



31 OCT 2012

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MATION OF

For office use only

Application No.

Date received 320120986P

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:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: 

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

#### 2. Agent Name, Address and Contact Details

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Postcode:

Telephone number: 

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="01282834834"/>	<input type="text"/>

Mobile number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Fax number: 

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Email address:

#### 3. Description of the Proposal

Please describe the proposed development including any change of use:

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)

Description:

House:  Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

#### 5. Pre-application Advice

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

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

- Is a new or altered vehicle access proposed to or from the public highway?  Yes  No
- Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No
- Are there any new public roads to be provided within the site?  Yes  No
- Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

#### 7. Waste Storage and Collection

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

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

#### 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:

Description of *proposed* materials and finishes:

##### Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

9. (Materials continued)

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**Windows - description:**

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

As existing

**Doors - description:**

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

As Existing

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:

Design and Access Statement  
 Location Plan  
 TAYLO/02 Dwg01  
 TAYLO/02 Dwg02

**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	1	1
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

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

**12. Assessment of Flood Risk**

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)  Yes  No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

Sustainable drainage system  Main sewer  Pond/lake  
 Soakaway  Existing watercourse

### 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site       Yes, on land adjacent to or near the proposed development       No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site       Yes, on land adjacent to or near the proposed development       No

c) Features of geological conservation importance

Yes, on the development site       Yes, on land adjacent to or near the proposed development       No

### 14. Existing Use

Please describe the current use of the site:

N/a

Is the site currently vacant?       Yes       No

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

Garage

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

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?       Yes       No

Land where contamination is suspected for all or part of the site?       Yes       No

A proposed use that would be particularly vulnerable to the presence of contamination?       Yes       No

### 15. Trees and Hedges

Are there trees or hedges on the proposed development site?       Yes       No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?       Yes       No

If Yes to either or both of the above you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

### 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?       Yes       No

### 17. Residential Units

Does your proposal include the gain or loss of residential units?       Yes       No

#### Market Housing - Proposed

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

Proposed Market Housing Total     

#### Market Housing - Existing

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

Existing Market Housing Total     

#### Overall Residential Unit Totals

Total proposed residential units	<input type="text" value="1"/>
Total existing residential units	<input type="text" value="0"/>

**18. All Types of Development: Non-residential Floorspace**

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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	0.0	0.0
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
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	54.8	54.8	0.0	-54.8
Total		54.8	54.8	0.0	-54.8

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

**19. Employment**

If known please complete the following information regarding employees:

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

**20. Hours of Opening**

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

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

**21. Site Area**

What is the site area?

00.01 hectares

**22. Industrial or Commercial Processes and Machinery**

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/a

Is the proposal for a waste management development?

Yes  No

**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

Yes  No

#### 24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

#### 25. Certificates (Certificate A)

##### Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title:  First name:  Surname:

Person role:

Declaration date:

Declaration made

#### 25. Certificates (Agricultural Land Declaration)

##### Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:  First Name:  Surname:

Person role:

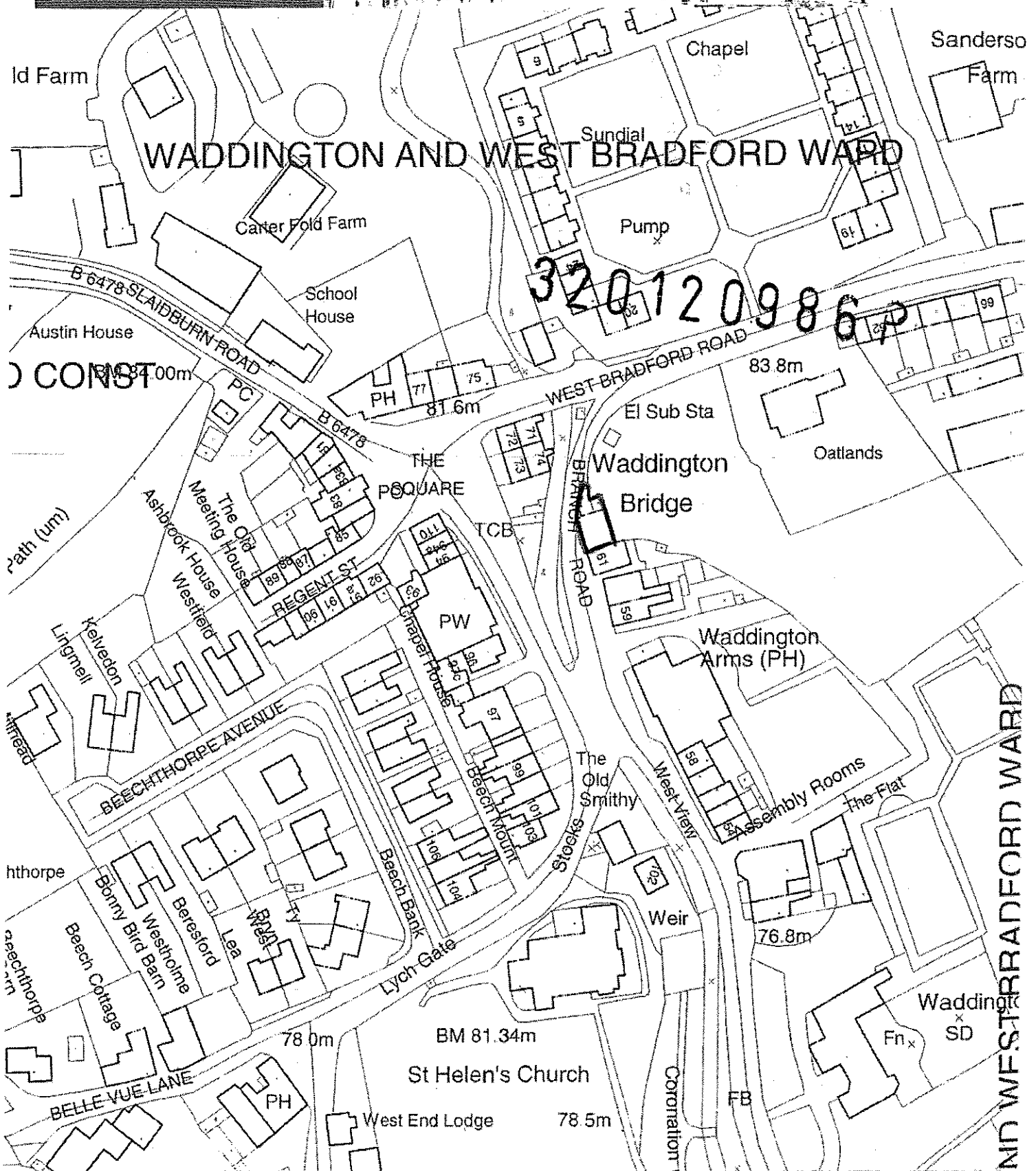
Declaration date:

Declaration Made

#### 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date



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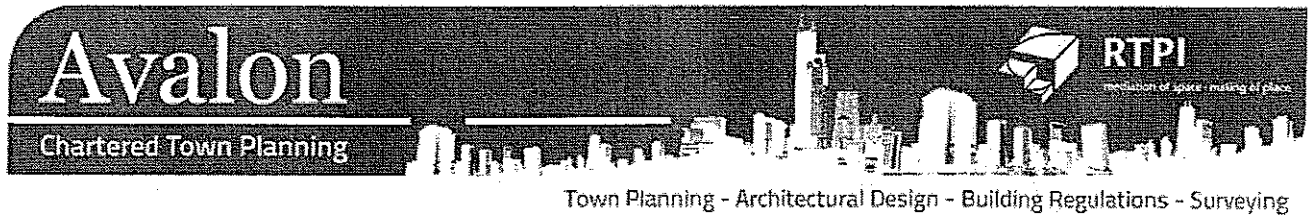
Directors - Alan Kinder, Dip.T.P (Leeds), MRTPI & Val Kendall

2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

Phone: 01282 834834 Fax: 01282 451666 Web: www.avalontp.co.uk Email: planning@avalontp.co.uk

Avalon Chartered Town Planning, Architectural & Surveying Services is the trading name of Avalon Town Planning Ltd  
Company No 07852064 Registered in England and Wales

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## DESIGN AND ACCESS STATEMENT

FORMER GARAGE  
BRANCH ROAD, WADDINGTON, CLITHEROE

CONVERSION OF THE FORMER GARAGE PREMISES TO FORM A  
BUNGALOW

October 2012

Directors - Alan Kinder, Dip.T.P. (Leeds) MRTPI & Val Kendall  
2, Redley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY  
Phone: 01262 834836 Fax: 01262 951655 Web: [www.avalon.co.uk](http://www.avalon.co.uk) Email: [planning@avalon.co.uk](mailto:planning@avalon.co.uk)

Avalon Chartered Town Planning is the trading name of Avalon Town Planning Ltd. Company No 07852054 Registered in England and Wales

## 1 ASSESSMENT

- 1.1 The application site comprises of a single storey stone built garage premises which fronts onto Branch Road in the centre of the village of Waddington.
- 1.2 The application site on a constrained site with traditional two storey cottage properties to the rear and the grounds/paddock area to the east between the application site and Oatlands which fronts West Bradford Road. The site lies within the Waddington Conservation Area.
- 1.3 Land in the immediate vicinity is predominantly in residential.
- 1.4 The site is situated in the village settlement boundary as defined in the Local Plan proposals map.
- 1.5 The National Planning Policy Framework (NPPF) details government planning policy and supports in principle the provision of sustainable development.
- 1.6 The development plan includes Regional Spatial Strategy (RSS) policies and policies saved from the Ribble Valley Districtwide Local Plan adopted in 1998. Saved policies of particular relevance to the determination of this application are the following:
- G1 which details a number of development control criteria;
  - G4 which identifies the villages within which the rehabilitation and reuse of buildings would be acceptable;
  - ENV1 which protects the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty;
  - ENV16 which controls development within Conservation Areas;
  - EMP11 which regards the loss of employment land
  - H15, 16 & 17 which detail the issues relevant to the conversion of buildings to residential use
- 1.7 The emerging Core Strategy has been the subject of Regulation 19 consultation; further public consultation is scheduled on proposed alterations.

## 2 INVOLVEMENT

- 2.1 The proposal meets adopted policy and given the minimal adaptations to the building then it has not necessitated in engaging in formal pre-application advice with the authority.

## 3 EVALUATION

- 3.1 The premises the subject of this application have a long establish use as a garage/car repair workshop although it has remained largely vacant for a considerable number of years due to the fact that it cannot be utilised using modern machinery such as a vehicle lift due to the restricted head room.
- 3.2 In 2006 planning permission was sought for the creation of a first floor extension in order to make the premises more user friendly but consent was refused under application 3/2006/0410 due to the adverse impact on the Conservation Area setting.
- 3.3 At the time of the previous application there was a moratorium in terms of housing and since that date the building has largely remained unused. However the situation with housing provision has relaxed hence the desire to seek to secure a change of use to residential usage but with minimal external alterations so as not to adversely affect the buildings Conservation Area setting.

## 4 DESIGN

### USE

- 4.1 It is proposed to change the use from commercial use to a single unit of residential accommodation.

### AMOUNT

- 4.2 The dwelling will have be modest in size providing a 2-bedroomed accommodation.

## LAYOUT

- 4.3 The internal layout of the building is informed by both the constrained nature of the site and the rectangular form of the building which results in the provision of a relatively modest 2-bedroomed accommodation with a single off street parking space.

#### SCALE

- 4.4 The building will not be extended in any form and other than replacing the existing garage door with a fixed glazed screen then the appearance will remain as existing. The maximum height to ridge will be 5.26m with a corresponding height to eaves of 3.56m. The footprint of the building will be 6.35m with a maximum of 14.1m in length.

#### LANDSCAPING

- 4.5 The forecourt area at the front of the building will remain as existing with vehicular access direct off Branch Road. This area will also be utilised as an amenity area associated with the residential use of the building.

#### APPEARANCE

- 4.6 The dwelling will be created from this structure simply by internal adaptation with the external alterations kept to an absolute minimum with the existing double garage doors being replaced by a fixed glazed screen. In all other respects the building will remain as existing externally.

#### CRIME PREVENTION MEASURES

- 4.7 It is intended that the development will achieve Secure by Design status.

#### AMELIORATION OF CLIMATE CHANGE

- 4.8 The conversion will incorporate green technologies wherever possible.

### 5 ACCESS

- 5.1 Level access can be provided into the dwelling.

**Notes:**

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices

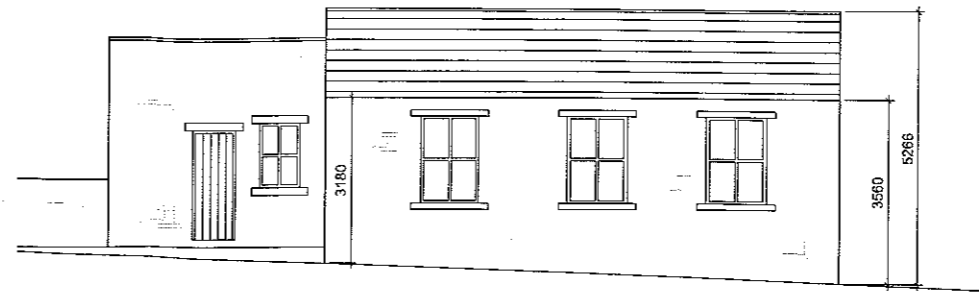
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies

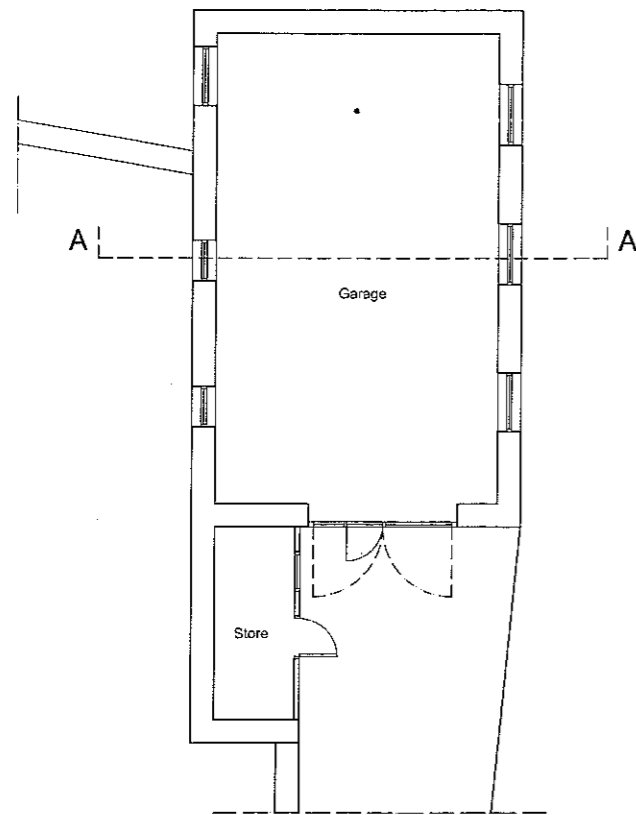
Do not scale off the drawings. If in doubt ask

Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval

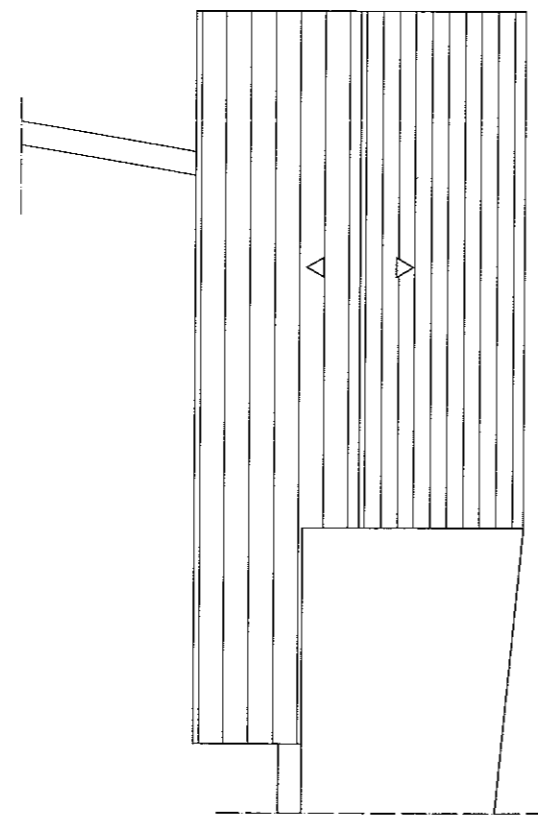


Front Elevation

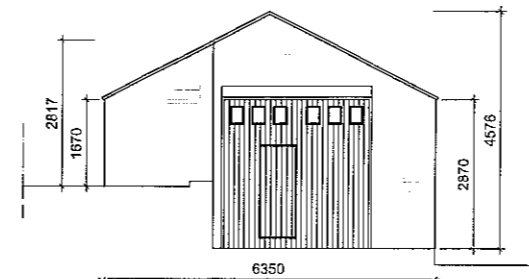
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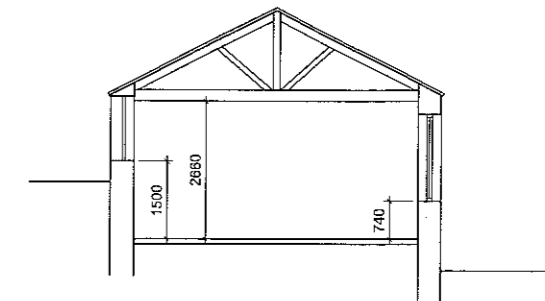
Floor Plan



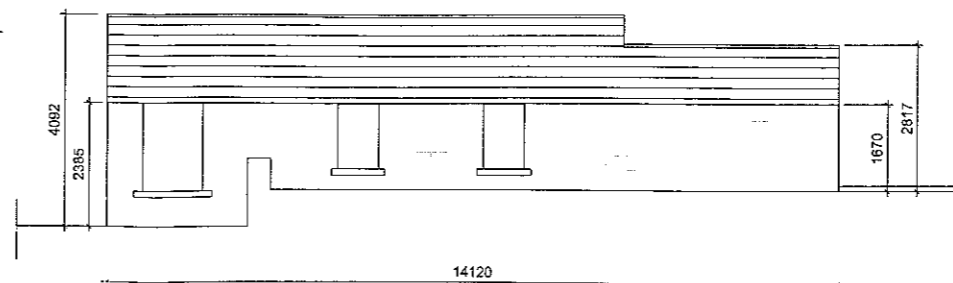
Roof Plan



Side Elevation



Section A-A



Rear Elevation

1:100 0 1 2 3 4 5 6 7 8 9 10

**Avalon** RTPi  
Chartered Town Planning

Town Planning - Architectural Desgr. - Building Regulations - Surveying

**Phone: 01282 834834 Fax: 01282 451666**  
Web: www.avalontp.co.uk Email: planning@avalontp.co.uk  
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

<b>EXISTING PLANS, ELEVATIONS, &amp; SECTION A-A</b>	
Site: Conversion from a garage to a bungalow The Garage, Branch Road Waddington Lancashire	
Client: Mr Colin Taylor	
Date: 22.08.12	Scale: 1:100 @ A2
Project No: TAYLO/02 Dwg 01	Drawn: ML / NYB
Amendments:	

**Notes:**

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

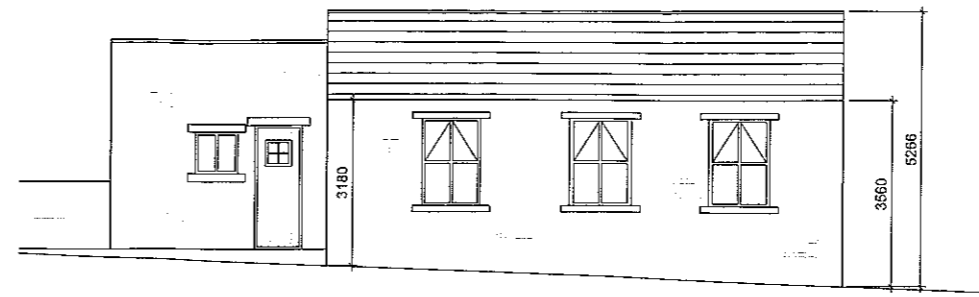
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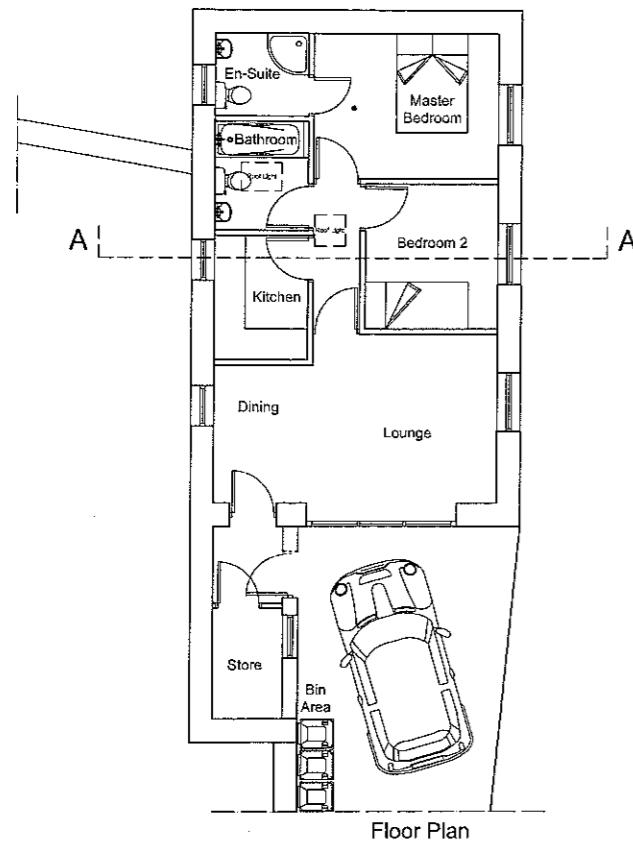
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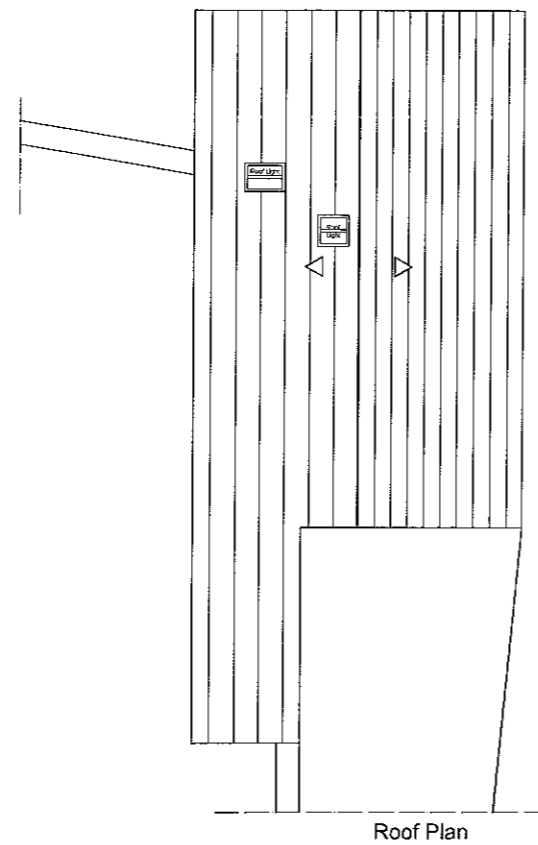


Front Elevation

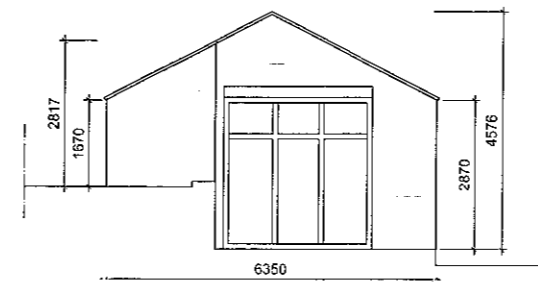
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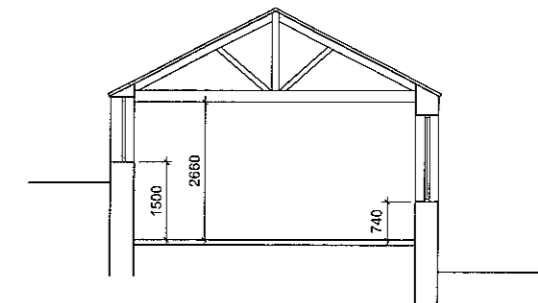
Floor Plan



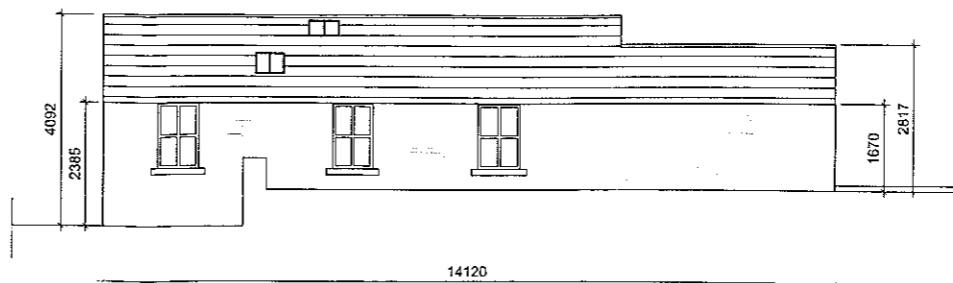
Roof Plan



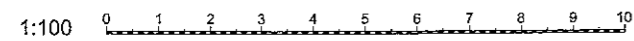
Side Elevation



Section A-A



Rear Elevation



**Avalon** RTPI  
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

**Phone: 01282 834834 Fax: 01282 451666**  
Web: www.avalontp.co.uk Email: planning@avalontp.co.uk  
2 Reedley Business Centre, Reedley Road, Burnley, Lancashire, BB10 2TY

PROPOSED PLANS, ELEVATIONS, & SECTION A-A	
Site: Conversion from a garage to a bungalow The Garage, Branch Road Waddington Lancashire	
Client: Mr Colin Taylor	
Date: 22 08 12	Scale: 1:100 @ A2
Project No: TAYLO/02 Dwg 02	Drawn: ML / NYB
Amendments:	