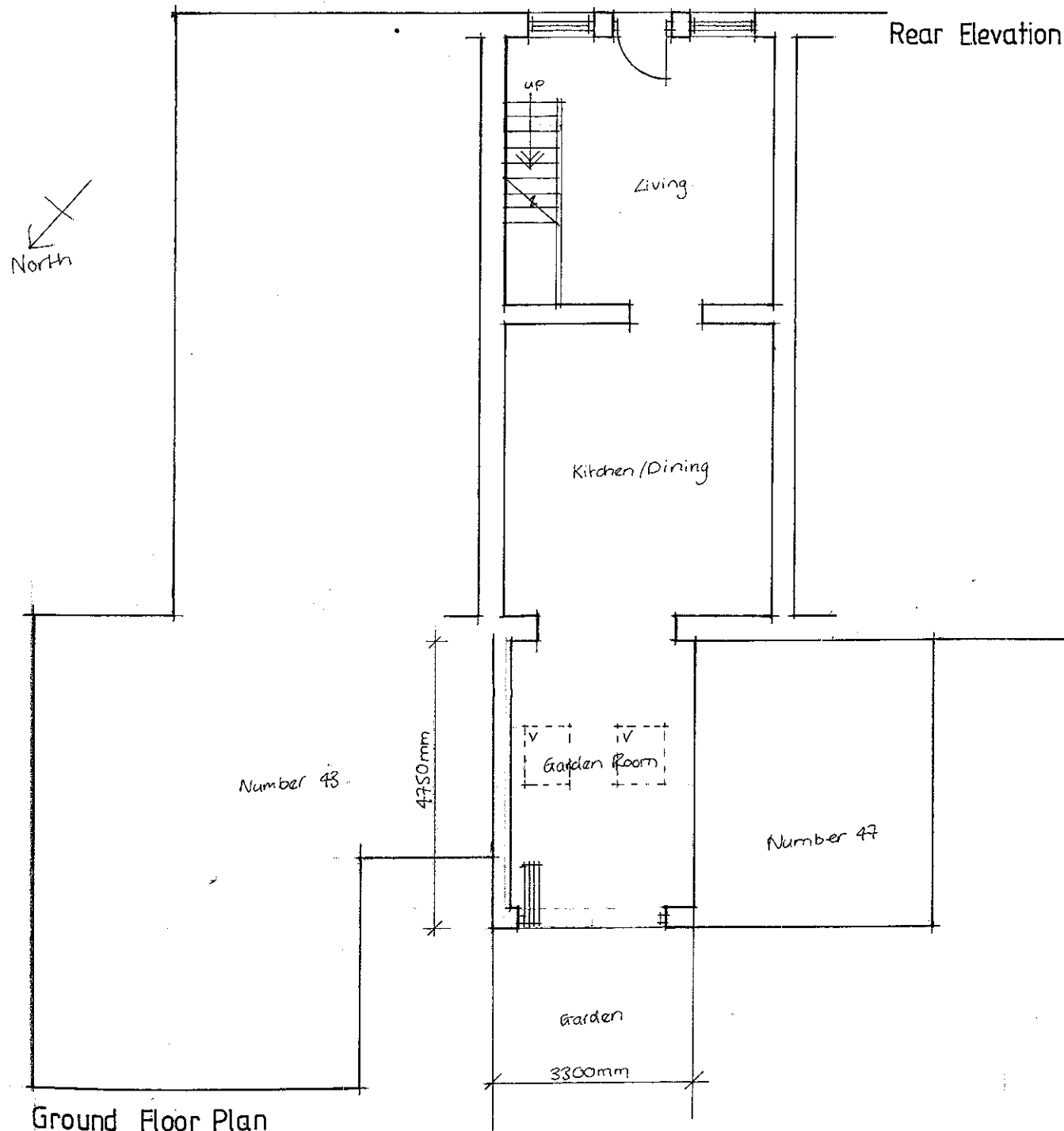
Discussions with the planning officer and consultation of the planning policies and supplementary planning guidance referenced in the previous decision notice have influenced the design of the re-submission, ensuring the first floor extension will blend seamlessly into the surroundings in terms of scale, design and massing. These factors, coupled with the fact the owners of 43 Whalley Road have been consulted (they are fully supportive of the application), will ensure the proposal will not have an adverse or detrimental impact on either the Sabden Conservation Area or the amenity of neighbouring residents.



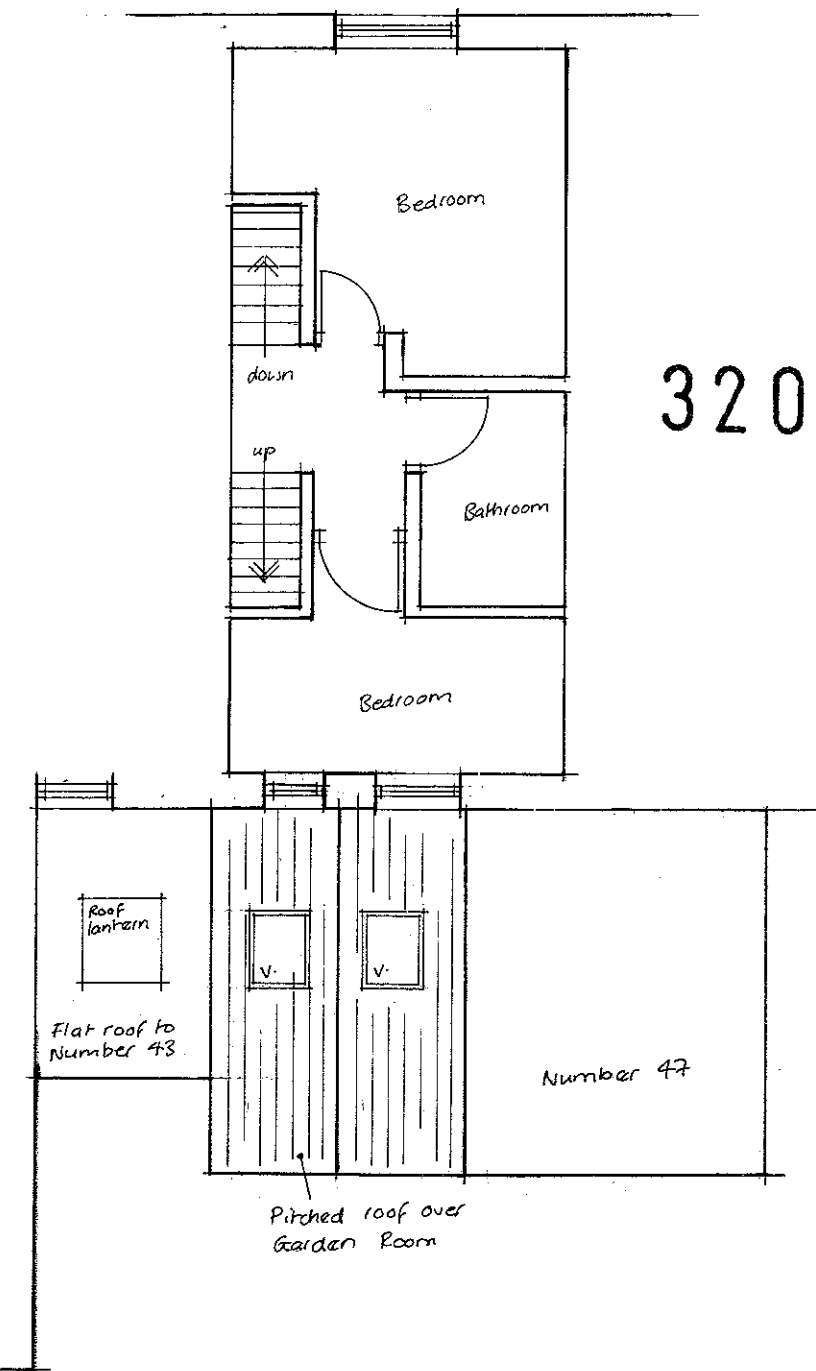
Rear Elevation



Side Elevation as viewed from no 43



Ground Floor Plan



First Floor Plan

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Mr and Mrs Shipston

45 Whalley Road
Savden

Existing Plans and Elevations

1:100 @ A3 Oct' 2012

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