



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No: 320120980P
Date received

Fee paid £

Receipt No:

24 OCT 2012

Application for Planning Permission. 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 First name: SIMON

Last name: WALLER

Company (optional): SMITHS GORE

Unit: House number: 5 House suffix:

House name:

Address 1: CHURCH STREET

Address 2:

Address 3:

Town: CLITHEROE

County:

Country:

Postcode: BB7 2LD

2. Agent Name and Address

Title: MISS First name: JESSICA

Last name: TOWNSON

Company (optional): AJH ASSOCIATE

Unit: House number: 21 House suffix:

House name:

Address 1: DEANFIELD COURT

Address 2:

Address 3:

Town: CLITHEROE

County:

Country:

Postcode: BB7 1QJ

3. Description of the Proposal

Please describe the proposed development, including any change of use:

CHANGE OF USE FROM B1 TO C3 OF 36% OF EXISTING SITE. TO CREATE 320 DWELLINGS FOR RENTAL MARKET. TO INCLUDE INTERNAL + SOME EXTERNAL ALTERATIONS

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:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

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

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

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	RANDOM STONE	AS EXISTING	<input type="checkbox"/>	<input type="checkbox"/>
Roof	SLATE	"	<input type="checkbox"/>	<input type="checkbox"/>
Windows	TIMBER FRAME	"	<input type="checkbox"/>	<input type="checkbox"/>
Doors	TIMBER FRAME	"	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g fences, walls)	DRY STONE WALLS	"	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing	LOOSE STONE CHIP	"	<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

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:

EXISTING ELEVATIONS
 EXISTING PLANS
 PROPOSED ELEVATIONS
 PROPOSED PLANS
 DESIGN + ACCESS STATEMENT

10. Vehicle Parking CURRENT OPEN PARKING CAN ACCOMMODATE THE EQUIVALENT OF:

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	20	20	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g Bus)			
Other (e.g Bus)			

11. 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):

DRAINAGE FACILITIES ARE ALREADY IN PLACE.

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 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

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:

3 of 6 units are office space. The other 3 are vacant.

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

3 have never been occupied since construction in 2009.

When did this use end (if known)?
DD/MM/YYYY

(date where known may be approximate)

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

7. 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 320120980P

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							0

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>		2	1			3
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							3

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							0

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							0

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							0

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							0

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							0

Total proposed residential units (A+B+C+D)= 3

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): + 3

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

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	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>	238	238		
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>			238	238
C3	<input type="checkbox"/>				
Please Specify	<input type="checkbox"/>				
Total		238	238	238	238

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	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. 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

21. Site Area

Please state the site area

4000 m²

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:

NONE - DOMESTIC DWELLINGS.
320120980P

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	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

NOT APPLICABLE

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.

23. 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) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>
Other: <input type="text"/>	Other: <input type="text"/>	
Amount (tonnes): <input type="text"/>	Amount (tonnes): <input type="text"/>	

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application for
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):

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
MR J CARR	LANGOEN HOLE FARM, DUNSDOP BRIDGE, BB7 3AU	18 07 12
MISS J PERRY	1 ROOT HILL COTTAGES DUNSDOP BRIDGE, BB7 30B	18 07 12
MRS H WOOD	2 ROOT HILL COTTAGES	18 07 12
MS C FIRMAN	WHITMORE, ROOT HILL ESTATE YARD	18 07 12
MR P BROWN	BOWLAND, ROOT HILL ESTATE YARD	18 07 12

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:

Name of Owner	Address	Date Notice Served
	CERTIFICATE B CONTINUED	
MR E WILMER	ANOS OFFICE, THE STABLES, ROOT HILL YARD ESTATE.	18 07 12

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):

4. Ownership Certificates (continued)

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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):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. 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:

Or signed - Agent:

✓ *J. Jones*

Date (DD/MM/YYYY):

18 10 2012

(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.

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

- The correct fee: 1005.

The original and 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:

- The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

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 Ownership Certificate (A, B, C, or D - as applicable):

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

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):

(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

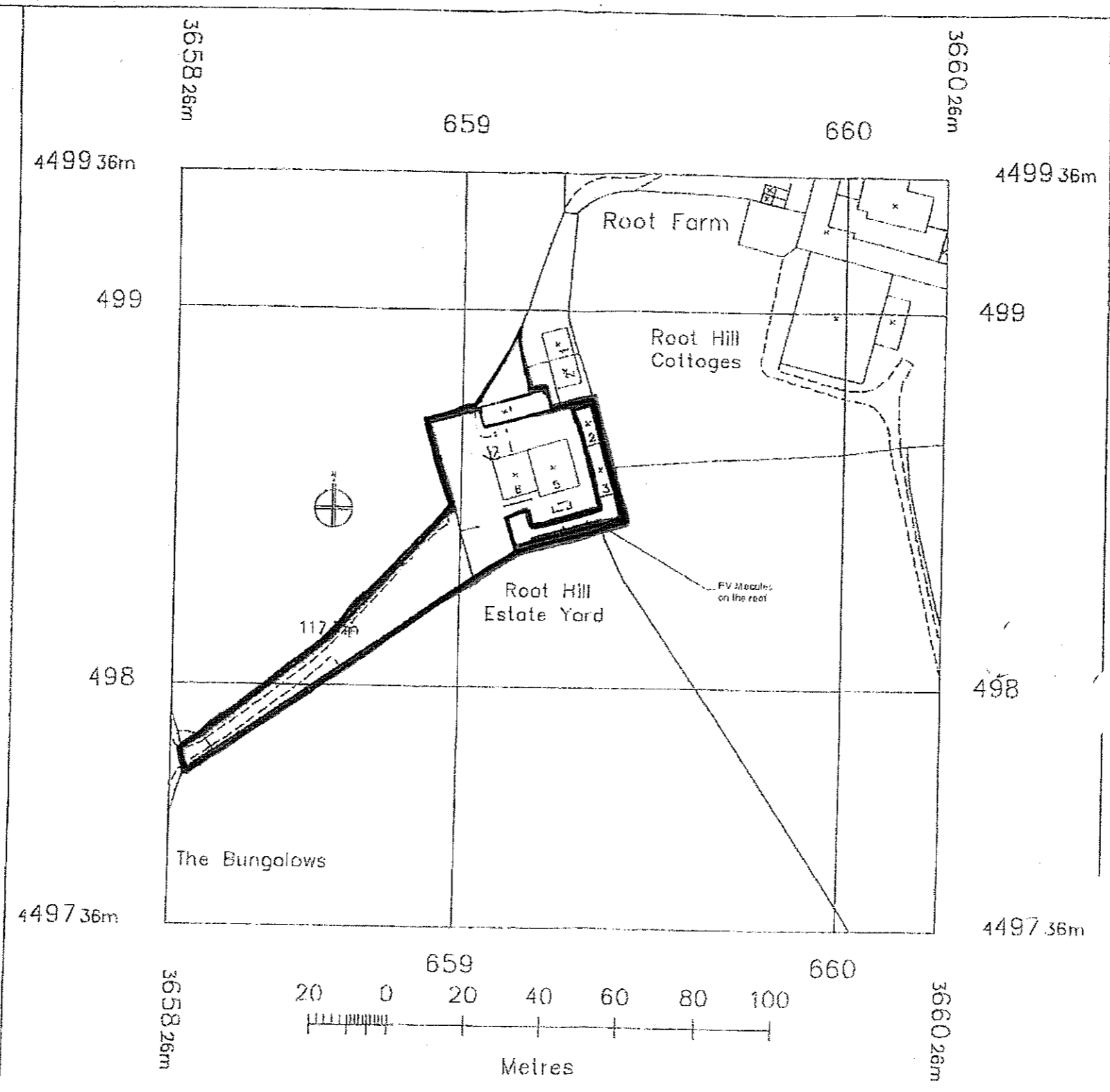
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



320120980P

AJH ASSOCIATES
Chartered Building Surveyors

21 Southfield Court, 2nd Floor, 1000, 1000, 1000, 1000
 01204 600000, Fax: 01204 600000, e-mail: enquiries@ajhassociates.co.uk, www.ajh-associates.co.uk

Client	SMITHS GORE	Scale	1:1250
Project	C/O DUCHY OF LANCASTER ROOT HILL YARD ESTATE GUNSOP BRIDGE	Date	03/08/2012
Drawn by	JT	By	JT
Checked	TH	Drawn	TH
No.	2645/302		

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Introduction

This statement is submitted in support of the application made by the Duchy of Lancaster for change of use of three of the six B1/B2 units at Root Hill Estate Yard Dunsop Bridge to residential use (Use Class C3).

The statement explains how the proposed development will help to meet the objectives and aspirations of the Council and local community. It shows that the proposal is compliant with current and emerging local and national planning policy and strategic objectives.

The statement also provides information about the recent history of the site subsequent to its development as business units in 2009 pursuant to the approval of application reference 3/2007/0692.

The statement has been prepared by Rural Solutions Ltd on behalf of the Duchy of Lancaster. Rural Solutions are rural planning and development specialists with over 20 years practical experience of rural development.

The Development Proposal

Background

The proposal relates to a collection of buildings which comprise the former Estate Yard of the Whitewell Estate at Dunsop Bridge. These buildings were converted into business units in 2009 (a development which received awards from the RICS for design and architectural excellence) and have subsequently been marketed and managed by Smiths Gore, agents for the owners the Duchy of Lancaster.

Sadly, despite achieving an early let to the Forest of Bowland AONB team demand for the business units has been weak and despite an extensive and fully committed three year marketing campaign (which has generated over 60 accompanied viewings)¹ in the region of 36% of the available space (220 sq m) remains unoccupied.

The continued difficult economic climate and development of competing rural workspace such as the Halls Arms Business Centre at Knowle Green and phase two of the very successful Salesbury Hall Business Centre have further exacerbated this situation and it now seems inevitable that unless a viable alternate use can be found for the unoccupied element of the scheme, the

¹ A statement from agents Smiths Gore setting providing details of the marketing and letting history of the scheme is provided as an annex to this Statement.

Planning Support Statement

Root Hill Estate Yard

Application for Change of Use of Units Two, Three and Four to Residential (C3)

buildings, which represent an important asset to owner and local community, they will remain empty.

Whilst demand is demonstrably weak for business use in this area demand for housing remains strong. The Duchy's housing stock on the Whitewell Estate is fully let² and the affordable housing units currently being developed by Ribble Valley Homes in partnership with the Duchy of Lancaster Housing Trust have all been allocated to eligible occupiers.

The Duchy has therefore explored the potential to change the use of three of the six business units to residential, thus creating a mixed scheme residential and employment site and providing opportunities for people to rent both commercial and residential premises. This prospect has proven attractive to the market and the Duchy has agreed terms to let one of the new residential units (subject to achieving consent) to one of the existing occupiers of the workspace units.

The Duchy's Agents Smiths Gore is confident that the other two dwellings will attract strong interest in the market and will become fully occupied in a short space of time.

Planning History

This is the second application submitted in respect of the proposal to change the use of part of the Root Hill Estate Yard from B1/B2 workspace to C3 residential use. An earlier application (reference 3/2012/0696) was refused on 28th September. This current application seeks to address the issues that led to refusal and the reasons for that decision. Specifically:

- This application is to change the use of three rather than four units to residential use, thus addressing the objections raised by the occupier of Unit One and retaining that unit in employment use
- This application does not include any external gardens, extended curtilage or erection of raised decking which it was considered would lead to a suburbanising effect
- This application restricts the demise and domestic use of the converted properties to the buildings themselves and provides for access to common areas of external space retained within the Duchy of Lancaster's in hand management within the courtyard
- Provision of extensive evidence to demonstrate the efforts made by the applicant to secure an employment generating use within the buildings that are subject to the current application

² One property is currently being marketed following refurbishment but will be let shortly

The Development Proposal

The proposal is to change the use of units 2, 3 and 4 from business to residential use. Units 1, 5 and 6 will remain in business use. This will create a mixed development of 3 single storey dwellings (of two and three bedrooms) and three business units totalling 610 sq m.

The new residential units will be entirely contained within the existing buildings. There will be no extension of the curtilage into the adjoining countryside. Access to external space will be provided within the common areas inside the courtyard and existing walled parking and storage area.

The proposal will require the current occupiers of Unit Two, the Forest of Bowland AONB, to relocate into Unit Five. The AONB have confirmed their readiness to make this move and the Duchy of Lancaster has agreed to cover their moving costs.

The plans submitted as part of the application show how the units will convert effectively into single storey residential use without compromising the existing built form, look or feel of the site. There is no requirement for the provision of additional car parking or ancillary facilities such as bin storage. The development will utilise the existing access to the public highway. Levels of traffic generated from the site will fall as a result of the change of use as the occupancy ratio of residential stock is lower than that for property in business.

Details of layout, design, movement and external space are provided in the plans which form part of the application and in the Design and Access Statement.

Meeting Housing Need

Providing the right housing to meet the current and future housing needs of the borough's residents is a central theme within the Council's Corporate Plan and emerging Core Strategy. The Core Strategy aims to widen the choice of housing available within Ribble Valley, especially to young people and families, and to enable the provision of housing that will meet local housing need³.

The emerging Core Strategy makes it clear (Statement H2) that residential development must produce a suitable mix of housing that meets future household requirements and local need, evidenced by the borough's Strategic Housing Market Assessment.

³ Paragraph 3.8 Core Strategy Regulation 19 draft

Planning Support Statement

Root Hill Estate Yard

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The Duchy of Lancaster's proposal to provide three new two and three bedroom single storey dwellings at Root Hill Estate Yard meets this requirement.

A key conclusion of the borough's Strategic Housing Market Assessment is that Ribble Valley has an undersupply of smaller more affordable housing types and that there is a need to gradually increase the supply of smaller types of housing. The SHMA found that there is very limited diversity of housing stock in the rural area and that the housing stock is increasingly unaffordable to people relying on local earnings and those on low incomes.

The three new dwellings proposed will address this shortfall and will help to increase the supply of smaller types of housing, so widening the choice of housing available. This type of smaller, modern and energy efficient stock is in very short supply in the rural area in the north of the borough.

Evidence produced as part of the Master Plan produced by the community and the Duchy of Lancaster in 2006 showed that Dunsop Bridge has a high percentage of detached property at 42.3% compared with the averages for England of 23.4% and Lancashire of 22.4%, and a high percentage of semi-Detached property at 45.8% compared with the averages for England of 32.8% and for Lancashire of 35.7%. This document also reported that Dunsop Bridge has comparatively little terraced property at 18.6% compared with the averages for England of 26.9% and for Lancashire of 34.4%.

Evidence produced in the Dunsop Bridge and Bowland Higher Housing Needs Survey showed that very few of the houses in the parish, just 4% are in Council Tax bands A & B compared with an average for the borough of 33% and for Lancashire of 58%.

The Housing Needs Survey also found that there was very limited availability of housing within the market in the local area and that affordability ratios are amongst the highest in Ribble Valley.

Whilst these new dwellings will not be formally classified as "affordable housing" their size, type and siting will ensure that their rental value will be at "entry level" within the open market for properties of this size in this part of the borough.

Contributing to Housing Supply

The borough's most recently published Annual Monitoring Report (2011) shows that there is a need for 1869 net additional dwellings in the borough during the plan period. This equates to an annual delivery target of 187 net additional units. The report also shows that only 375 net additional dwellings have been delivered over the previous five year period. The

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borough has a 3.3 year supply of housing against the 5 year supply that national planning policy requires⁴.

If approved this proposal will quickly be converted into three net additional housing units. The Duchy of Lancaster has approved the development and has made funds available. Tender documents are in the process of being completed and we would expect to let contracts for construction as soon as an acceptable consent is secured. We anticipate that the new dwellings will be completed by March 2012 and occupied shortly thereafter.

A Sustainable Location

The borough's emerging spatial development strategy includes the distribution of in the region of 33% of new housing development across other settlements in the rural areas beyond the three key service centres of Clitheroe, Longridge and Whalley and the strategic housing site at Standen.

Dunsop Bridge is a small settlement but its location and working community has meant that it operates as a local service centre. It has maintained a relatively high level of service provision. The community has a primary school, two churches, a village shop and post office, a cafe, a garage and petrol filling station, a pub (the Inn at Whitewell), a regular bus service⁵ and hosts a number of businesses. Modern workspace will be available at the remaining business units in the Root Hill Estate Yard complex.

Dunsop Bridge was included in the Settlement Hierarchy produced by the Council in 2008. It scored 23 out of a maximum of 42 points, achieving positive scores in all six categories. The lowest score achieved was in relation to employment; this score would be increased on a reassessment as a result of the provision of the remaining 321sq m of workspace at Root Hill Estate yard.

The score of 23 ranked the village 12th out of 32 settlements, or 9th out of 29 settlements if we exclude the service centres of Clitheroe, Longridge and Whalley.

⁴ Paragraph 49 of the National Planning Policy Framework directs that relevant local policies for housing should not be considered up to date if the Council cannot demonstrate a five year housing supply and that in this instance the presumption in favour of development should apply to applications for housing development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or where specific policies in this Framework indicate development should be restricted.

⁵ The B10 and B11 Bowland Transit bus service links Clitheroe with the villages of Newton, Slaidburn, Dunsop Bridge and Whitewell.

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Whilst the site is outside the boundaries of the village as shown on the Proposals Map which forms part of the 1998 Local Plan the site is well located in close proximity to the village school and amenities within the village centre, which can be accessed via a footpath without using the road. Access to workspace is available on site.

Effective Use of Land & Resources

The proposal is on a previously developed site and makes use of existing buildings and the work already done to convert them into spaces capable of permanent occupancy. This means that four new net additional dwellings will be created with the minimum use of materials and natural resources.

Compliance with National and Local Planning Policy

Local Development Plan

The local development plan for Ribble Valley is made up of the North West Regional Spatial Strategy, saved policies from the 1998 Districtwide Local Plan and emerging policy as set out in the iterative drafts of the Core Strategy.

The policies set out in the National Planning Policy Framework published on 27th March 2012 are also material considerations, especially where the current local plan, as is the case in Ribble Valley, was created before the 2004 Act⁶.

General Policies

The proposal meets the requirements of Policy RDF2 in the Regional Spatial Strategy by providing housing to meet evidenced need within the borough in an appropriate location and at a scale and nature that can help to fulfil the needs of local communities for new housing.

The proposal complies with the requirements of saved policy G1 of the Local Plan and emerging policy DMG1 in that it is of high quality design, is sympathetic to existing land uses and to the character of the area and will not create any adverse affects on local amenity, neighbouring uses or the protected landscape of the Forest of Bowland AONB. The scheme retains the existing form and built fabric of the former Estate Yard. It respects the boundaries of the yard and does not include any penetration of the eastern and southern elevations into open countryside.

⁶ See paragraphs 214 and 215

Environmental Policy

The NPPF maintains the high level of protection that the planning system seeks to provide for the natural environment, particularly in designated landscapes. These principles are also enshrined in the local development plan and in the emerging Core Strategy. In bringing forward the proposed development the applicant has been mindful of the need to retain the architectural integrity of the traditional buildings and to avoid any unacceptable impact to the landscape character of this area of the Forest of Bowland Area of Outstanding Natural Beauty.

The proposal is brought forward against the requirements of saved Local Plan policy ENV1 and emerging policy DME1 which provide protection of the natural environment within the Forest of Bowland AONB. The proposal supports and complies with these policies by ensuring that these buildings will remain in good condition and in use in the future. The proposed development will revitalise the Root Yard complex and ensure that the buildings are maintained to the very highest standards, so conserving the natural beauty of the area and the role that the buildings play in the landscape.

The proposal also complies with saved Local Plan policy ENV13 and emerging policy DME2 which prevents harm being caused by development to important landscape features by incorporating the additional residential units completely within the existing converted buildings and the internal courtyard area and by making use of the available services, heating and lighting systems. All domestic use of the site is contained within the internal area of the courtyard. The proposals respect the existing functional form of the buildings. Save for three small alterations to openings on the eastern elevation (necessary to improve the provision of natural light) the scheme will not change the existing form and character of the buildings and their immediate setting in any way.

The residential units will be retained by the Duchy of Lancaster and made available for rent. The properties will not be sold or separated from the wider Estate ownership. The area demised within tenancy agreements will include only the buildings. Rights to use the common areas within the courtyard will be provided but the range of use restricted by terms within the tenancy agreement. This approach allows the Duchy to maintain tight control of the occupation of the units and to manage common areas within the courtyard (such as parking, the inner courtyard areas and the communal garden) directly.

The development proposal makes use of the existing conversion scheme which has already been found to be acceptable.

Planning Support Statement

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Application for Change of Use of Units Two, Three and Four to Residential (C3)

Consequently the proposal complies with emerging policy DMG2 in that it re-uses existing buildings, is in keeping with the character of the landscape (as defined by the Lancashire County Council Landscape Character Assessment) and acknowledges the special qualities of the AONB.

Housing Policy

The National Planning Policy Framework directs⁷ that in rural areas new housing should be provided where it enhances or maintains the vitality of local communities. The proposed development will help to enhance the vitality of the community of Dunsop Bridge and the wider Hodder Valley by increasing the stock of smaller housing types and providing more choice in the local housing market of housing suitable for young people, young families and (due to the single storey nature of the new dwellings) the elderly.

The NPPF also supports the conversion and reuse of existing buildings for residential purposes⁸.

The proposal specifically responds to saved Local Plan policy H2 which provides for the conversion of buildings to dwellings and complies with saved Local Plan policies H16 and H17 and emerging policy DMH4 (conversion of barns and other buildings to dwellings) in that:

- the buildings form part of an already defined group of buildings
- the buildings are structurally sound and have already been converted
- they are of sufficient size to provide appropriate living accommodation
- the character of the buildings make a positive contribution to the character of the surrounding area and form an important part of the landscape
- the design maintains the existing high standard which has been recognised with awards⁹
- the development will not harm the appearance or function of the area in which it is situated - car parking and related facilities are already provided, garden areas will be sensitively provided and incorporated within the landscape through choice of materials and planting and restrictions on the use of external infrastructure¹⁰

⁷ Paragraph 55

⁸ Paragraph 55

¹⁰ The properties will remain in the ownership of the Duchy of Lancaster and will be managed as part of the Whitewell Estate. It will therefore be possible to include restrictions within tenancy agreements and to enforce these restrictions.

- the existing access is of a safe standard and is acceptable to the Highways Authority

There is no requirement for expenditure by public bodies or utilities on additional infrastructure or facilities, there will be no materially damaging effect on landscape qualities and no detrimental effect on the rural economy (see comments below relating to saved policy EMP11).

The applicant is aware that the properties will not benefit from Permitted Development Rights and that any extensions or external alterations will not be carried out without the consent of the local planning authority.

The proposal also meets the requirements of emerging policy statement H2 requiring new housing to add to the balance of local housing stock and to demonstrate alignment with evidenced need as explained above in the section Meeting House Need.

Economic Policy

We are aware that due to the sites position in one of the more deeply rural areas of the borough the potential loss of employment sites is a significant consideration. The proposal has been brought forward with full regard to saved policy EMP11 and emerging policy DMB1 relating to the loss of employment land. This proposal complies with the criteria set out in EMP11 around environmental benefits, social and economic damage and attempts to secure alternate employment generating uses.

Environmental Benefit & Social and Economic Damage Caused by Loss of Jobs in the Community

Whilst there is no material environmental benefit to be gained by the community from the proposal it will not cause any social or damage result from a loss of employment. The change of use of three units will result in the loss of 220 sq m of (unletttable) workspace but it will not result in the loss of employment in the community. No jobs will be lost as a result of the change of use of this part of the site. Indeed the development proposal will generate additional economic activity as it requires a contract worth in the region of £XXXX which will be let to a local business.

The proposal prevents economic and social damage. The failure to attract occupiers for this part of the site means that currently these beautifully converted buildings are lying empty and the community, and its local businesses, are gaining significantly less benefit from the development than should be achieved. Filling the buildings with people will help breath new life into the scheme, create a more vibrant atmosphere for the business

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Planning Support Statement Root Hill Estate Yard Application for Change of Use of Units Two, Three and Four to Residential (C3)

occupiers (so safeguarding commercial use in the future) and generate new vitality in the local community.

Attempts to Secure Alternate Employment Generating Use

The applicant has made extensive attempts to attract occupiers that bring an employment generating use. They have engaged in an extensive and targeted three year marketing campaign (full details are provided in the Annex to the statement). This activity has generated over 60 accompanied viewings and has led to the occupancy of three of the units by business tenants. In so doing it generated and enabled economic activity within the heart of the AONB.

Sadly despite the applicant's best efforts it has proven impossible to attract sufficient occupiers to fill all the units. After three years of trying it is apparent to the applicant that there is too much workspace on the site, hence the decision to move towards a mixed employment and residential use.

This proposal has been carefully worked up to protect the site's existing occupiers; space is being provided for their continued occupation on the site and all costs relating to their relocation are being met by the applicants. The retention of 390 sq m (64% of the available floorspace) in employment use will mean that this opportunity is retained in the future

We are aware of guidance set out within the NPPF in relation to the duty of local authorities to support a prosperous and sustainable economy. This proposal will contribute to that outcome. The failure to attract occupiers for the whole of the site means that these beautifully converted buildings are lying empty and the community, and its local businesses, are gaining significantly less benefit from the development than should be achieved. Making these buildings available for residential use will help breath new life into the scheme, create a more vibrant atmosphere (so safeguarding commercial use into the future) and generate new vitality in the local community through increasing the range of housing available to incoming entrepreneurs, local people and staff of local employers.

AONB Management Plan

The proposal has been produced with reference to the AONB Management Plan. This complex of buildings forms an important part of the vista within wooded valley and the approach to the village of Dunsop Bridge from the Hodder Bridge and Whitewell.

The proposed development will help to conserve and enhance the natural beauty of the area by maintaining the integrity of Root Hill Estate Yard as living buildings within the landscape and by ensuring that its condition is maintained to the highest standards. Consequently the role that the buildings play as part of the traditional pattern of buildings and settlements within this part of the AONB will be maintained. The development will contribute directly towards Objective 12.1, to encourage the sensitive re-use of buildings and will respect Objective 12.3D which seeks to ensure that developments do not detract from and where possible contribute to the special qualities of the AONB.

Affordable Housing

The proposed development is below the minimum threshold for the provision of affordable housing or the contribution of a commuted sum to support the wider provision of affordable housing set out in Statement H3 in the Regulation 19 version of the Core Strategy. The dwellings have however been designed to complement the provision of new affordable housing in Dunsop Bridge by providing single storey accommodation.

Concluding Remarks

This proposal seeks to bring forward a positive contribution to the aims and objectives of the borough's Corporate and Local Development Plans through the sensitive and effective re-use of beautifully converted traditional buildings.

It is of course a matter of regret that it has proved necessary change the use of the buildings from employment to residential use however we believe that taking this difficult decision will ensure a viable future for a mixed use employment and residential scheme at Root Hill Estate Yard.

The scheme will provide three net additional dwellings of a type that is in very limited supply in the borough, and in the rural areas of the borough in particular; small single storey units of two and three bedrooms.

The scheme proposed makes the best use of the existing under utilised conversion and causes the minimum additional impact on the local area and surrounding landscape.

As has been demonstrated in this statement the scheme complies with existing and emerging national and local policy; it comprises appropriate development and we therefore seek its approval.

Rural Solutions
October 2012.

320120980P

**DUCHY OF LANCASTER
WHITEWELL ESTATE
ROOT HILL ESTATE YARD**

MARKETING AND LETTING ACTIVITY

1. Development completed at the end of October 2009.
2. Unit 4 let to AONB office with effect from October 2009.
3. Marketing strategy as per the attached schedule dated 23 July 2009.
4. Bell Pottinger appointed Duchy PR consultants as detailed on the attached. The PR activity and coverage to date together with the associated press releases.
5. Official opening by Lord Shuttleworth on 18 March 2010. Opening party and full promotion including attendance by the Rt Hon Baroness Royall of Blaisden.
6. RICS North West Property Awards winner for best commercial building 2010.
7. Joint marketing with agents Athertons Commercial.
8. Garden party 11 August 2011, targeted invite list to key business contacts. All offices opened and fully marketed.
9. Niche Business Marketing Report and research completed by Stephanie Pybus dated 25 August 2011.
10. Over 60 accompanied viewings undertaken and 300 sets of particulars sent out.
11. Website promotion including Regenerate Pennine Lancashire, Offices in the Countryside, Primelocation, Rightmove, Make It Lancashire together with Smiths Gore, Athertons and Duchy websites.

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Root Hill Estate Yard - PR activity and coverage

PR	Date	Coverage
Duchy to offer new business address – press release	1/6/2009	Lancashire Evening Post – 5/6/2009
		Lancashire Evening Post online – 6/6/2009
		Lancashire Evening Post – 29/6/2009
		Clitheroe Advertiser – 23/6/2009
		Property Week – 10/7/2009
		Property Week online – 10/7/2009
Completion of scheme – press release	20/10/2009	Place North West – 21/10/2009
		North West Business Insider 0 21/10/2009
		Lancashire Telegraph – 23/10/2009
Open for business – press release	19/3/2010	N/A
Official opening – press release	23/3/2010	Place North West – 25/3/2010
		Manchester Evening News – 26/3/2010
		Clitheroe Advertiser – 1/4/2010
		Clitheroe Advertiser online – 1/4/2010
		Garstang Courier – 7/4/2010
Advertorial in Live Ribble Valley	April 2010	Live Ribble Valley – full page
RICS NW award – Best Commercial Property – press release issued by RICS and the Duchy	May 2010	Estates Gazette – 22/5/2010
		Crains Manchester Business – 7/5/2010
		Place North West – 7/5/2010
		Business desk – 7/5/2010
Overview of development – newsletter article	Spring 2010	Duchy newsletter – distributed to all tenants
Advertorial in Clitheroe Food Festival magazine	July 2010	Full page (A5) Clitheroe Food Festival magazine
New home for Rosemary Johnson (Bowland Wool) – press release	11/10/2010	Clitheroe Advertiser – 21/10/2010
		Lancashire Evening Post - 12/10/2010
Summer garden party – press release	16/8/2011	Duchy newsletter – distributed to all tenants

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Design and Access Statement

For

Root Hill Estate Yard

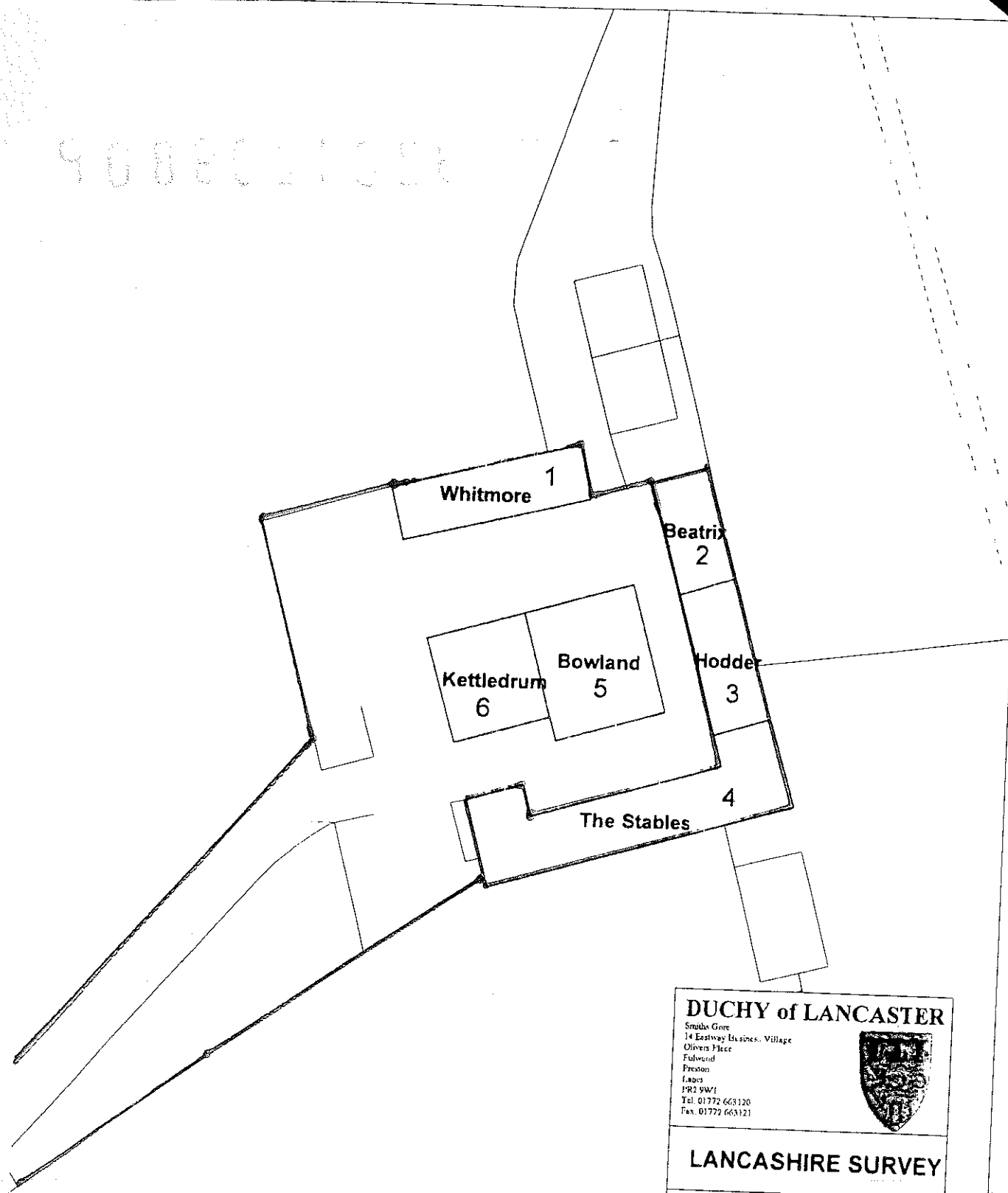
At

Root Farm, Dunsop Bridge, Lancashire


Report Completed By

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LANCASHIRE SURVEY

Whitewell Estate
Root Hill Estate Yard

Scale: 1:500	
Date/By: 280709 CIA	
Plan Ref: GE/13	
Cert. by/Date	

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OS Grid Ref SD6549
Field ID NG9184

1 Introduction

- 1.1 This design and access statement is written in line with *"Design and Access Statement How to write, read and use them"* (CABE, 2007) as required by *"The Circular Guidance on Changes to the Development Control System"*
- 1.2 The aim of this document is to appraise the context of the development in relation to relevant planning policy guidance, the design of the proposal, and the underlying influences on the submission.
- 1.3 This document should be read in conjunction with the drawings and documentation (including the Planning Statement) submitted with the application

2 Site Characteristics

- 2.1 Root Hill Yard Estate lies just outside of the village of Dunsop Bridge within the Forest of Bowland. The yard is accessed via a 90m track from the main road to the village, opposite the Dunsop Trout Farm. The site was the subject of a successful planning application in 2007 (LPA Ref 3/2007/0692P), for change of use of estate yard buildings to a small business centre to provide six units of workspace and/or offices.
The site is a three sided courtyard of single storey offices with two two storey units in the centre
- 2.2 Dunsop Bridge has been a self-sustainable, land based community for over 300 years. It is a relatively small community of 67 households, yet remains the focus for a wide catchment within the Dunsop and Hodder valleys; as such it provides services and facilities such as a Primary School, Church, a Shop, Village Hall, Garage and Post Office. Employment opportunities are provided by the Inn at Whitewell, the Trout Farm together with farming, fishing, shooting and forestry enterprises. The workspace developed at the Estate Yard in 2009 / 2010 hosts the Forest of Bowland AONB offices and two other businesses.
- 2.3 Root Hill Yard Estate itself is made of a collection of offices created from traditional buildings (although is not listed and is not included within a conservation area) in an award winning development by the Duchy of Lancaster undertaken in 2009.
- 2.4 Over the years this location has had many uses including agricultural, business and commercial. The application site's important role within the village community was recognised in the preparation of the Master Plan of the area and this application proposes to reintegrate it back into the community whilst offering social and economic benefits to the area.
- 2.5 The buildings themselves sit off the road and owing to the configuration of buildings it is concealed from passers-by. Each unit has been recently renovated and are all structurally sound and require minimal alterations. There is adequate parking and turning space in and around the application site.

- 3 1 The proposal involves internal re-configurations of three units together with minor external alterations to fenestration on the eastern elevation of the courtyard to provide sufficient natural light.
- 3 2 The development shall provide 2no 2 bedroom dwellings and 1no 3 bedroom dwelling. The proposed use falls within Class C3 of the use classes order (2010) – Dwelling houses.
- 3 3 Parking shall be in the existing yard area. Individual parking spaces will not be allocated to units. The number of cars which each unit is able to park on site will be governed within the tenancy agreements under which each unit is let.

4 Use

- 4 1 An internal re-configuration shall allow for good sized, useful dwellings each with two or three beds. Access shall be gained to each from the within the courtyard area.
- 4.2 Provision will be made within the existing courtyard area for a small area for external seating for each dwelling. This will not be delineated in any way however and the area demised with each letting will be restricted to the buildings; all external areas will be retained in common management.
- 4 3 The internal layout offers all that is required of a two or three bed dwelling. The lounge areas shall retain the existing log burners and enhance the “rural” atmosphere already embedded in the location.

5 Design

- 5 1 The scheme will retain the existing design and materials. Internal design will follow the simple form of the buildings, making use of existing openings and retaining the open ceilings and features of the traditional buildings.
- 5 2 The conversion to residential use will be achieved by undertaking internal alterations to the layout of each unit together with the provision of kitchens and bathrooms. The development will make use of existing services, heating, mains and foul drainage systems.
- 5 3 Internally there shall be kitchen/diners, two or three double bed rooms, and a family bathroom, with a lounge area to each.

- 5.4 No alterations will be made to the external facade of the buildings save for:
- An increase in the size of the window in the hall way of Cottage Two in order to provide additional natural light. This window is set within a former doorway and it is our intention to expand the fenestration to fill this space. This is consistent with existing glazing in other former doorways within the scheme.
 - An increase (by a single glazing pane) of two windows on the eastern elevation of Cottage One to provide more natural light and views to the east (the window in the living area and the window in Bedroom One)
- 5.5 The current materials shall be preserved throughout
- 5.6 External lighting will be as existing
- 5.7 The scheme will use the existing bin storage area. There are no requirements for additional external storage (such as oil tanks) or infrastructure as the residential units will rely on the existing services and facilities

6 Landscaping

- 6.1 There will be no change to the existing landscaping within the courtyard save that a small communal garden area will be created alongside the log and bin storage in the walled compound to the western end of the southern elevation. This will be invisible from outside the buildings and will be retained as a common area within the development in the direct management of the Duchy of Lancaster

7 Access

- 7.1 The scheme will use the existing access provided for the business units. The site adjoins the main road through the village just outside of the main village. Visibility here is adequate for the nature of unclassified road.
- 7.2 The scheme will use the existing parking areas provided. The change of use from commercial to residential use will reduce the volume of traffic that the site can generate

8 Planning Policy Context

- 8.1 Matters relating to planning policy are dealt with in the Planning Statement submitted as part of the application