

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: DR AND MRS First name:

Last name: McKINLAY

Company (optional):

Unit: House number: 55 House suffix:

House name:

Address 1: PENDLE ROAD

Address 2:

Address 3:

Town: CLITHEROE

County: LANCS.

Country:

Postcode: BB7 1JQ

2. Agent Name and Address

Title: MR First name: STUART

Last name: HEED

Company (optional): SUNDERLAND PEACOCK & ASSOCIATES LTD

Unit: House number: House suffix:

House name: HAZELMERE

Address 1: PRINCE ROAD

Address 2:

Address 3:

Town: CLITHEROE

County: LANCS

Country:

Postcode: BB7 2AG

3. Description of the Proposal

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

PROPOSED ERECTION OF THREE DETACHED DWELLINGS, EACH WITH WORK FROM HOME OFFICE SPACE. VEHICULAR AND PEDESTRIAN SHARED ACCESS ALTERATIONS TO EXISTING ENTRANCE AND ASSOCIATED EXTERNAL DRIVEWAY AND LANDSCAPING WORKS.

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)

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:

3. 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		PAINTED RENDER / TIMBER EFFECT FIBRE CEMENT CLADDING / BRICK	☐	☐
Roof		CONCRETE TILE / NATURAL SLATE SOLAR PANELS. LEAD ON PLUMBING	☐	☐
Windows		TIMBER	☐	☐
Doors		TIMBER / POWDER COATED METAL	☐	☐
Boundary treatments (e.g fences, walls)		TIMBER FENCES	☐	☐
Vehicle access and hard-standing		TAR MACADAM	☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWINGS 4240-01, 06, 07, 08, 09, 10, 11 & 12
DESIGN & ACCESS STATEMENT (VERSION 1.01)
ARBOR/CULTURAL SURVEY REPORT 22/06/2012 AND DRAWINGS
SITE LOCATION PLAN

10. Vehicle Parking

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	MIN 4NO	3NO PER NEW DWELLING (9NO IN TOTAL) = 13NO.	9NO.
Light goods vehicles/ public carrier vehicles	—		—
Motorcycles	MIN 1NO	AT LEAST 1NO PER NEW DWELLING = 4NO.	3NO.
Disability spaces	—		—
Cycle spaces	MIN 1NO	AT LEAST 1NO PER NEW DWELLING = 4NO	3NO
Other (e.g Bus)			N/A
Other (e.g Bus)			N/A

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☒ Mains sewer ☐ Cess pit

☐ Septic tank ☐ Other

☐ Package treatment plant

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

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☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Sustainable drainage system
 ☐ Existing watercourse
☒ Soakaway
 ☐ Pond/lake
☐ Main sewer

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?

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

RESIDENTIAL (GARDEN)

☒ Yes ☐ No

RESIDENTIAL (GARDEN)

(date where known may be approximate)

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

☐ Yes ☒ No

☐ 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'.

☐ Yes ☒ No

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

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Proposed Housing

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

Existing Housing

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

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

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

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

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

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

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

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

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

3

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

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

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	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

N/A

Please complete the following information regarding employees:

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

20. Hours of Opening

N/A

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 in hectares (ha)

APPROX. 0.18 ha.

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:

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

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)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

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:

<i>Andrew Peacock & Assoc Ltd</i>

Date (DD/MM/YYYY):

01/11/2012

(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:



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):



Declaration

I 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:
	01200 423178	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

30. Site VisitCan 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)

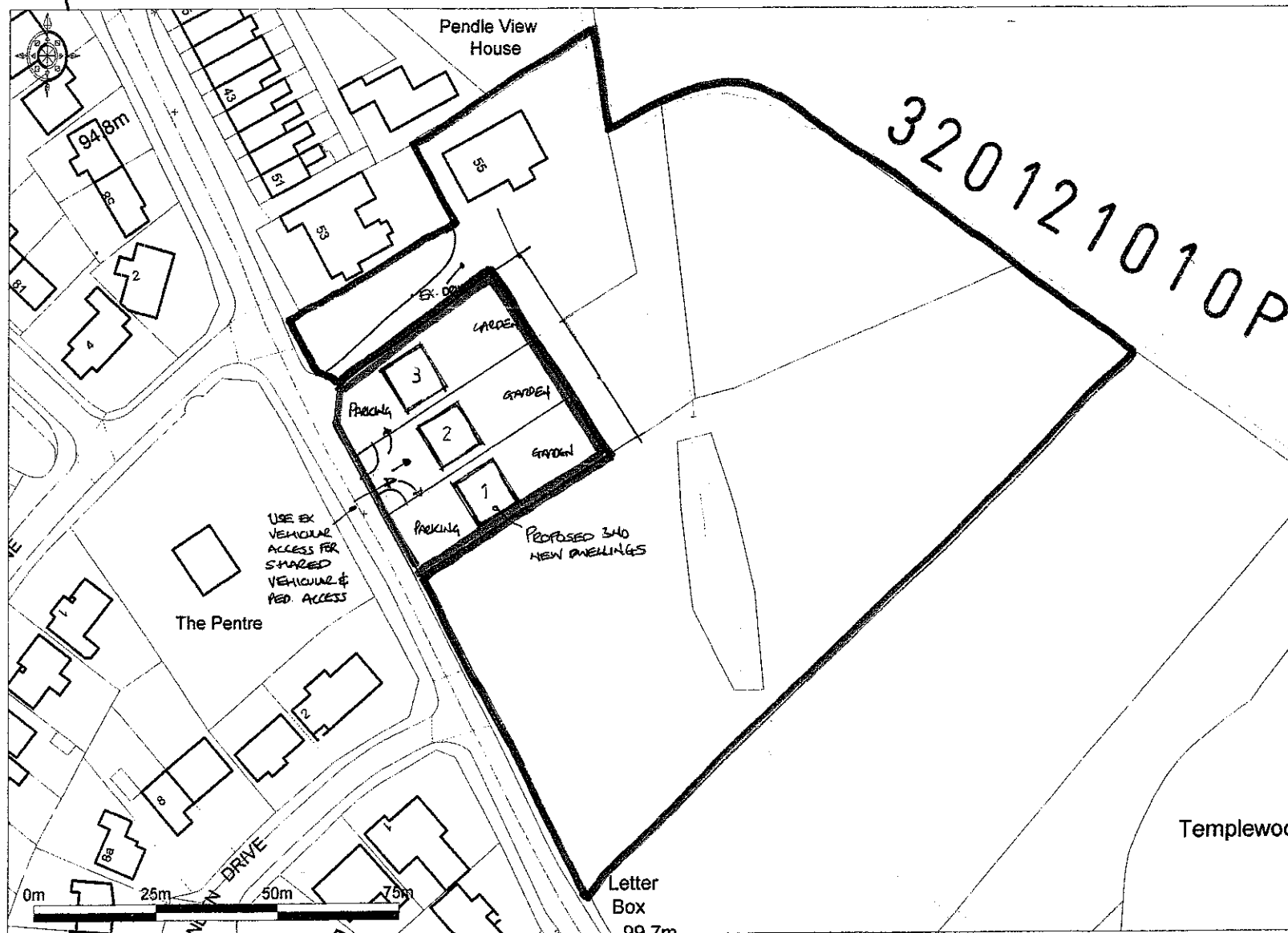
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

NORTH

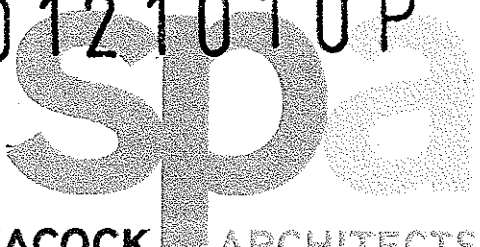


Ordnance Survey © Crown Copyright 2012. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250



NO. 55 PENDLE ROAD, CLITHEROE BB7 1JQ

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spa
SUNDERLAND PEACOCK ARCHITECTS

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED ERECTION OF THREE DETACHED DWELLINGS
WITH WORK FROM HOME OFFICE SPACE AND ASSOCIATED ACCESS
ALTERATIONS

AT NO. 55 PENDLE ROAD, CLITHEROE BB7 1JQ

Date: 25th October 2012
Our Ref. 4240
Author: Stuart G. Herd RIBA
Version: 1.01

1.0 INTRODUCTION

- 1.1 Having received encouraging pre-application feedback from Ribble Valley Borough Councils' planning department in connection with the proposed erection of three detached houses and shared access at No. 55 Pendle Road, Clitheroe, the applicants' commissioned a detailed topographical site survey and a specialist arboriculture report to enable detailed design work to be undertaken.
- 1.2 After careful consideration the applicants' design brief was developed and agreed to meet the long term contemporary living requirements and aspirations of future users, as set out below:
- a) Family kitchen with dining and informal sitting space with access out into the rear garden
 - b) Utility room
 - b) Work from home office space
 - c) WC/ cloakroom
 - d) Sitting room
 - e) Four bedrooms with the master bedroom having ensuite bathroom / dressing area
 - f) House bathroom
 - g) Family hobby and recreational space
- 1.3 It is an important requirement of the applicant to ensure that the proposed development is sensitive to the site, surrounding trees and to existing properties adjacent to the application site.
- 1.4 The application would also need to address the key planning considerations set out in the relatively new National Planning Policy Framework (NPPF), which promotes sustainable development.

2.0 THE SITE

- 2.1 The application site is situated within the substantial residential curtilage of No. 55 Pendle Road shown in the photograph below. The proposed development can easily be accommodated in the sizeable garden without compromising the garden remaining for the existing bungalow, which is situated to the north eastern side of the application site.



Photograph showing part of the south eastern boundary of the application site

- 2.2 There is an existing vehicular access to the application site off Pendle Road (see the photograph overleaf) which the Highway Surveyor advised (during the pre-application submission stage) is capable of being adapted as the main shared vehicular and pedestrian access to the proposed application site, serving three new dwellings. The existing access to No. 55 Pendle Road will continue to serve the bungalow and this would be kept separate from the application site.



Photograph showing the existing vehicular access off Pendle Road

- 2.2 The application site is adjacent to Pendle Road which runs to the south west side of this and there is a mature hedge and row of trees that form a physical and visual screen along this, as shown in the photograph below. There is an existing fence and trees that separate the south eastern side of the application site from the adjacent field (which is owned by the applicant) and the existing drive and garden area along the north western side.



Photograph showing the site from Pendle Road

- 2.3 The application site is located within an established residential area which has a wide range of house sizes, types and styles. For example, there is a large two storey detached house at No. 53 Pendle Road (which is located to the north of the application site) which has painted rendered walls, stone window surrounds and a traditional pitched slate roof. There are also large detached dwellings across Pendle Road that have steep pitched roofs and external walls finished with a combination of timber, brickwork and render - as shown in the photographs below.



Photograph showing the frontage and side of No. 53 Pendle Road, Clitheroe



Photograph showing an example of a property situated across Pendle Road

3.0 DESIGN STRATEGY

- 3.1 The general design strategy follows the same concept as the outline block plan that was included with the request for pre-application advice, in terms of the proposed number of new dwellings, general positioning of these and for adapting the existing gateway off Pendle Road as the main shared access. The proposed density of housing will suit the space available on the application site and is in proportion with the density of other surrounding properties.
- 3.2 The proposed new dwellings would be set back from Pendle Road outside of root protection areas of existing trees and to provide sufficient off-street parking spaces for each of the new dwellings. The new houses would be two storeys in height to reflect the scale and massing of other surrounding properties and the roof voids would be efficiently used for bedroom and hobby rooms – to keep the footprint of the buildings to a minimum and to achieve a sustainable form of development.
- 3.3 The frontage of each dwelling would face Pendle Road to reflect the architectural treatment of other dwellings along this road. Each of the new dwellings has been individually designed to suit its position on the site and to ensure that there is sufficient variation to add interest and quality to the streetscape along Pendle Road. External walls would be finished using a carefully selected palette of quality materials to reflect surrounding properties which include brick, painted render and timber effect cladding, and roofs would be finished using slate and concrete tiles.
- 3.4 The proposed main roof designs include a mixture of pitched gable and hip roof styles to reflect roof styles on other surrounding properties. There are also low level roofs over bay windows and porches which add additional interest to the overall architectural composition.

- 3.5 Having reviewed the proposed scheme with Ribble Valley Borough Council's Tree Conservation Officer on Tuesday 23rd October 2012, the design of the proposed dwelling on Plot 1 was altered to increase the open space in between the house and the canopy line of existing Beech trees to the rear of this plot and the rear wall is approximate line with the rear of the house at No 53, Pendle Road - even though the footprint of the proposed building was shown outside of the root protection area.
- 3.6 The Tree Officer was also satisfied with the design approach in relation to existing trees and hedges because the proposed site layout respected tree root protection areas, which are shown in the accompanying arboriculture report and on the proposed site plan which shows how root protection areas would be fenced off by the contractor prior to the proposed development commencing.
- 3.7 The principal windows of habitable rooms on each of the three proposed dwellings have been located on the front and rear elevations. Secondary windows and non-habitable room openings would be situated on side elevations to ensure that each of the new dwellings and also the existing house at No. 53 Pendle Road, maintain their privacy and are not overlooked.
- 3.8 The proposed scheme incorporates proposals for sustainable energy systems including air to water units and solar thermal panels situated on side / south facing roofs, as integral features rather than later after thoughts which may compromise the quality of the original design.

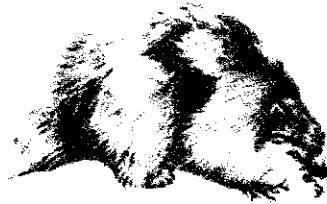
4.0 NATIONAL PLANNING POLICY FRAMEWORK

- 4.1 Under the National Planning Policy Framework there are three key dimensions to sustainable development that need to be addressed in below and relate to economic, social and environmental considerations.
- 4.2 An economic role – the proposed development will contribute to the local and wider economy by creating demand for local builders (material suppliers and labour resources) to construct the proposed development. This will help to stimulate economic growth and secure higher social and environmental standards. Also, the proposed development incorporates work from home office spaces that will encourage small scale businesses to operate sustainably.
- 4.3 A social role – the proposed development will improve the quality of living accommodation expected to meet the current and long term demands and aspirations for contemporary living. Investment in schemes of the proposed size and scale will help to satisfy the local demand for quality family homes to improve the lives and well-being of people and communities and to encourage social and recreational interaction in Clitheroe and the surrounding villages.
- 4.4 An environmental role – the proposed development has responded to the natural environment and respects existing trees as important features which provide physical and visual screens and add interest to the streetscape. Natural recyclable materials will be specified as far as reasonable and appropriate sustainable energy saving systems will be integrated to meet minimum requirements of Building Regulations.
- 4.5 To conclude, the proposed development is sustainable and it balances economic, social and environmental gains simultaneously, in accordance with the requirements of the National Planning Policy Framework.

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5.0 ACCESS STATEMENT

- 5.1 The proposed development would be submitted and built in accordance with current building regulation approvals
- 5.2 The proposed development would meet the requirements of the Highways Surveyor in relation to site access.
- 5.3 The proposed development would provide a sustainable balance between internal accommodation and external utility and recreational space.
- 5.4 The proposed development does not discriminate on any grounds including but not restricted to ethnic background, age, sexual orientation and religious beliefs.



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

SURVEY DETAILS FOR TREES AT
55 PENDLE ROAD, CLITHEROE

Issued to:

SUNDERLAND PEACOCK ASSOCIATES

22nd June 2012

Prepared by: Iain Tavendale F Arbor.A
High Bank Farm
Stoneybank Road
Earby
Barnoldswick
Lancs BB18 6LD
Phone/Fax 01282 853333
07836 246062
Email : tavendale@daelnet.co.uk

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Note:

All tree surgery and felling works detailed should be carried out to a standard, the minimum of which is specified in BS3998 Recommendations for Tree Work.

Contractors should be suitably qualified and experienced to an acceptable standard. They should also be aware that if during operations any defects become apparent that would not have been immediately obvious to the Consultant, that such defects should be notified immediately and confirmed in writing within a reasonable period.

All observations and recommendations only relate to the site and the trees as they were at the time of inspection. Should severe climatic or environmental events or changes take place, it may be necessary to reassess the situation so as to ensure an acceptable and continuing level of safety.

Should the inspection have taken place during the dormant season, this will have simplified the inspection of the high crowns and canopies. It will not have been possible however to ascertain either leaf size, colour or density which, can be classic indicators of stress or root associated disorders.

The survey has also been prepared in the knowledge that some form of dev may occur on the site. As such, some of the recommendations put forward could be considered unnecessary were the site simply left as it presently exists.

Furthermore, should development be approved, it may be necessary to reassess and amend this document upon completion of all construction operations to ensure that trees, properties and people can all safely co-exist.

All tree numbers refer to those indicated on the attached site drawing. Dimensions of any trees off site may have been estimated if access was not possible.

The report unless stated otherwise, is of a preliminary nature in that the trees were not climbed but inspected from ground level, and no soil or timber samples have been taken for analysis.

A copy of the Consultant's General Conditions of Contract are attached. These form the basis upon which all services and information are provided.

KEY:

Tree No. - Tree Number – to be recorded on tree survey plan where necessary.

Species – common and scientific names, where possible.

Height – overall height of the tree in metres

Stem Dia - Stem diameter – in millimetres at 1.5m above adjacent ground level (on sloping ground to be taken on the upslope side of the tree base) or immediately above the root flare for multi stemmed trees.

Branch spread – in metres taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).

Height of cc - Height of crown clearance – in metres above adjacent ground level to inform on ground clearance, crown stem ratio and shading).

Age class – young (Y), Middle aged (MA), mature (M), over mature (OM) & veteran (V).

Physiological condition – e.g. good (g), fair (f), poor (p) & dead (d).

Structural condition – e.g. collapsing, the presence of decay and any physical defect.

Preliminary management recommendations – including further investigations of suspected defects that require more detailed assessment and potential for wildlife habitat.

ERC - Estimated remaining contribution – in years, e.g. less than 10, 10-20, 20-40, more than 40.

Cat grade - Category grade – U or A to C (see Table 1) to be recorded in plan on the tree survey plan where appropriate.

RPA – Root protection area calculated from BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations in sq/m's. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.

RP – Remedially prune: remove significant dead wood, basal & epicormic shoots, broken, crossing and rubbing branches etc and undertake light reshaping if necessary to improve form and balance/ abate actual or potential nuisance. Ensure adequate clearances over highway (5.2m) and footpath (2.4m)

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Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Tree No.	Species	H'gt.	Stem Dia.	Branch Spread	H'gt of C.C.	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
T1	Ash	15	480	N 9 E 5 S 5 W 6	4	M	F	Slight reduction in vitality - thin canopy and chlorotic appearance. Minor dead wood, old branch stumps etc, all typical of species and remnant ivy cover. Growing on top of small mound forming boundary. Low canopy over highway.	Undertake remedial pruning and monitor to include ensuring statutory clearances over highway	20	B2	104.24	5.76
T2	Ash	11	330 over ivy	N 3 E 5 S 5.5 W 5	4	M	F	Ivy covered - inspection restricted. Reasonable form and vitality, minor defects typical of species. Growing on mound. Low canopy over highway.	Undertake remedial pruning and monitor to include ensuring statutory clearances over highway.	20	B2	49.27	3.96
T3	Ash	9	150 over ivy	N 3 E 1.5 S 2 W 4	3	Y	F	Suppressed by adjacent stock. Low vitality. Would probably be recommended for removal in any normal management exercise.	Fell	10	U	10.18	1.8
T4	Ash	11	200	N 3 E 3 S 3 W 4	5	Y/EM	F	Reasonable vitality - if given space to develop could achieve similar status as T6/T7. Minor defects typical of species.	Undertake remedial pruning and monitor	20	B2	18.10	2.4
T5	Ash	12	290 over ivy	N 3.5 E 2 S 3 W 4	4	Y/EM	F	Suppressed by T6 and again as per T3 would probably be recommended for removal to promote growth and viability of T4.	Fell	10	U	38.05	3.48
T6	Ash	20	580	N 9 E 7.5 S 6.5 W 7	4	M	F	Reasonable form, balance and vitality. Low canopy over highway. Minor dead wood, old branch stumps etc and occluded & partially occluded pruning wounds. Useful potential with management.	Undertake remedial pruning and monitor to include ensuring statutory clearances over highway	20	B2	152.20	6.96

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Tree No.	Species	H'gt.	Stem Dia.	Branch Spread	H'gt of C.C.	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
T7	Ash	18	590	N 4 E 6.5 S 9 W 7.5	4	M	F	Ivy covered - inspection restricted Slightly suppressed by T6 but forms useful group feature Low canopy Minor dead wood, old branch stumps etc typical of species and occluded & partially occluded pruning wounds Reasonable vitality.	Undertake remedial pruning and monitor to include ensuring statutory clearances over highway	10	U	157.50	7.08
T8	Ash	9	150	N 3 E 3.5 S 3 W 1	3	Y	F	'Std' within hedgerow Suppressed by T7 and probably unlikely to ever achieve major significance Reasonable vitality	Remove or retain in accordance with development proposals.	10+	C2	10.18	1.8
T9	Holly	4	100	N 1.5 E 1.5 S 1.5 W 1.5	2	Y	F	Small multi stemmed from 1.5m - possibly from early topping within hedgeline Reasonable vitality	No action at present	20	C2	4.52	1.2
T10	Oak	12	250	N 4 E 4 S 3.5 W 4	2.5	Y/ EM	F	Decurrent form Reasonable vitality 'Std' within hedgeline Reasonable vitality Very minor defects Typical of species.	Undertake remedial pruning to lightly crown lift to provide reasonable window above hedgeline	20+	B2	28.28	3
T11	Rowan	7.5	185	N 3.5 E 3.5 S 3.5 W 3.5	1.8	Y/ EM	F	Decurrent form Reasonable vitality 'Std' within hedgeline Reasonable vitality Very minor defects Typical of species.	Undertake remedial pruning to lightly crown lift to provide reasonable window above hedgeline	20+	C2	15.49	2.22
T12	Oak	12	230	N 3.5 E 3.5 S 5 W 3.5	4	EM	F	Decurrent form Reasonable vitality 'Std' within hedgeline Reasonable vitality Very minor defects Typical of species	Undertake remedial pruning to lightly crown lift to provide reasonable window above hedgeline.	20+	C2	23.93	2.76
T13	Ash	12	260	N 4.5 E 4 S 4 W 4.5	4	EM	F	Decurrent form Reasonable vitality 'Std' within hedgeline Reasonable vitality Very minor defects Typical of species.	Undertake remedial pruning to lightly crown lift to provide reasonable window above hedgeline.	20+	C2	30.59	3.12

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Tree No.	Species	H'gt.	Stem Dia	Branch Spread	H'gt of C.C.	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
T14	Rowan	7	160	N 2 E 2 S 2 W 2	5	EM	F	Decurrent form Reasonable vitality 'Std' within hedgeline Reasonable vitality Very minor defects Typical of species.	No action at present Monitor	20	B2	11.58	1.92
T15	Ash	12	250	N 4 E 4 S 4 W 3	5	EM	F	Decurrent form Reasonable vitality 'Std' within hedgeline. Reasonable vitality Very minor defects. Typical of species	Undertake remedial pruning to lightly crown lift to provide reasonable window above hedgeline.	20+	C2	28.28	3
T16	Silver Birch	16	330	N 3.5 E 3.5 S 5 W 3.5	2	M	F/G	Slightly suppressed by A1 and G2 but No obvious physical defects other than minor dead wood etc of minimal significance at present	No action at present	40	A1	49.27	3.96
T17	Willow	9	410	N 4.5 E 4.5 S 5 W 4.5	2	M	F	Short life expectancy species Various acute included bark unions and occluded & partially occluded pruning wounds Good vitality but questionable species selection Has probably been topped at least once in past	Remove or retain in accordance with development proposals Preferable to remove - outgrowing environment	10	C2	76.06	4.92
T18	Deodora Cedar	5.5	200	N 2 E 2 S 2 W 3	1.5	EM	F	Heavily suppressed Poor form Reasonable vitality but unlikely to ever achieve major status.	Remove or retain in accordance with development proposals	10	C2	18.10	2.4
T19	Ash	11	240	N 4 E 3 S 4 W 4	2	EM	F	Reasonable vitality Minor defects typical of species Becoming decurrent form	Remove or retain in accordance with development proposals	20	B2	26.06	2.88

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Tree No.	Species	H'gt	Stem Dia.	Branch Spread	H'gt of C.C.	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
T20	Beech	16.5	610	N 5.5 E 6.5 S 9 W 8.5	1.5	M	F	Stem bifurcates @ approximately 2.5m and again at height with various acute included bark unions, reaction wood and visible seepage. Generally biased to south west. Could extensively reshape to reduce stress and loadings but would require on-going management to maintain safe structure. Reasonable vitality, minor defects typical of species, dead wood, old branch stumps etc.	Remove or retain in accordance with development proposals. If retained lightly reduce and reshape to maximise security.	10+	C2	168.36	7.32
T21	Beech	14.5	450	N 9 E 3.5 S 3 W 7.5	2	M	F	Heavily suppressed by T20. Could possibly reshape if T20 was lost. Reasonable vitality, minor defects typical of species.	Remove or retain in accordance with development proposals. If retained lightly reduce and reshape to maximise security.	10+	C2	91.62	5.4
T22	Beech	17.5	620	N 9 E 8.5 S 4 W 6	3	M	F	No obvious physical defects other than minor dead wood etc of minimal significance at present. Minor dead wood, old branch stumps and several included bark unions. Useful potential with management.	Undertake remedial pruning and monitor.	20	B2	173.92	7.44
T23	Beech	17.5	540	N 4 E 8 S 9 W 5	3	M	F	No obvious physical defects other than minor dead wood etc of minimal significance at present. Minor dead wood, old branch stumps and several included bark unions. Useful potential with management.	Undertake remedial pruning and monitor.	20	B2	131.93	6.48

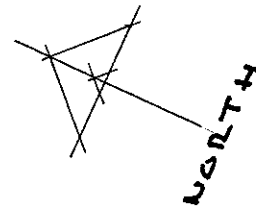
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Tree No.	Species	H'gt	Stem Dia.	Branch Spread	H'gt of C.C.	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq m's	RPA Circle of Radii / m's
A1	Alder, Willow, Beech, Oak	16 Max	300 Avg	N E S W 3.5 Avg	2	EM/ M	F	All off site Provide shelter and amenity All reasonable vitality but approaching point where selective felling would maximise potential of better specimens	No action at present Monitor	20	B2	40.72	3.6
G1	Mixed Fruit	8 Max	300 Max	N E S W 3 Max	1	Y/ M	F/ P	Small mixed group Cherries in very poor condition Majority of material struggling but provides some amenity to garden. Generally replaceable &/or transplantable.	Remove or retain in accordance with development proposals	10	C2	40.72	3.6
G2	Spruce and Cyprus	17	300 Max	N E S W 3.5	1.8	M	F	Form group feature but Cypress of relatively low quality and Spruce not generally considered 'garden' tree Removal could benefit Birch and Beech	Remove or retain in accordance with development proposals Preferable to remove to benefit Birch and Beech	10	C2	40.72	3.6
G3	Predominantly Damson	4	100 Max	N E S W 2.5	1.5	Y/ EM	F	Loosely spaced linear group Generally of reasonable vitality	Remove or retain in accordance with development proposals If retained undertake remedial pruning and monitor.	20	C2	4.52	1.2
H1	Hazel, Sycamore, Sloe, Thorn	4 Max	150 Max	N E S W 1.5 Max	0	M	F	Reasonably well managed boundary feature growing on soil mound Some material needs reducing back to maintain security and integrity but all items have been repeatedly cut back and are tolerant of such	Undertake remedial pruning to create formal/secure feature, reduce in height to manageable level - say 2.5m	10/ 20	C2	10.18	1.8
H2	Predominantly Thorn	1.6	50	N E S W 0.75	0	EM	F	Well clipped and secure boundary feature	Continue current management	20	C2	1.13	0.6

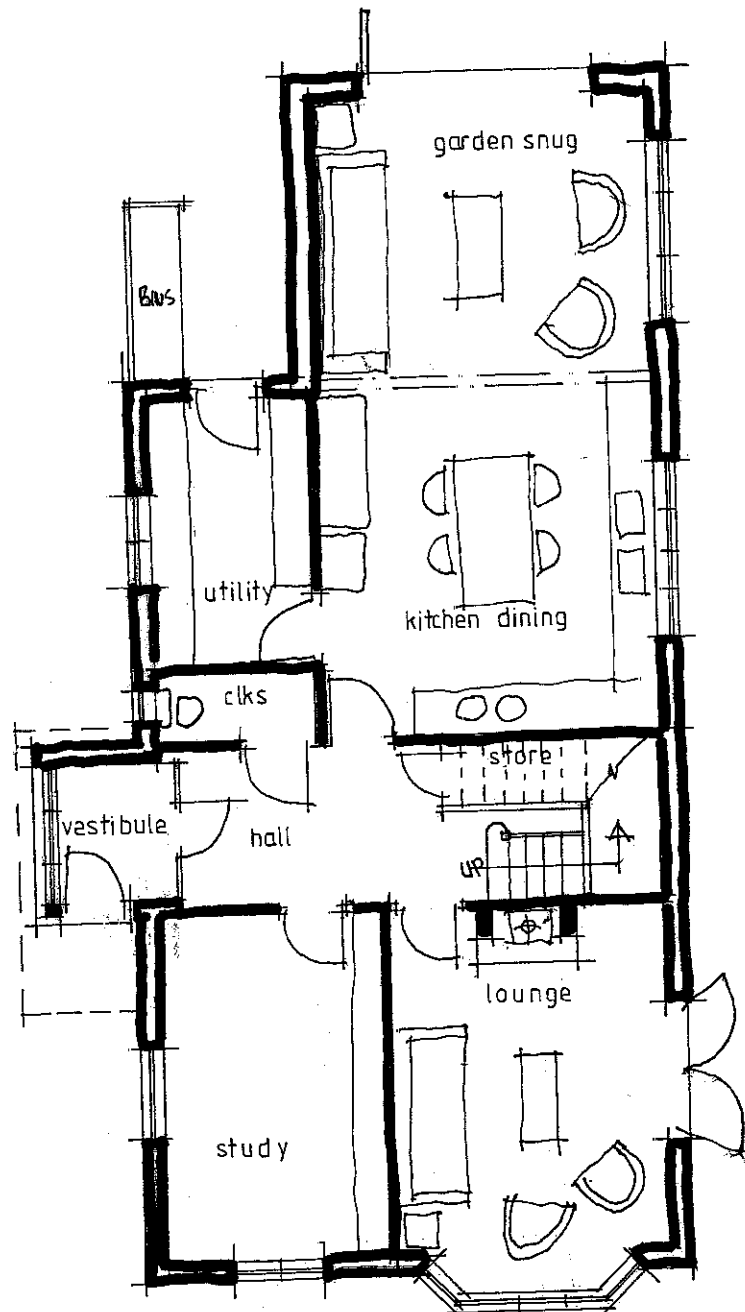
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Tree No.	Species	H'gt.	Stem Dia.	Branch Spread	H'gt of C.C.	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
H3	Predominantly Thorn	1.8	50	N E S W 0.5	0	EM	F	Well clipped and secure boundary feature	Continue current management	20	C2	1.13	0.6

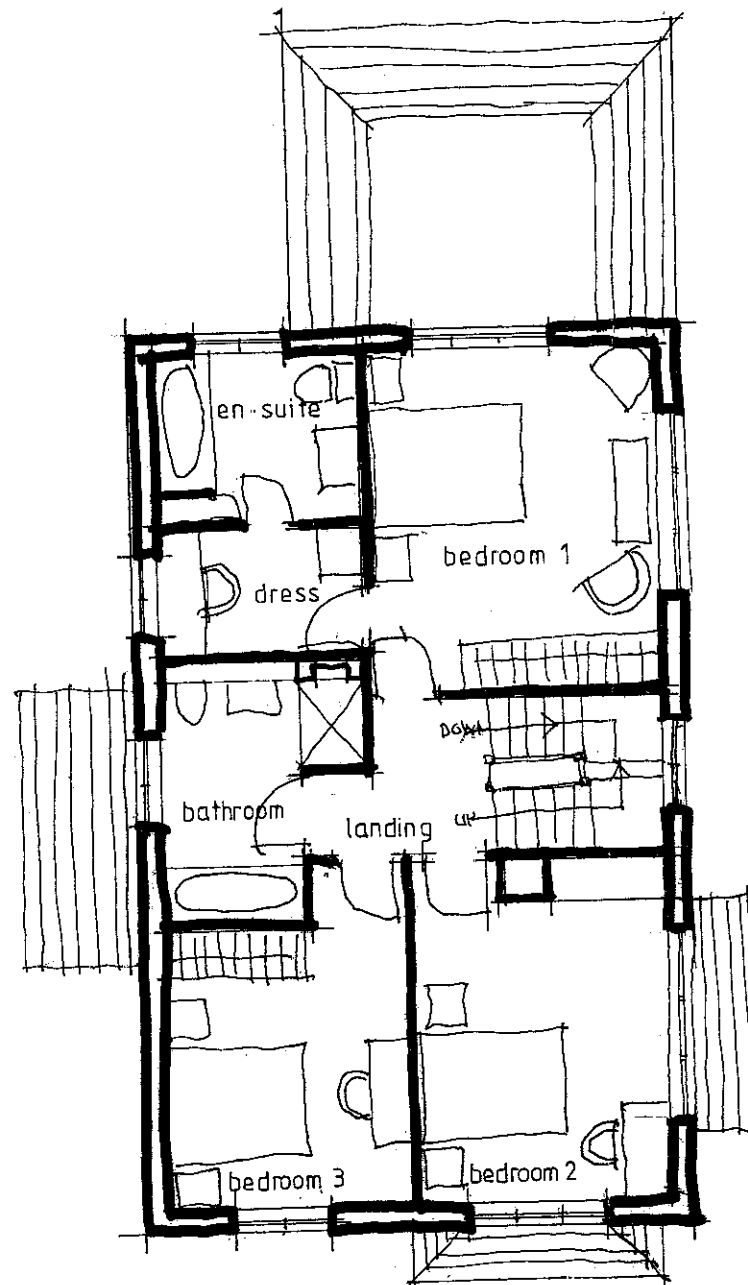
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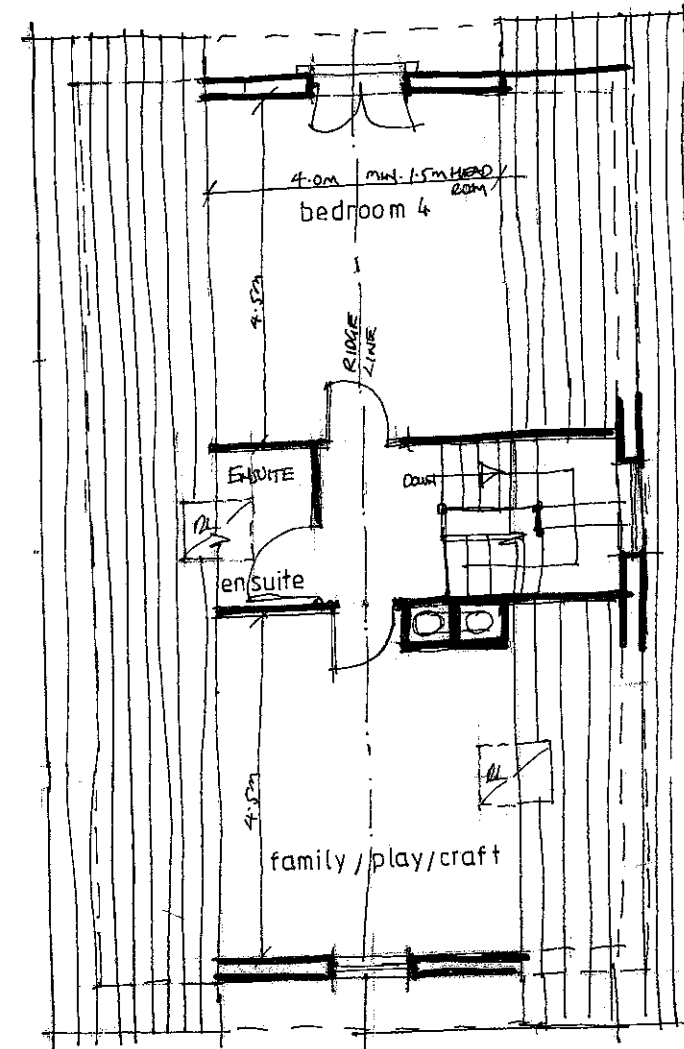
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



ATTIC PLAN

Client DR AND MRS MCKILLAY		
Job Title PROPOSED DEVELOPMENT 55 PENDLE ROAD CLITHEROE		
Drawing Title PROPOSED PLANS PLOT 1		
Scale 1:100 GA3	Date OCT 2012	Drawn

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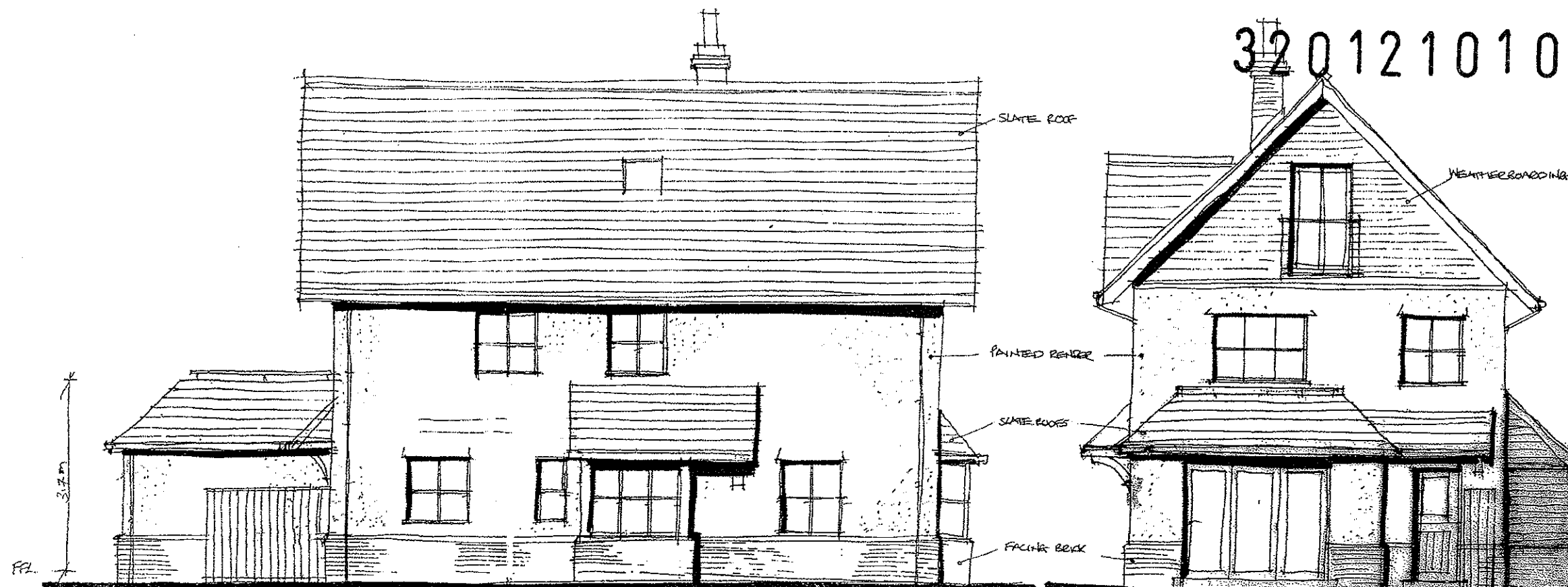


1.4m 3.1m 3.2m 1.06m

SOUTH WEST ELEVATION

1.06m 12.1m 4.6m

SOUTH EAST ELEVATION



3.7m 4.1m 4.85m 2.4m 4.85m 1.06m

NORTH WEST ELEVATION

5.0m 2.2m 1.4m

NORTH EAST ELEVATION

EXTERNAL MATERIALS

- Roofs are to be natural slate or concrete tile with conservation style flush fitting roof lights and painted timber fascia barge and soffit boards.

- Walls are to be brick facing base plinth with painted render over. Chimney stacks are to be in facing brickwork. Fibre cement timber effect weatherboarding to high level gables and dormer window.

- Painted timber window and door frames. First floor windows and roof lights on north west elevations (Plots 1 & 2) are to be obscure glazed.

- Powder coated or painted aluminium rain water goods.

REV & PROVISIONAL SOLAR PANEL SITES ADDED 21/11/12

Client

DR. ADD MRS. MCKILLAY

Job Title

PROPOSED DEVELOPMENT
55 PENNIE ROAD

CLITHEROE

Drawing Title

ELEVATIONS PLOT 1
AMENDED PLANS RECEIVED

DATE 8/11/12

Scale

1:100 G3

Date

OCT 2012

Drawn

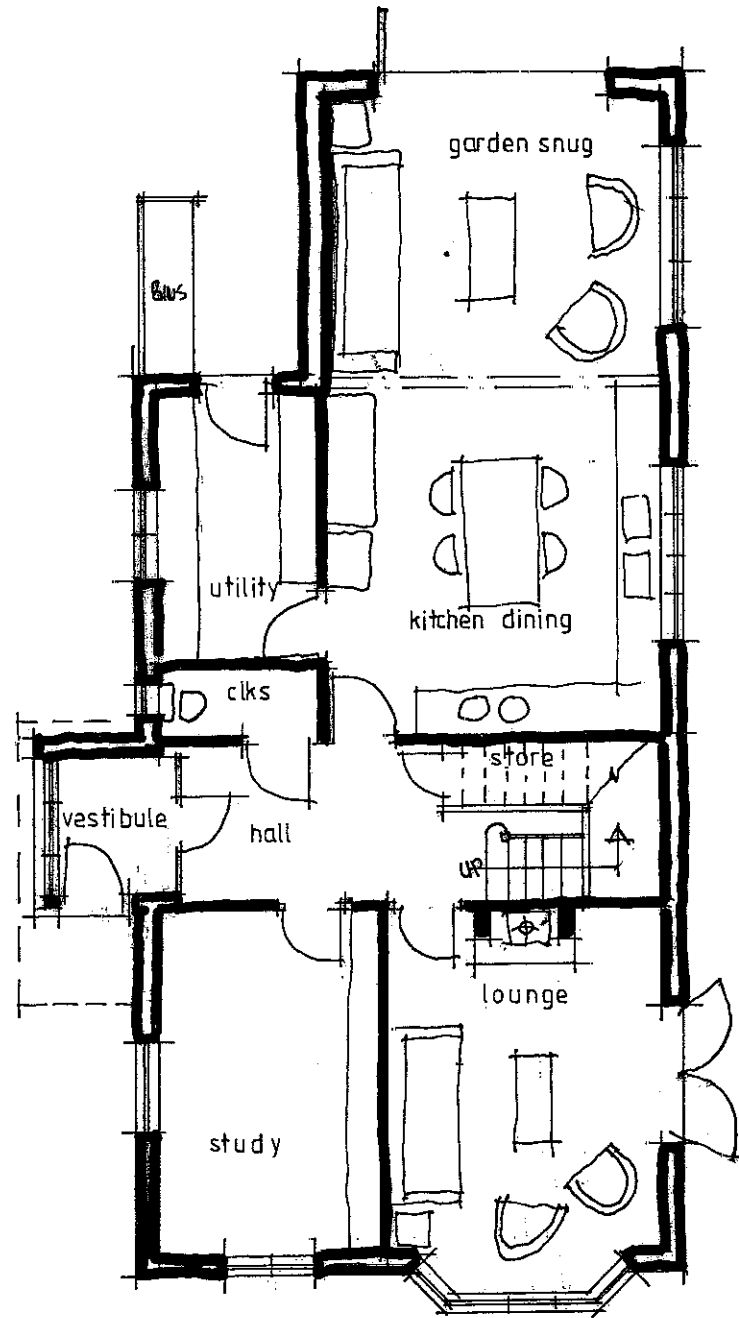
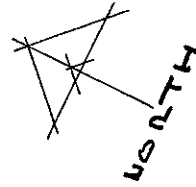
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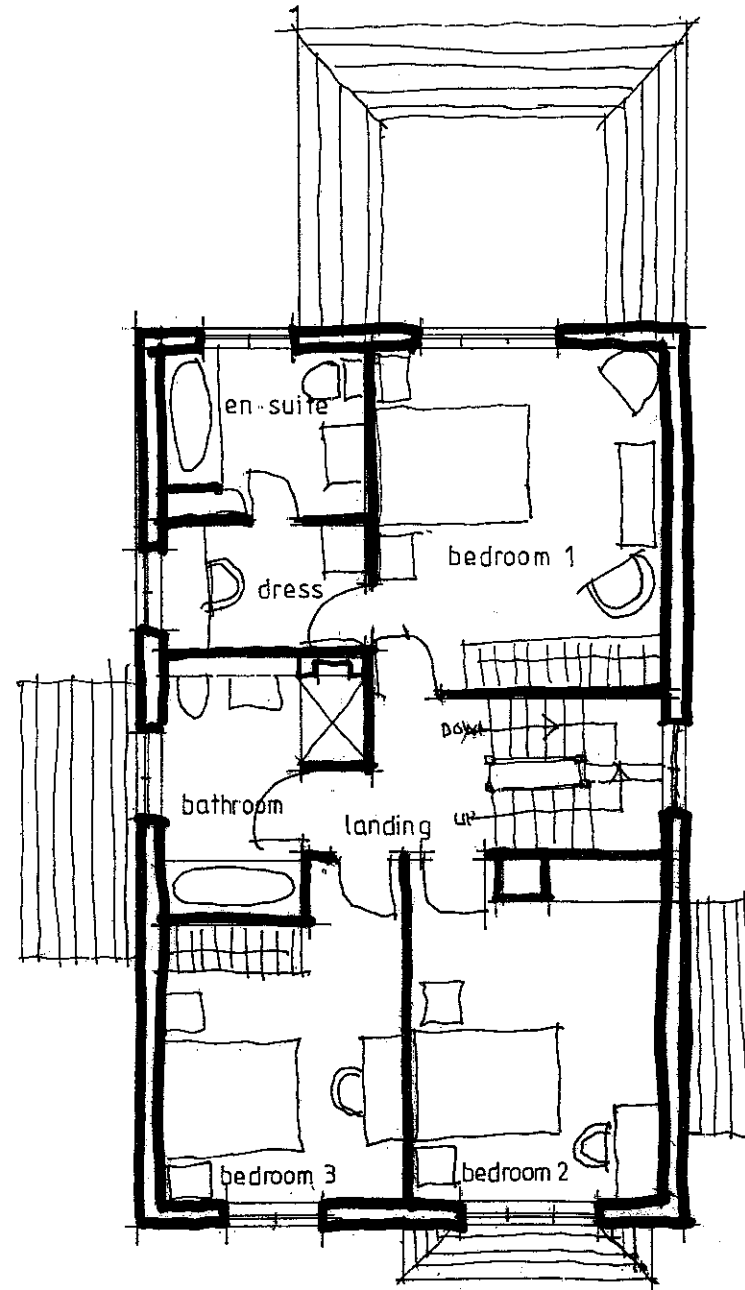
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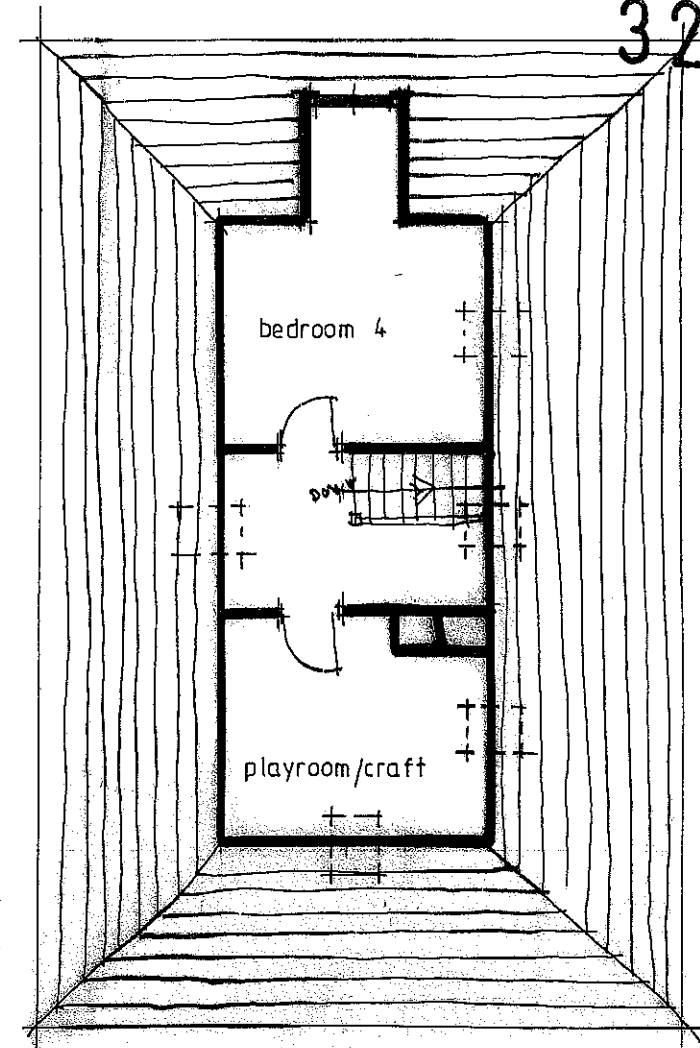
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



ATTIC PLAN

320121010P

Client
DR AND MRS MCKINLAY

Job Title
PROPOSED DEVELOPMENT
55 PEUDLE ROAD
CLITHEROE

Drawing Title
PROPOSED PLANS PLOT 2

Scale
1:100 GA3

Date
06/10/12

Drawn

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4240 - 09



1.4m 3.7m 3.2m 0.6m

SOUTH WEST ELEVATION

0.6m 12.1m 4.6m

SOUTH EAST ELEVATION

EXTERNAL MATERIALS

• Roofs are to be natural slate or concrete tile with conservation style flush fitting roof lights and painted timber fascia barge and soffit boards.

• Walls are to be brick facing base plinth with painted render over. Chimney stacks are to be in facing brickwork. Fibre cement timber effect weatherboarding to high level gables and dormer window

• Painted timber window and door frames. First floor windows and roof lights on north west elevations (Plots 1 & 2) are to be obscure glazed

• Powder coated or painted aluminium rain water goods

REV A - PROVISIONAL SOLAR PANEL SITES ADDED 8/11/12

Client

DR AND MRS M L KILLEY

Job Title

PROPOSED DEVELOPMENT

55 PENNIE ROAD

CLITHEROE

Drawing Title

ELEVATIONS PLOT 2

AMENDED PLANS RECEIVED

DATE 8/11/12

Scale 1:100 GAB Date 08/10/12 Drawn

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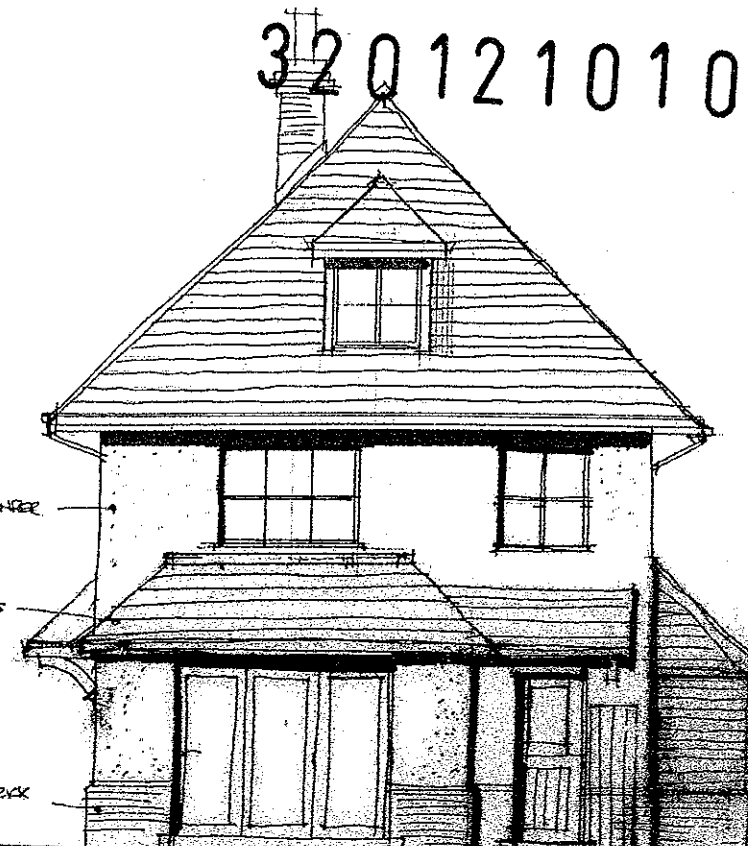
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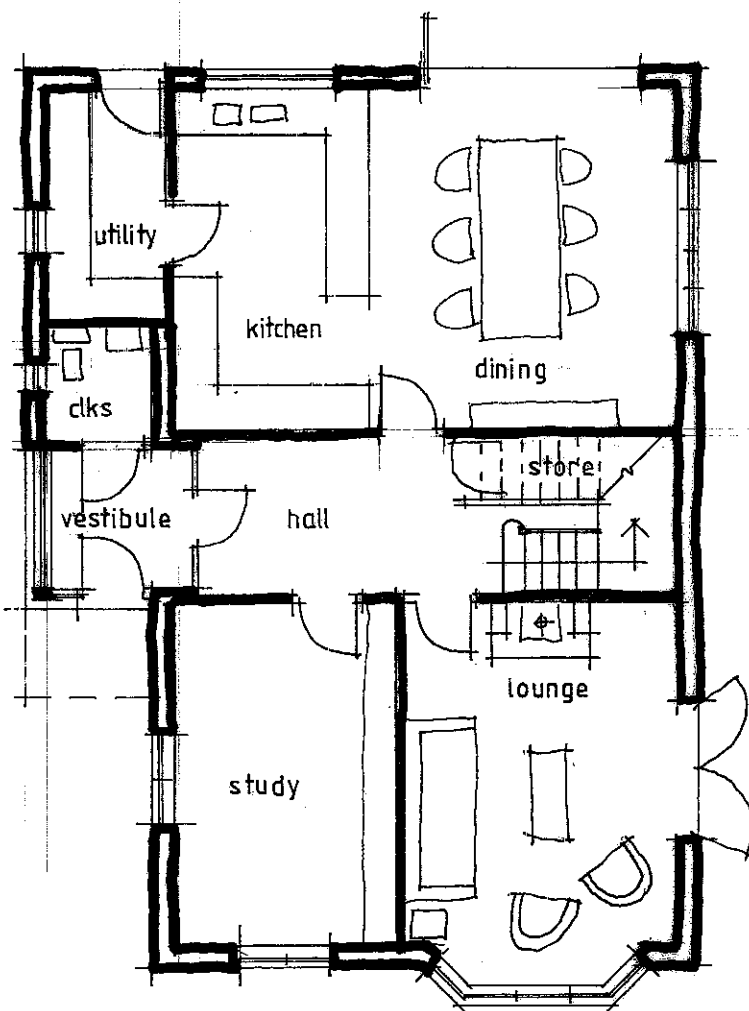
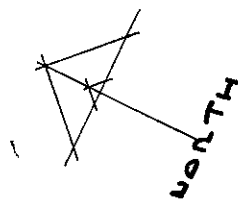
4.1m 4.85m 2.4m 4.85m 0.6m

NORTH WEST ELEVATION

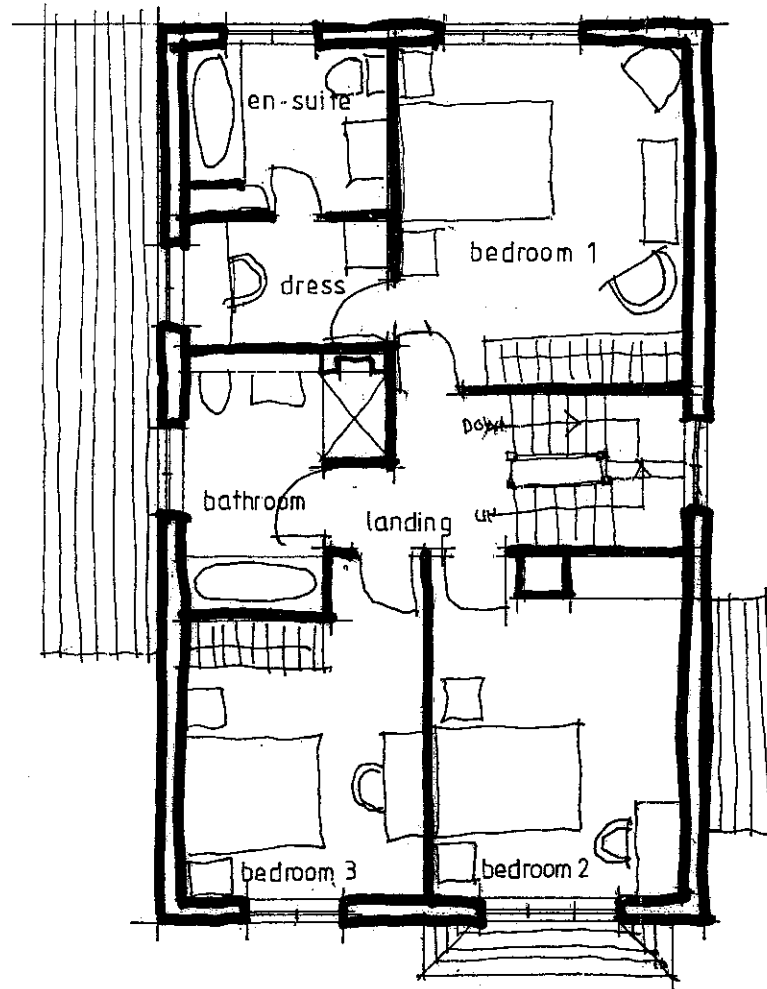


5.0m 2.2m 1.4m

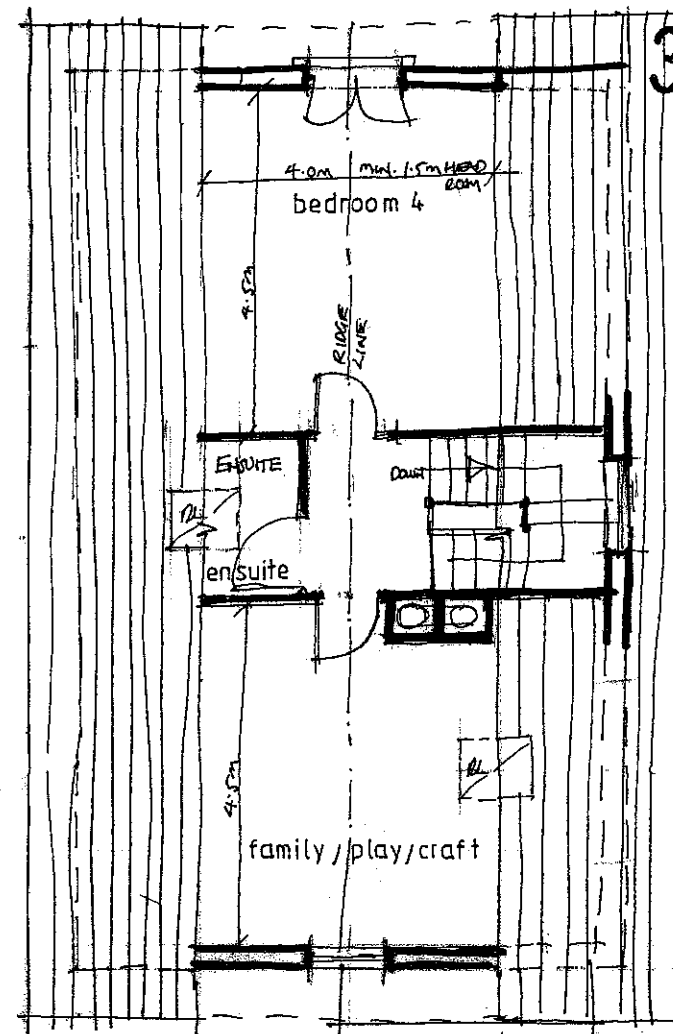
NORTH EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ATTIC PLAN

320121010P

Client
DR AND MRS MCKIBLAY

Job Title
**PROPOSED DEVELOPMENT
NO 55 PENDLE ROAD
CLITHEROE**

Drawing Title
PROPOSED PLANS PLAT 3

Scale
1:600 A3

Date
OCT 2012

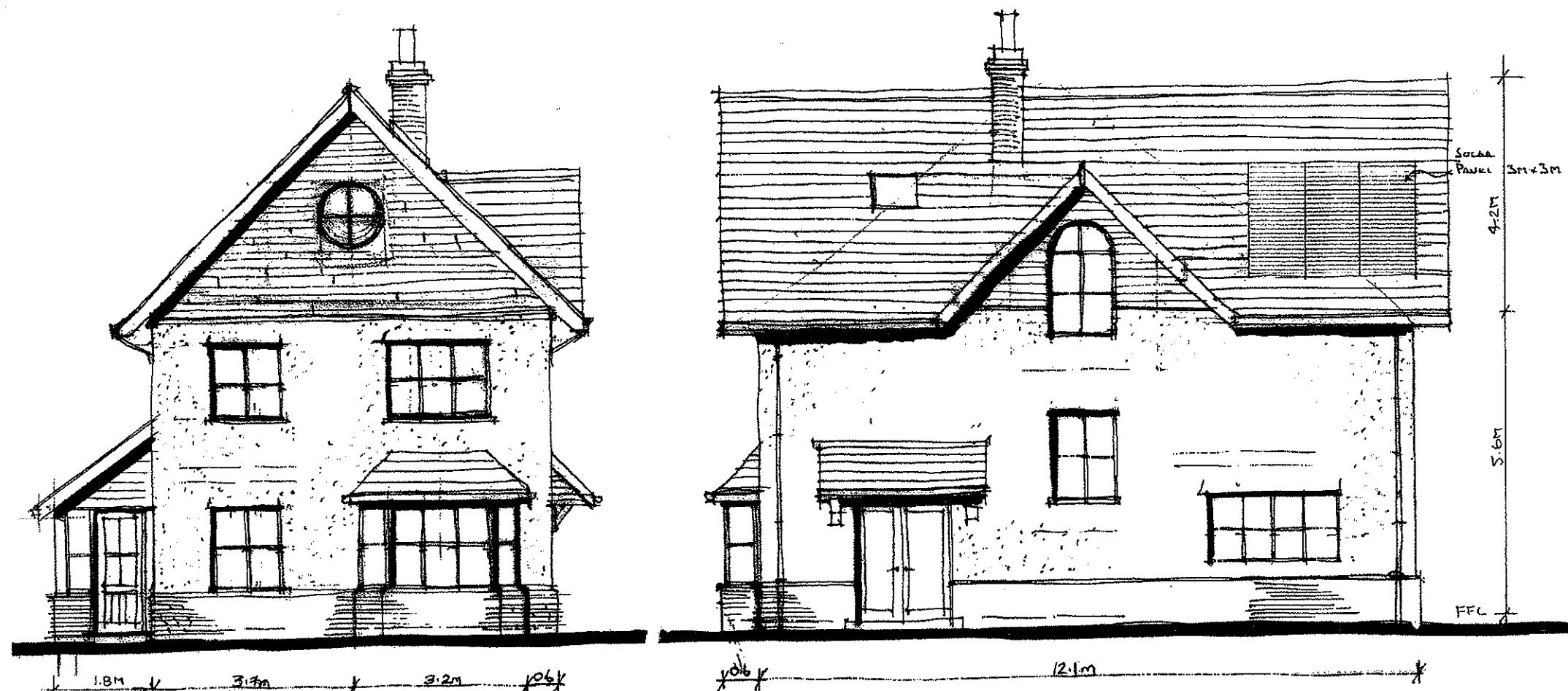
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4240 - 11



EXTERNAL MATERIALS

- Roofs are to be natural slate or concrete tile with conservation style flush fitting roof lights and painted timber fascia barge and soffit boards.
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- Painted timber window and door frames.
- Powder coated or painted aluminium rain water goods

REV A PROVISIONAL. SOLAR PANEL. SNEZ. ADDED 2/11/2012

Client
DR AND MRS MCKINLAY
 Job Title
PROPOSED NEW DWELLINGS
55 PEWEE ROAD
CLITHENOE

Drawing Title
ELEVATIONS PLOT 3
AMENDED PLANS RECEIVED
 DATE **8/11/12**

Scale **1:100** Date **OCT 2012** Drawn

spa
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