

29 OCT 2012

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Application No: 920121000P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Carl	Surname:	Fogarty
Company name:					
Street address:	Deershaw			Country Code	National Number
	Saccary Lane			Telephone number:	
	Mellor			Mobile number:	
Town/City:	Blackburn			Fax number:	
County:	Lancashire			Email address:	
Country:	England				
Postcode:	BB1 9DL				

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

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Emma	Surname:	Farrow
Company name:	Lea Hough & Company				
Street address:	Blakewater House			Country Code	National Number
	Phoenix Business Park			Telephone number:	01254 260 196
	Blakewater Road			Mobile number:	
Town/City:	Blackburn			Fax number:	
County:	Lancashire			Email address:	
Country:					
Postcode:	BB1 5RW				

emma.farrow@leahough.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed new 1st floor balcony to rear of property.

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:	Deershaw		
Street address:	Saccary Lane		
	Mellor		
Town/City:	Blackburn		
County:			
Postcode:	BB1 9DL		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	366398		
Northing:	431839		

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Doors - description:

Description of *existing* materials and finishes:

Timber effect upvc doors & frames

Description of *proposed* materials and finishes:

Timber effect upvc doors & frames

Others - description:

Type of other material:

Balcony

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

1st floor rear balcony comprising: balcony structure with Indian stone flag finishes with stainless steel & glazed balustrade/handrail.

9. (Materials continued)

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:

BS/12-113 - Design and Access Statement
 BS/12-113/01 - Location plan
 BS/12-113/02 - Existing Floor Plan & Elevation
 BS/12-113/03 - Proposed Planning Elevations
 BS/12-113/04 - Site Plan

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐
 Septic tank ☐ Cess pit ☐

Other

N/A

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

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:

Residential dwelling

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

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

Land which is known to be contaminated? ☐ Yes ☒ No

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

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

15. Trees and Hedges

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

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

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

16. Trade Effluent

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

17. Residential Units

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

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

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?

03.29

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: ☐

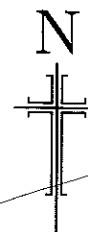
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing sole tenant - not applicable in the first column of the table below

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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CHARTERED SURVEYORS

Survey Valuation Design Planning Sales

Blackwater House
Phoenix Business Park
Blackwater Road
Blackburn
Lancashire
BB1 5RW
Tel: 01254 261136
Email: info@leahough.co.uk
Web: www.leahough.co.uk

3 Estate Avenue
Matrix Office Park
Deershaw Village
Preston
Lancashire
PR7 7NA
Tel: 01772 456333



DRAWING NUMBER	REV	DRAWN BY	SCALE	PAPER SIZE	DATE
BS.12-113/01	-	EF	1:1250	A4	October 20

PLAN REFERRED TO:

Deershaw
Saccary Lane
Mellor
Blackburn
BB1 9DL

Based on the Ordnance Survey with the sanction
of the Controller of HM Stationery Office
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320121000P

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CHARTERED SURVEYORS

Survey Valuation Design Planning Sales

DESIGN AND ACCESS STATEMENT
TO SUPPORT PLANNING APPLICATION

For

Proposed New First Floor Balcony to Rear of Property

at

Deershaw, Saccary Lane, Mellor, Blackburn, BB1 9DL



LeaHough

BLAKEWATER HOUSE, PHOENIX BUSINESS PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5RW.
T: 01254 260 196 E: blackburn@leahough.co.uk W: www.leahough.co.uk



RICS

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1.0 Introduction

This Design and Access Statement has been prepared to accompany a Planning Submission for a new 1st floor balcony to the rear of the existing property including alteration to form new access door.

Reference should be made to drawings that are accompanied to the Planning Application.

2.0 The Site

Deershaw, is accessed via a private driveway located off the east side of Saccary Lane, Mellor.

The existing building is set back from the road and sits within its own grounds, with the principle front elevation facing south east.

3.0 Proposal

The proposal is for a new balcony to the rear of the main house with access via a new double door opening at 1st floor level.

4.0 Design

Use and Amount

The proposal is for a balcony of approximately 6.5m wide by 1.5m depth, comprising an area of 9.75sq.m. Two existing window openings at 1st floor level will be adapted to incorporate a new external access door.

Layout

The layout and siting of the balcony is to the rear of the building located on the north-west elevation. The property is within its own extensive grounds and the balcony will not overlook any neighbouring properties.

Appearance

The balcony structure will have an Indian Stone flag finish with stainless steel and glass balustrade/hand rail detail, typically as shown on the attach photograph (Appendix 1). The access door is to match existing elsewhere to the property finish.

5.0 CONCLUSION

The application seeks planning permission for the construction of a new 1st floor balcony to the rear of the building, incorporating a new access door which will provide an amenity area to compliment the property whilst maintain a sympathetic visual impact with the existing building.

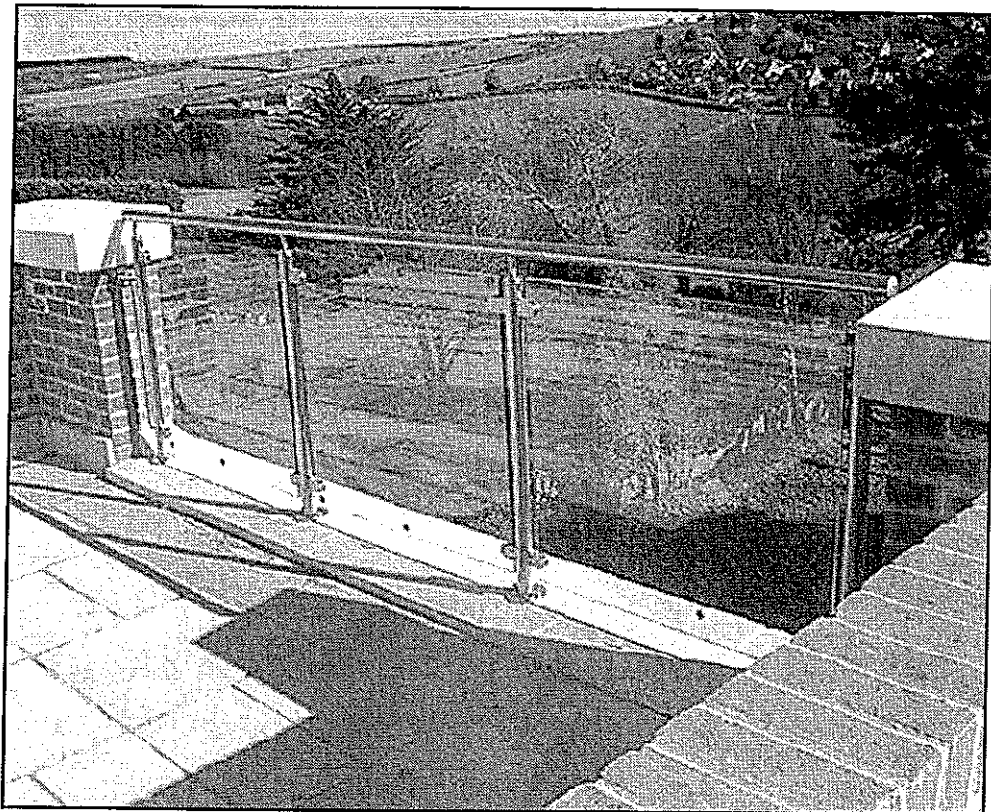
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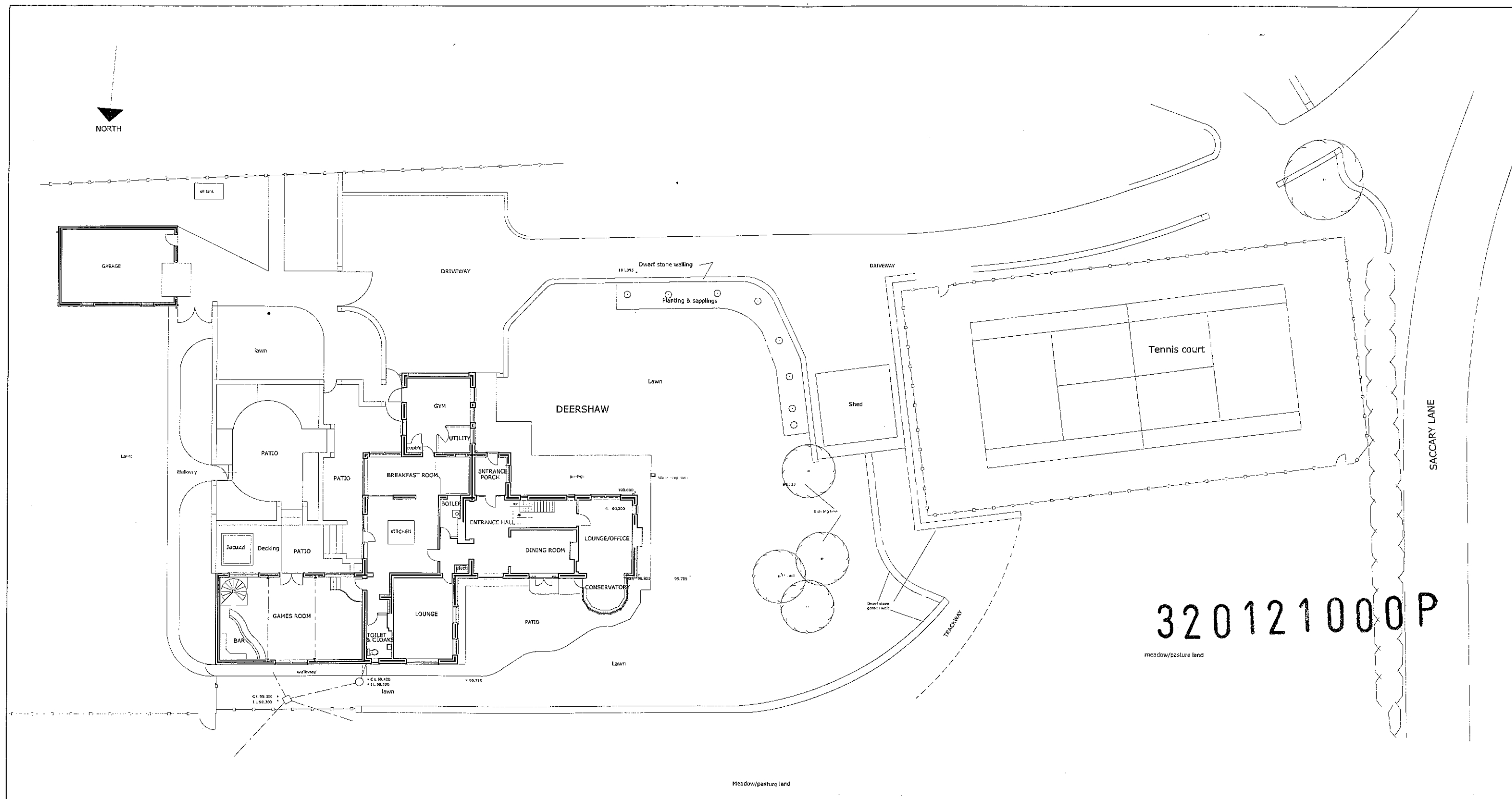
Deershaw, Saccary Lane, Mellor, Blackburn, BB1 9DL

Appendix 1

Deershaw, Saccary Lane, Mellor, Blackburn, BB1 9DL

Typical stainless steel and glass handrail/balustrade detail.





NOTES			
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Do not scale from this drawing. All dimensions must be checked and verified by the contractor prior to works commencing on site			
REVISIONS			
REV	DESCRIPTION	DATE	APPROVED

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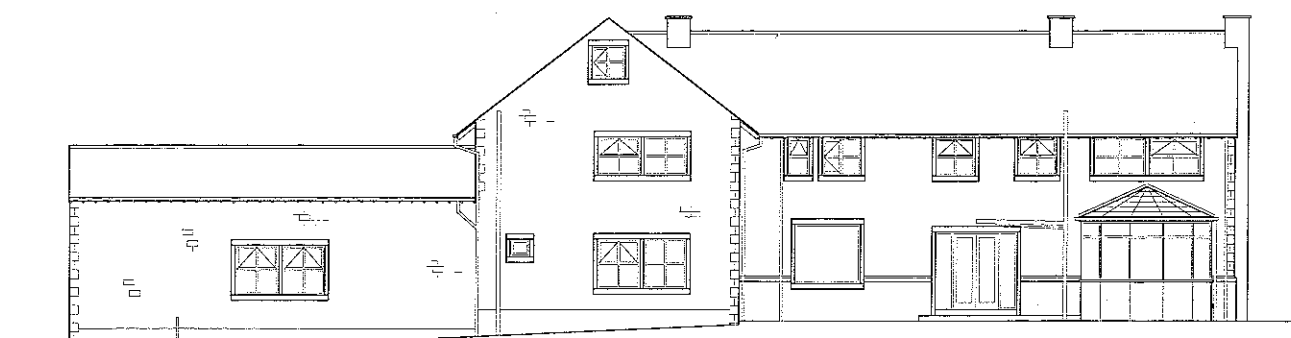
Blakewater House
 Phoenix Business Park
 Blakewater Road
 Blackburn
 Lancashire
 BB1 5RW
 Tel: 01254 260196

8 Eaton Avenue
 Matrix Office Park
 Buckshaw Village
 Preston
 Lancashire
 PR7 7NA
 Tel: 01772 458866

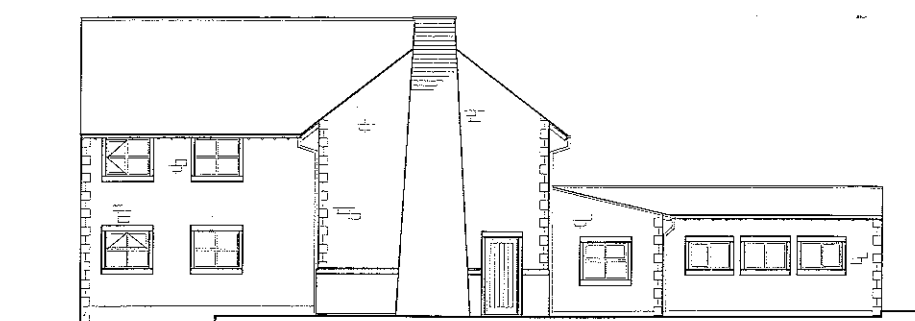
Email: info@leahough.co.uk
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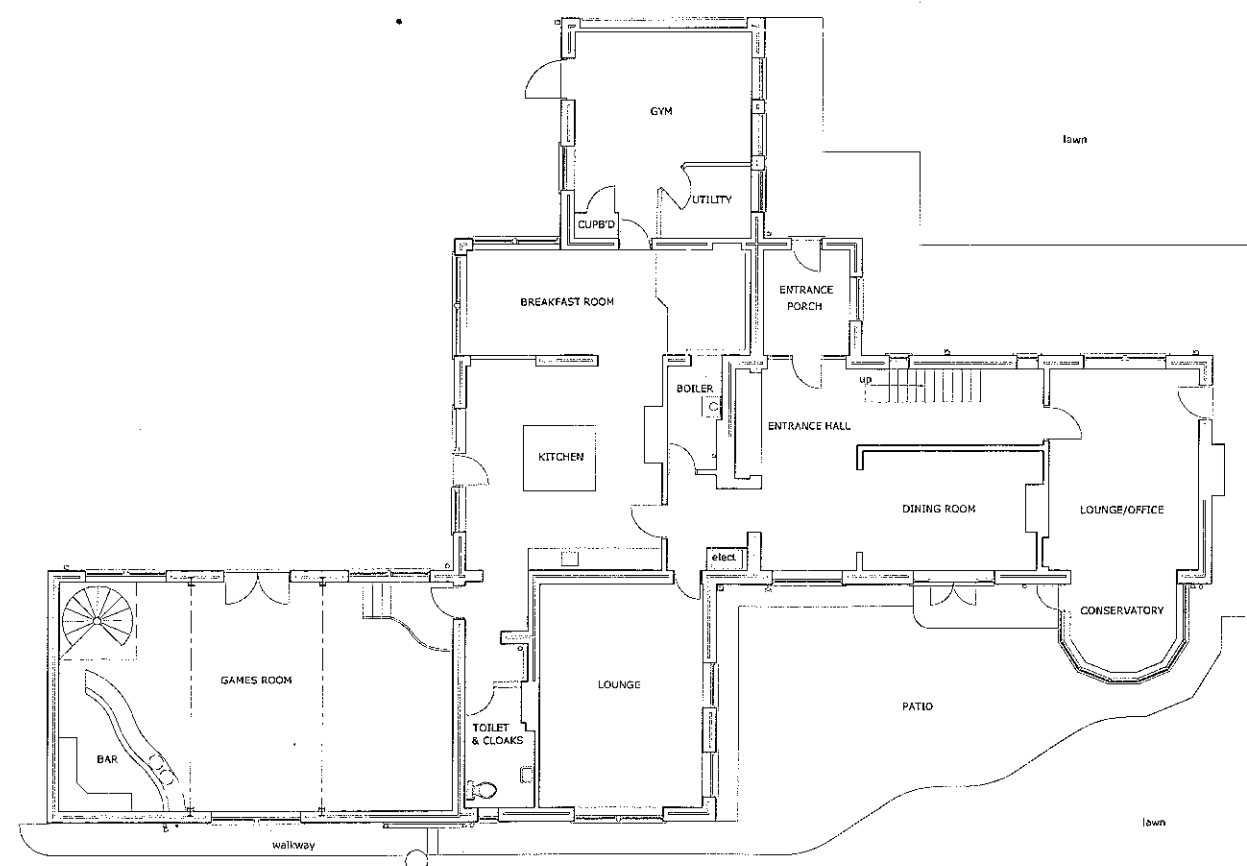
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PROJECT ADDRESS:	Deershaw Saccary Lane Mellor Blackburn BB1 9DL
PROJECT TITLE:	Proposed External Balcony
DRAWING TITLE:	Existing Site Plan
PAPER SIZE:	A2
SCALE:	1/200
DATE:	October 2012
DRAWN BY:	EF



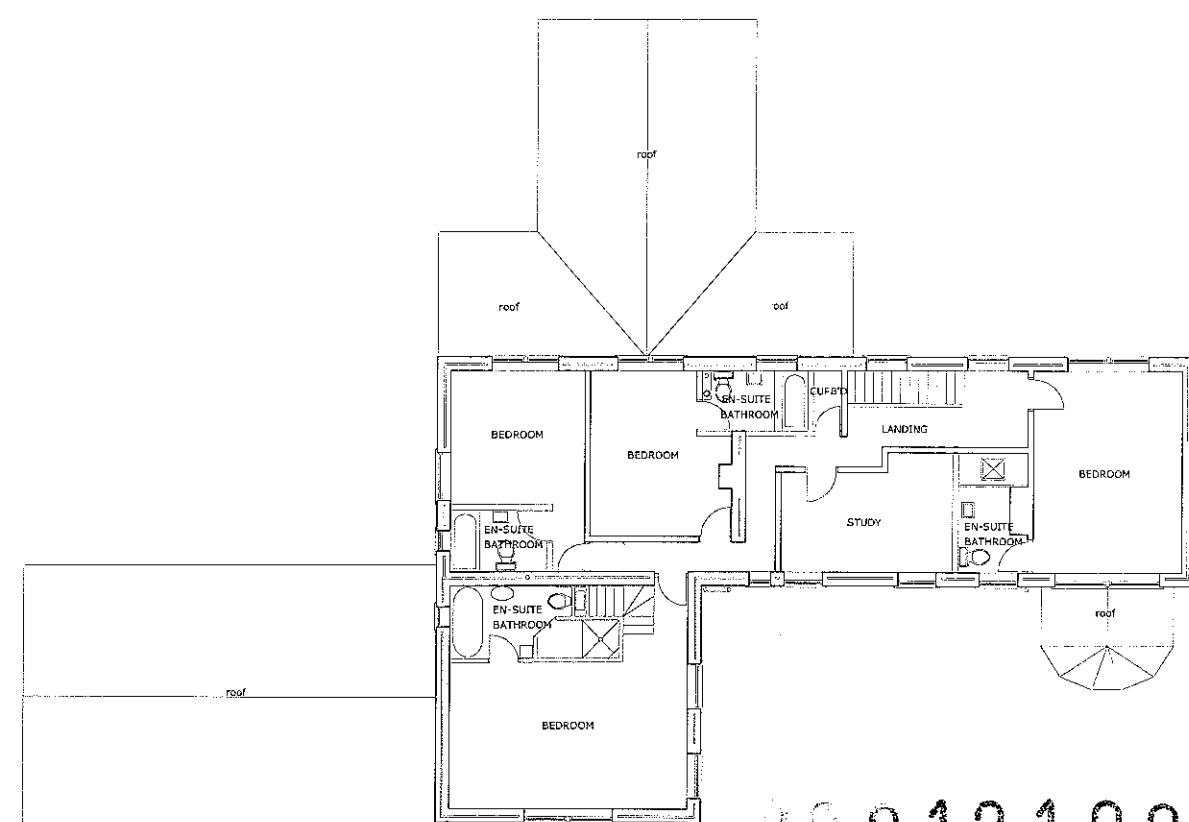
NORTH ELEVATION



WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

320121000P

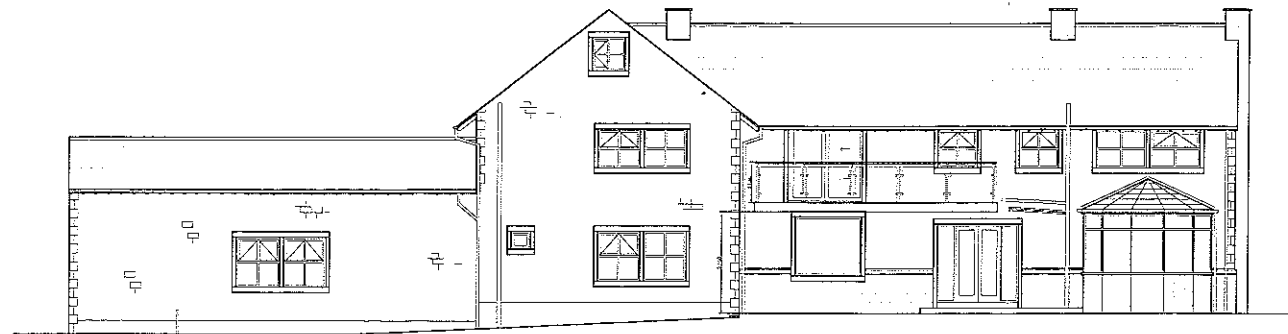
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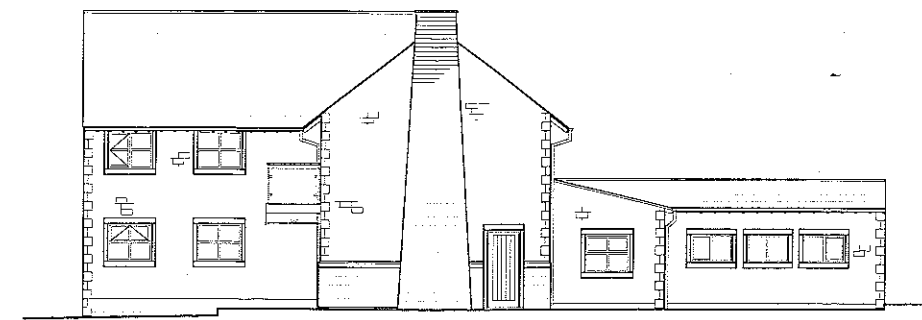
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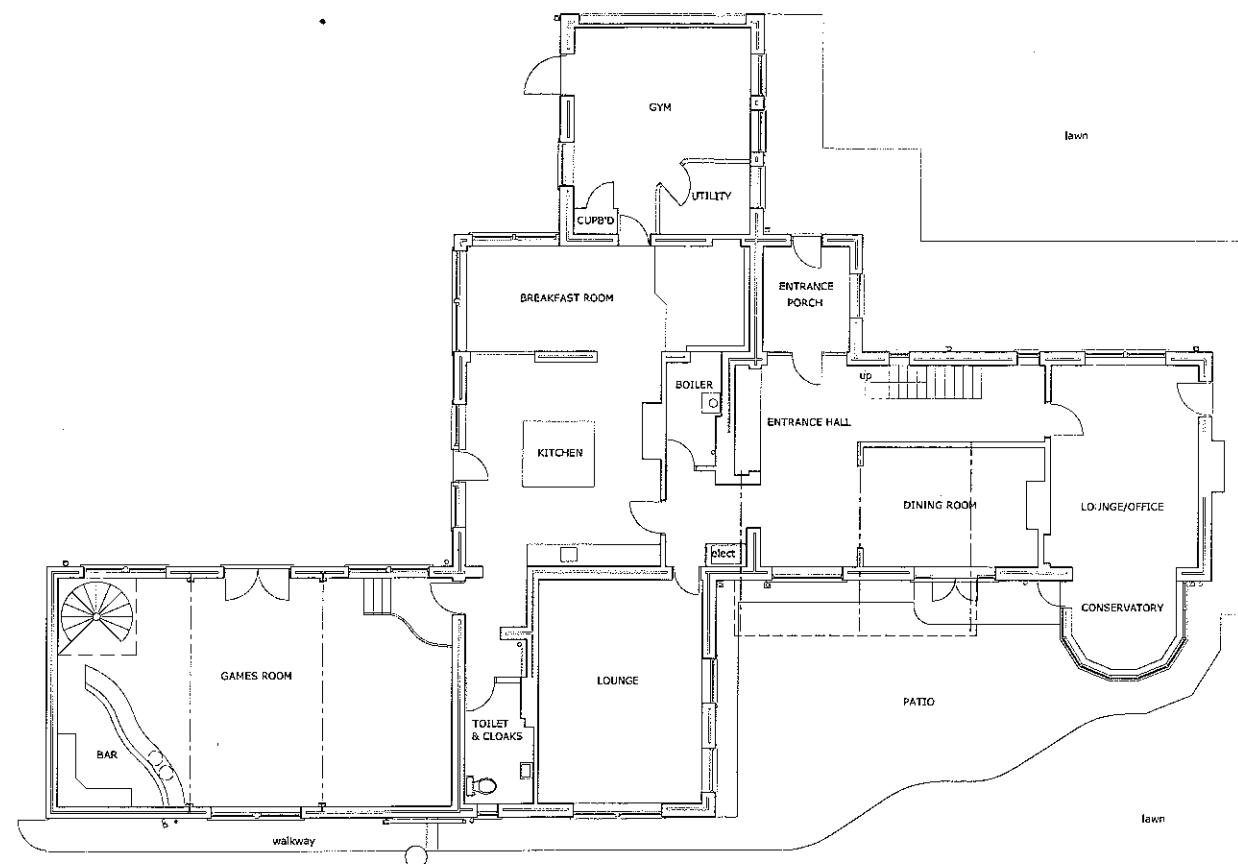
CLIENT:	Mr C Fogarty Deershaw Saccary Lane Mellor Blackburn, BB1 9DL		
PROJECT ADDRESS:	Deershaw Saccary Lane Mellor Blackburn BB1 9DL		
PROJECT TITLE:	Proposed External Balcony		
DRAWING TITLE:	Existing Floor Plan & Elevation		
PAPER SIZE:	A1	DRAWING NUMBER:	BS.12-113/02
SCALE:	1:100	DATE:	October 2012
		DRAWN BY:	EF



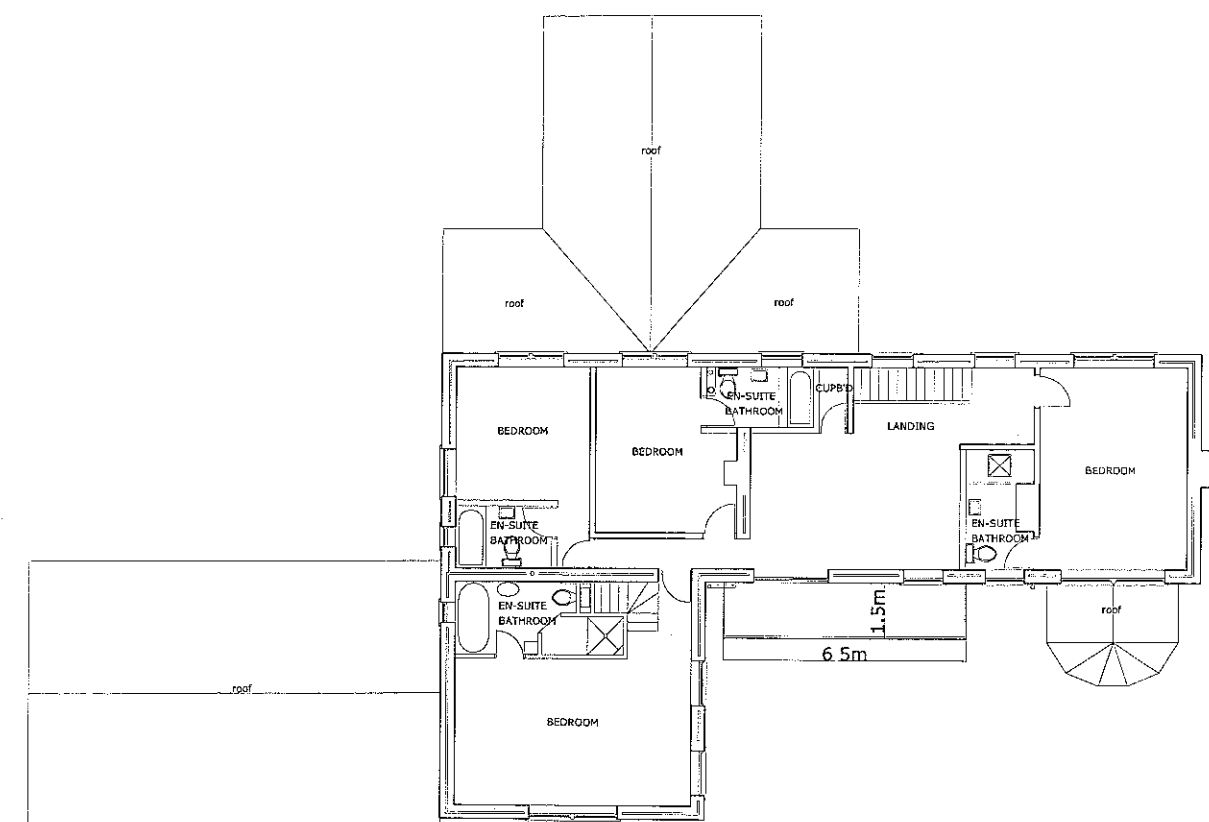
NORTH ELEVATION



WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

320121000 P

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PROJECT ADDRESS:	Deershaw Saccary Lane Mellor Blackburn BB1 9DL
PROJECT TITLE:	Proposed External Balcony
DRAWING TITLE:	Proposed Planning Elevations
PAPER SIZE:	A1
SCALE:	1:100
DATE:	October 2012
DRAWN BY:	GM