

16 NOV 2012

For office use only

Application No: 320121033 P

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: | Nigel | Surname: | Evans |
| Company name: | MP | | | | |
| Street address: | Brooklyn House | | Telephone number: | Country Code | National Number |
| | Main Street | | | | Extension Number |
| | Pendleton | | Mobile number: | | |
| Town/City: | Clitheroe | | Fax number: | | |
| County: | Lancashire | | Email address: | | |
| Country: | UK | | | | |
| Postcode: | BB7 1PT | | | | |

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

2. Agent Name, Address and Contact Details

| | | | | | |
|-----------------|-------------------------------|-------------|-------------------|--------------|------------------|
| Title: | Mr | First Name: | Richard | Surname: | Maudsley |
| Company name: | Sunderland Peacock Architects | | | | |
| Street address: | Hazelmere | | Telephone number: | Country Code | National Number |
| | Pimlico Road | | | | Extension Number |
| | | | Mobile number: | | |
| Town/City: | Clitheroe | | Fax number: | | |
| County: | Lancashire | | Email address: | | |
| Country: | | | | | |
| Postcode: | BB7 2AG | | | | |

richard@sunderlandpeacock.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

A single storey extension to create a dining / snug area including the re-landscaping of the garden.

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)

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:

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):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the 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

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):

Walls - description:

Description of existing materials and finishes:

Description of proposed materials and finishes:

9. (Materials continued)

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Roof - description:Description of *existing* materials and finishes:

Existing grey slate to existing main house

Description of *proposed* materials and finishes:

The proposal is a flat roof with sedum living roof finish.

Windows - description:Description of *existing* materials and finishes:

To existing main house are timber windows and doors painted white.

Description of *proposed* materials and finishes:

The proposed window / bi fold door system will be dark grey powder coated aluminium.

Doors - description:Description of *existing* materials and finishes:

To existing main house are timber windows and doors painted white.

Description of *proposed* materials and finishes:

The proposed window / bi fold door system will be dark grey powder coated aluminium

Boundary treatments - description:Description of *existing* materials and finishes:

As existing

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add descriptionDescription of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material:

N/A

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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

☐ Yes ☒ No**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:

The current use is residential.

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 'BSS837: 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

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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 | |
| A1 | | | | | | | <input checked="" type="checkbox"/> |
| A2 | | | | | | | <input checked="" type="checkbox"/> |
| A3 | | | | | | | <input checked="" type="checkbox"/> |
| A4 | | | | | | | <input checked="" type="checkbox"/> |
| A5 | | | | | | | <input checked="" type="checkbox"/> |
| B1A | | | | | | | <input checked="" type="checkbox"/> |
| B1B | | | | | | | <input checked="" type="checkbox"/> |
| B1C | | | | | | | <input checked="" type="checkbox"/> |
| B2 | | | | | | | <input checked="" type="checkbox"/> |
| B8 | | | | | | | <input checked="" type="checkbox"/> |
| C1 | | | | | | | <input checked="" type="checkbox"/> |
| C2 | | | | | | | <input checked="" type="checkbox"/> |
| D1 | | | | | | | <input checked="" type="checkbox"/> |
| D2 | | | | | | | <input checked="" type="checkbox"/> |
| Other | | | | | | | <input checked="" type="checkbox"/> |

21. Site Area

What is the site area?

104

sq.metres

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: Mr

First name: Richard

Surname: Maudsley

Person role: Agent

Declaration date:

16/11/2012



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

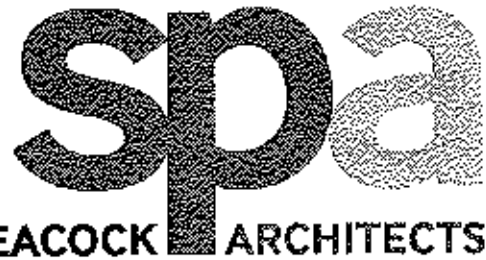
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

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

320121033P



SUNDERLAND PEACOCK ARCHITECTS

**HERITAGE STATEMENT AND
DESIGN AND ACCESS STATEMENT**

PROPOSED EXTENSION TO

BROOKLYN HOUSE

MAIN STREET

PENDLETON

BB7 1PT

November 2012

REF: - 4149

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZEL MERE, PINLICO ROAD, CUPHEROPE,
LANCASHIRE BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

DESIGN AND ACCESS STATEMENT

PROPOSAL

The proposed extension to Brooklyn House involves a single storey building to the rear of the property. It comprises of a single height space accessed from the existing kitchen at ground floor level.

USE

The proposed extension will form a dining / snug area with direct access to the garden via a bi-fold door system.

AMOUNT

The proposed development meets the clients' requirement to provide a dining/ snug area and enable better use of the garden, without resulting in an overbearing development. The depth of the extension is 4.6m and width is as the existing width of the property.

LAYOUT

The proposed layout introduces a single garden room to the rear of the property. It is accessed at ground floor level from the existing kitchen. The scheme introduces landscaping of the garden to allow a set of bi-folding doors to open up to the garden to enable the client to use the external space of the property.

The existing garden varies in gradient with a steep step up the rear of the garden. The proposal introduces a more gradual step up the site to allow the extension to access the garden. It also allows the extension to be located at the ground floor level reducing the visual impact of the scheme.

DESIGN PRINCIPLES, APPEARANCE AND MATERIALS

The location and nature of the proposal within the Pendleton Conservation Area has a minimal impact of the village.

The proposal retains and exposes the ground floor external features, internally as part of the design. In reference to the existing building, a natural stone wall (to match existing) is introduced to one side of the elevation, visually linking back to the building and connecting the two other materials used on the elevation.

The scheme does adopt a more contemporary design which responds sensitively to the existing building. The bi-fold door system will be dark grey powder coated aluminium which corresponds with the horizontal timber cladding above it creating the line of the flat roof system.

The extension can only be viewed by one neighbouring property. To further reduce the impact of the proposal a flat green roof system sensitively corresponds with the space, height and location and will be the only element seen by the neighbouring property.

SCALE

The existing stone dividing wall to the neighbouring property will form the approximate height of the extension, emphasising the scale and gradient of the existing garden to the property.

The scale of the proposed extension has been designed to ensure the extension appears subservient to the existing building, and will not result in an overbearing development.

ACCESS

Access to the extension is via the public house garden and internally from the existing kitchen.

HERITAGE STATEMENT

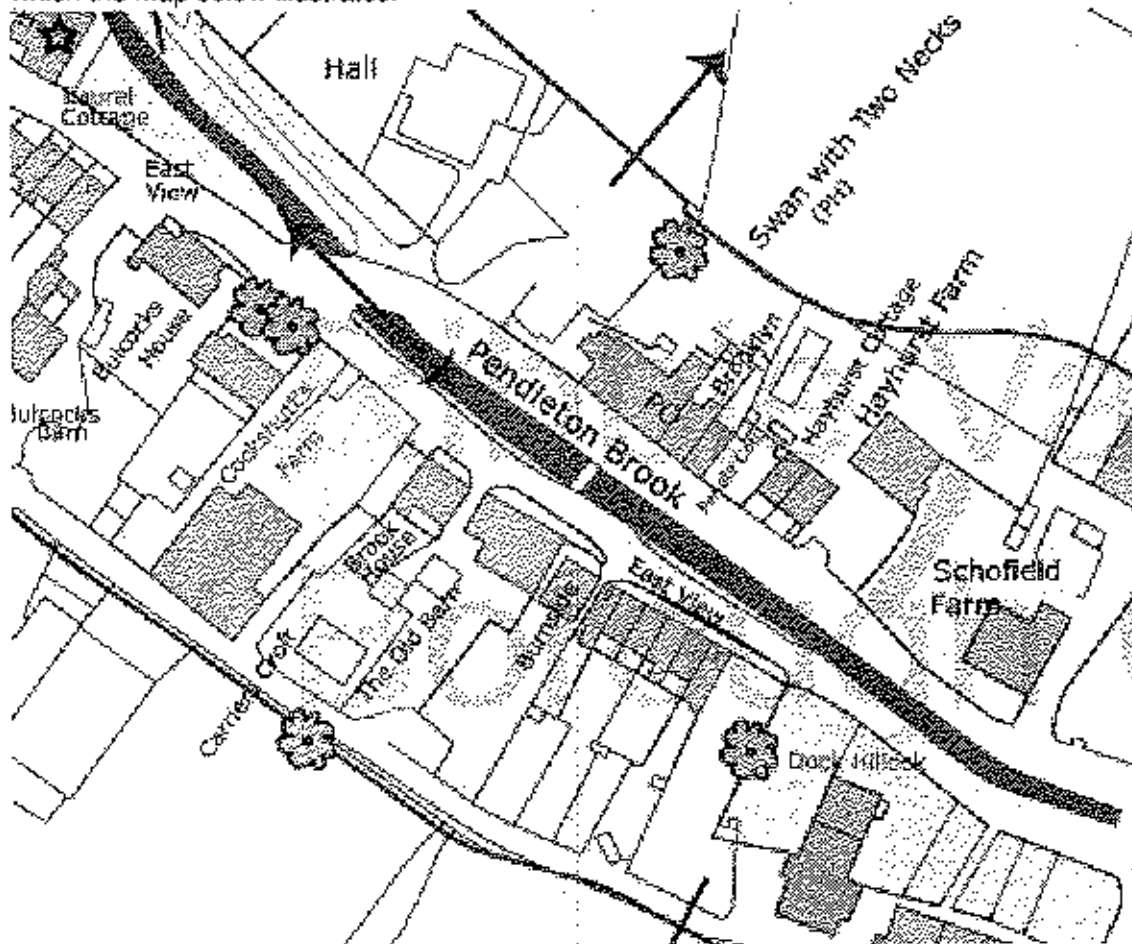
EXISTING SITE AND KNOWN HISTORY

Brooklyn House is located in the centre of Pendleton neighbouring the Swan with Two Neck pub. It is situated within the Pendleton Conservation Area; a conservation area is defined as "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).



Photograph showing the front elevation of Brooklyn House facing Pendleton Brook.

The Pendleton Conservation Area Townscape Appraisal Map identifies Brooklyn House as a building of townscape merit, along with most of the properties on Main Street in Pendleton which the map below illustrates.



Extract of Pendleton Conservation Area – Buildings of townscape merit are shown in green and important views with purple arrows.

JUSTIFICATION FOR THE PROPOSED WORKS

The conservation area 'important views' and quality of the general environment of Pendleton are significantly focused to the front of Brooklyn House along the Pendleton Brook. This proposal involves an extension to the rear of the property. It can only be viewed by one neighbouring property of which the design has incorporated the above features to reduce the impact on the property. The extension will not be visible to any public footpaths or routes.

The chosen design is sympathetic to the existing property through retaining the existing structure and features internally in the proposal. Through the introduction of a flat roof and choice of high quality materials the extension provides a contemporary solution to a sensitive location.

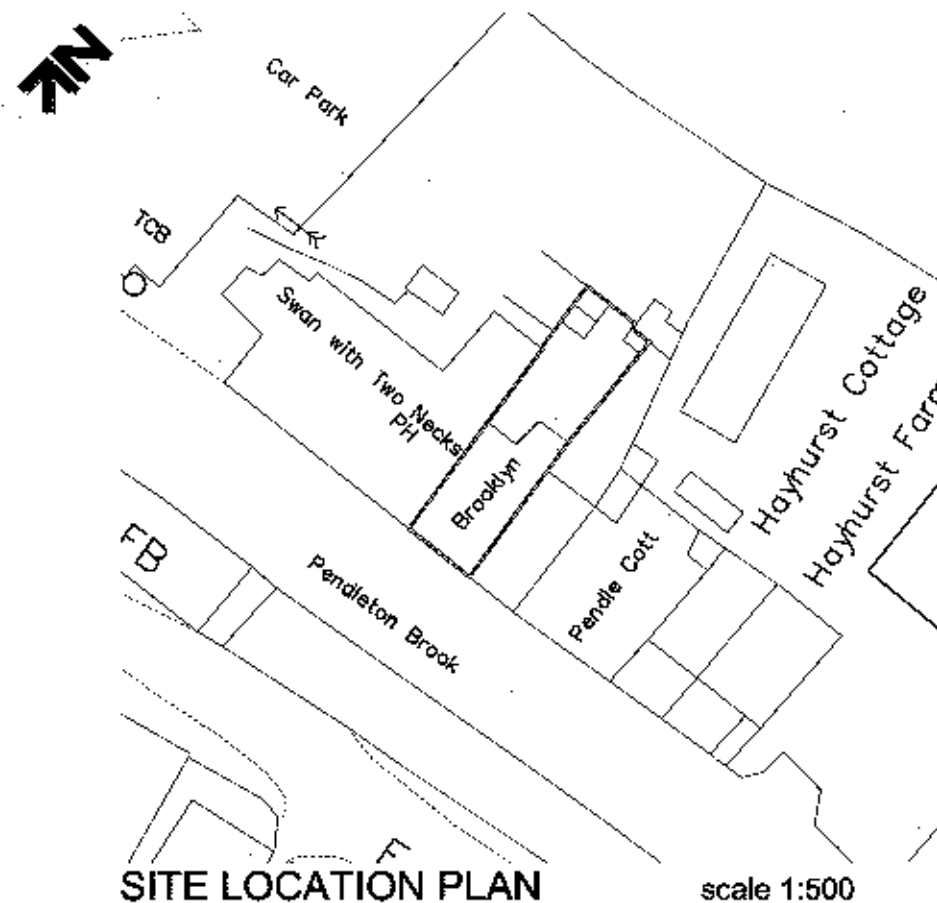
The proposed extension will provides a dining / snug area and the re-landscaping of the existing garden which enables better access and use of the garden.

Following discussions with Ribble Valley Borough Council it has been agreed that a contemporary approach can be adopted.

EVALUATION OF THE IMPACT OF THE SCHEME

The proposal has been designed to minimise impact on the surrounding properties as well as to integrate existing materials with a contemporary aesthetic. It will not have any direct influence on the conservation area as it is not accessible or visible by any public routes. The design aims to enhance the quality of the property by retaining existing openings and features and allow a better access to the garden.

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Client
Mr Nigel Evans MP

Job Title
Brooklyn House
Main Street
Pendleton
Clitheroe
BB7 1PT

Drawing Title
SITE LOCATION PLAN

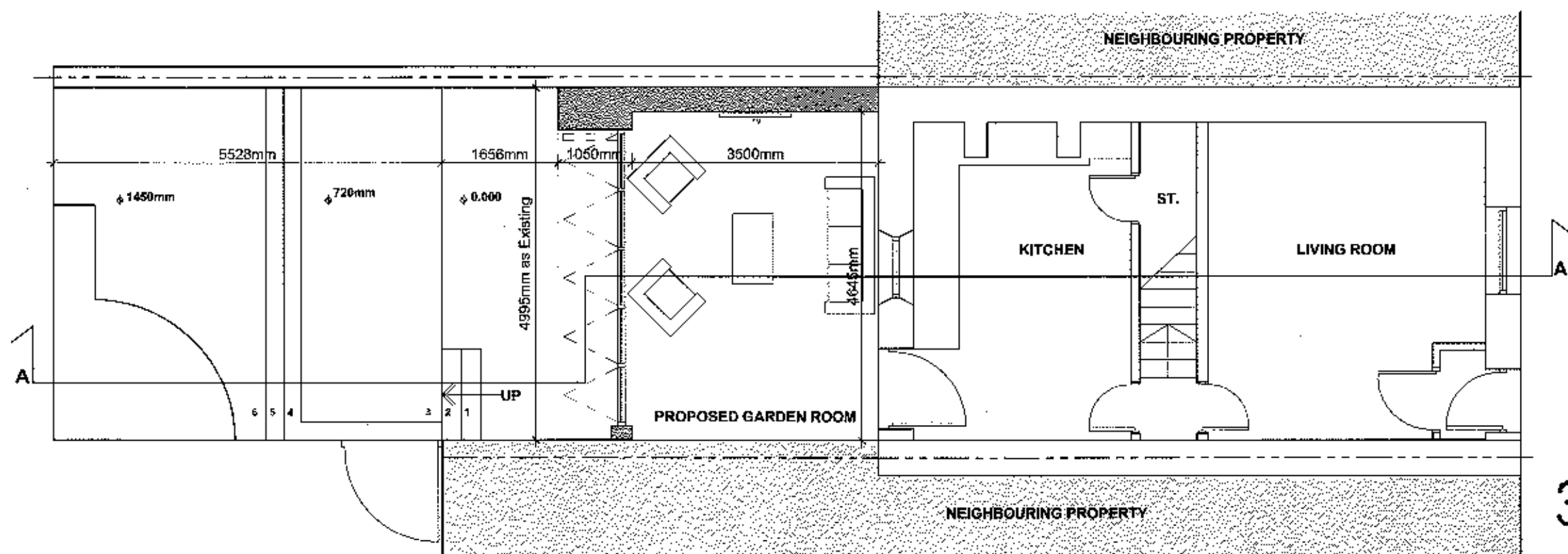
| | | |
|---------------------|-------------------|-------------|
| Scale 1:500 @ A4 | Date June 2011 | Drawn RM |
|---------------------|-------------------|-------------|

SUNDERLAND PEACOCK ARCHITECTS

SUNDERLAND PEACOCK & ASSOCIATES LTD.
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LIV. OLANE, BB7 2JH
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E info@sunderlandpeacock.com
www.sunderlandpeacock.com



4149 -00



GROUND FLOOR PLAN

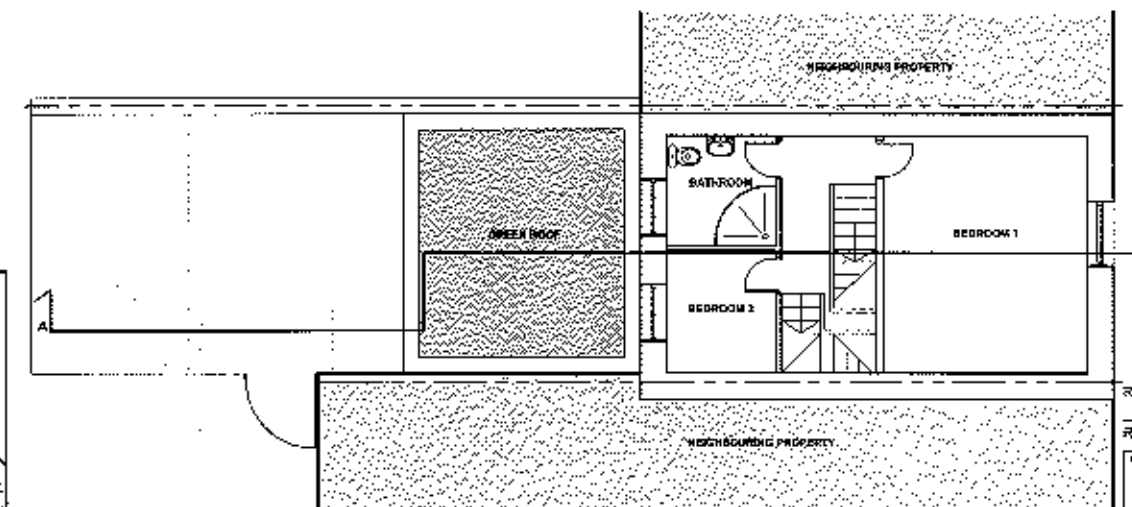
scale:1:50

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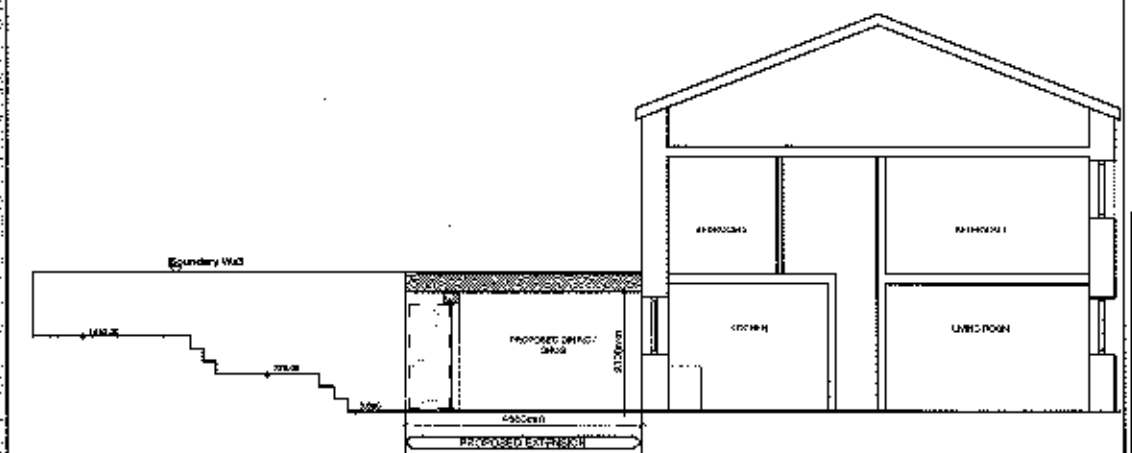
PROPOSED REAR ELEVATION

scale:1:50



ROOF FLOOR PLAN

scale:1:100



SECTION A - A

scale:1:100

| | | |
|-------------------|--|----------|
| REV B | Layout amended following planners comments | 18.07.12 |
| REV A | Design amended following client meeting | 09.11.11 |
| Client: | | |
| Mr Nigel Evans MP | | |

Address:
Brooklyn House
Main Street
Pendleton
Clitheroe
BB7 1PT

| | | |
|--|------------|--------|
| Drawing Title: PROPOSED PLANS, ELEVATION AND SECTION | | |
| Scale: | Date: | Drawn: |
| VAR @A2 | 08/08/2011 | RM |

spa
SUNDERLAND PEAcock ARCHITECTS
SUNDERLAND PEAcock ARCHITECTS LTD
100-1000 4th Floor 100-1000 4th Floor
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