



RIBBLE VALLEY
BOROUGH COUNCIL

16 NOV 2012

FOR THE
ATTENTION OF

For office use only

Application No

320121058 P

Date received

Fee paid £

Receipt No:

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

Application for Outline Planning Permission with all matters reserved.
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:	Graham	Surname:	Winterbottom
Company name:					
Street address:	Higherfield, Osbaldeston Lane				
	Osbaldeston				
Town/City:	Blackburn				
County:					
Country:					
Postcode:	BB2 7LY				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	peter	Surname:	hitchen
Company name:	Peter Hitchen Design Ltd				
Street address:	14 Church Lane				
	Whalley				
	14 CHURCH LANE				
Town/City:	Clitheroe				
County:	LANCASHIRE				
Country:	United Kingdom				
Postcode:	bb7 9sy				
Telephone number:					
Mobile number:	07850 405126				
Fax number:					
Email address:	info@peterhitchendesign.co.uk				

3. Description of the Proposal

Please describe the proposal:

Outline planning application for a separate dwelling within the curtilage of Higher Field

Has the building or works already been carried out?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Higherfield		
Street address:	Osbaldeston Lane		
	Osbaldeston		
Town/City:	Blackburn		
County:			
Postcode:	BB2 7LY		

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

Easting:	364657
Northing:	432935

Description:

5. 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 flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

6. Pre-application Advice

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

☐ Yes ☒ No

7. 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

8. Site Area

What is the site area?

00.10

hectares

9. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

Market Housing - Proposed

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

Proposed Market Housing Total

1

Market Housing - Existing

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

Existing Market Housing Total

0

9. Residential Units (continued)**Overall Residential Unit Totals**

Total proposed residential units	1
Total existing residential units	0

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10. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No ☐ Unknown**11. 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

12. 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	

13. 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**14. Existing Use**

Please describe the current use of the site:

dwelling with large garden

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 ☒ NoLand where contamination is suspected for all or part of the site? ☐ Yes ☒ NoA proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No**15. 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**16. 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: PETER Surname: HITCHEN

Person role: Agent Declaration date: 16/11/2012 ☒ Declaration made

16. 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:

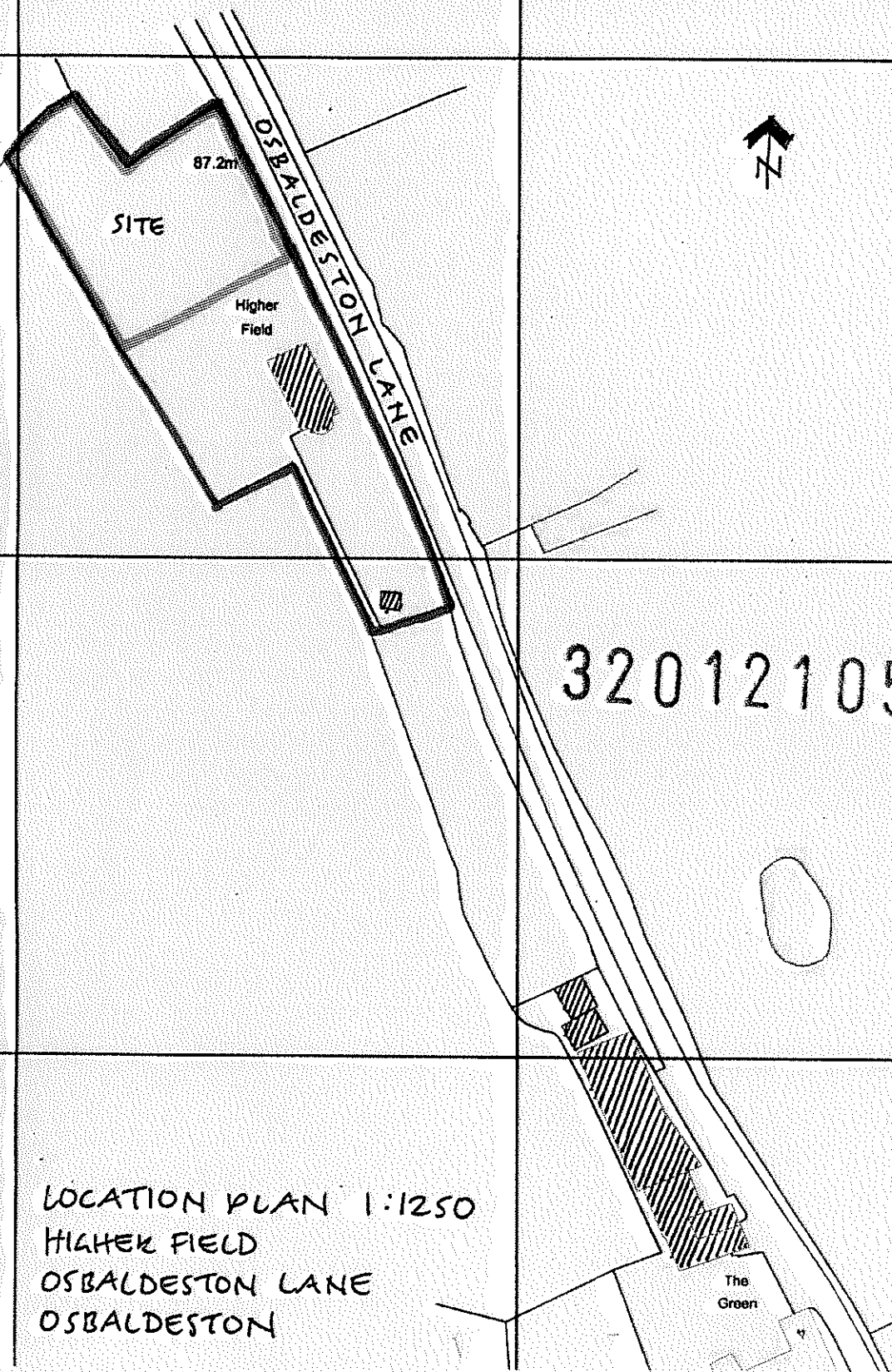
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

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

17. 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.

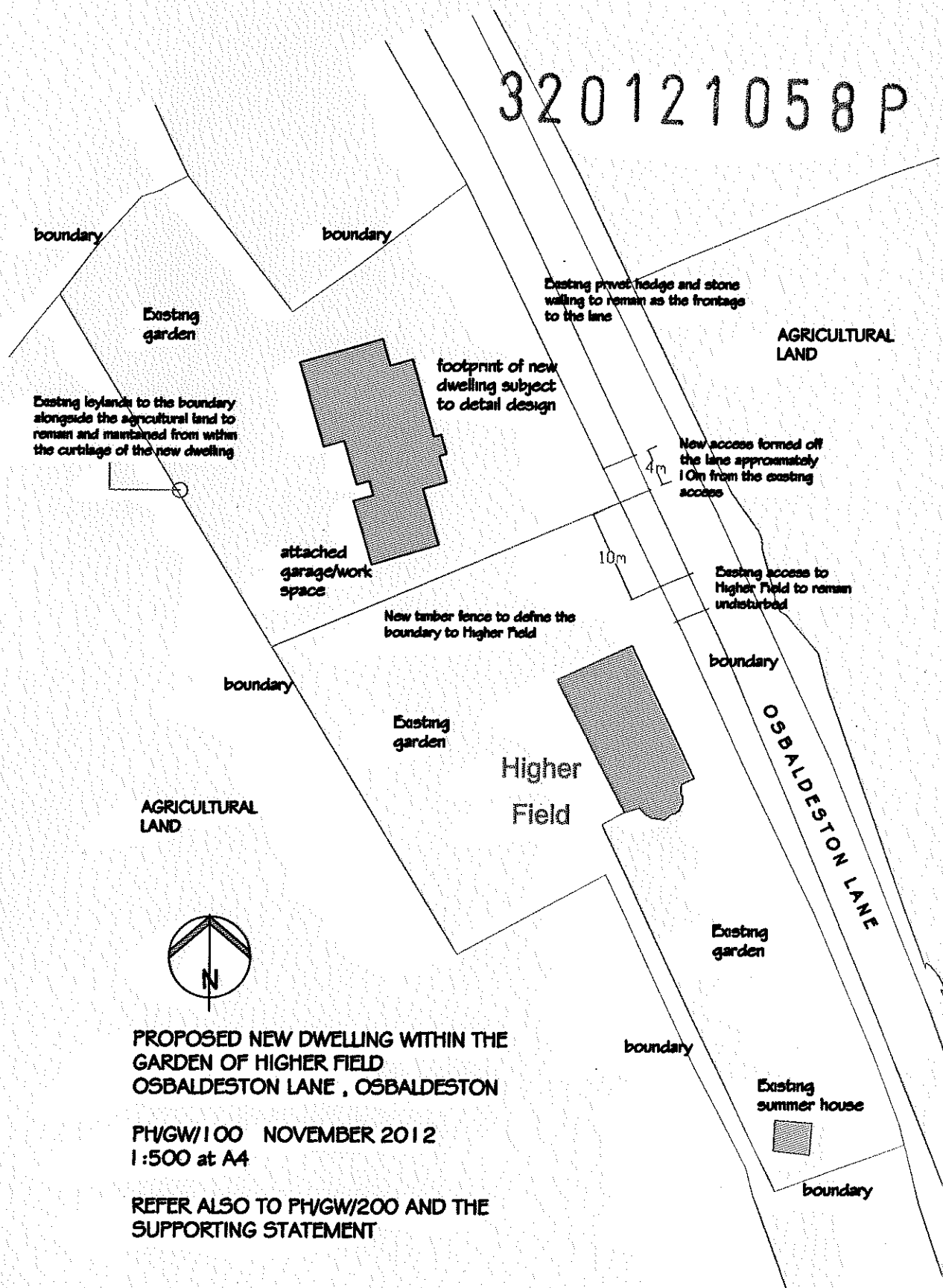
☒ Date



320121058P

LOCATION PLAN 1:1250
HIGHER FIELD
OSBALDESTON LANE
OSBALDESTON

320121058 P



PROPOSED NEW DWELLING WITHIN THE
GARDEN OF HIGHER FIELD
OSBALDESTON LANE, OSBALDESTON

PH/GW/100 NOVEMBER 2012
1:500 at A4

REFER ALSO TO PH/GW/200 AND THE
SUPPORTING STATEMENT

320121058P

PLANNING STATEMENT
PROPOSED NEW DWELLING
HIGHER FIELD
OSBALDESTON LANE
OSBALDESTON

1. Introduction

1.1 This statement accompanies the outline planning application for a new dwelling on land within the curtilage of Higher Field, Osbaldeston. The site is located in an area of open countryside but within the hamlet of Osbaldeston. No formal pre-consultation has been carried out with the Local Authority but a study of previously approved developments within the area has been carried out.

1.2 Analysis of the history of developments in Osbaldeston leads to the conclusion that a single dwelling house is the correct amount of development in the context of this site and this statement describes the justification for the proposal and addresses the context of the lane and other dwellings/developments previously approved by the Authority. The proposal will not impact on the rural setting by virtue of the proximity of the existing developments to the south and the existing detached dwelling (Higher Field)

2. Design Principles and Concept

2.1 The site has an area of 0.35 hectare (approx), incorporating an existing detached dwelling and ancillary buildings. The width is varying but widest across the garden to the north and the depth along the lane frontage is 120 metres (approx). A careful evaluation has been undertaken of the capacity of the site to accommodate a single dwelling within the large garden area to the north of the existing access to Higher Field from the lane.

2.2 National and local Policy recognises that new housing development cannot be viewed in isolation. It emphasises the wider context of any proposal and the area within which the site is situated. These themes are also reflected in the adopted RVBC Districtwide Local Plan, through the policies. Any proposal for more than one dwelling would be in conflict with these policies and this application recognises the sensitive nature of the site and the locality. The site is designated as Open Countryside (Policy ENV3 and G5 and H2).

2.3. The site is elongated and in principle there is comfortably sufficient space to site a 4 bedroom two storey dwelling with a new access from the Lane. The character of the area is of a ribbon development of properties along the highway and this proposal is entirely in keeping with this important local characteristic.

2.4 The site is not overly remote from the village of Osbaldeston and is currently allocated for residential use. This proposal has no effect on the access, parking or amenity space arrangements of the neighbouring dwellings. The properties on Osbaldeston Lane have defined boundaries to the agricultural land at the rear and some properties have historically extended their curtilage at the rear including Higher Field. This proposal makes no such further representation and simply utilises the existing available space within the garden.

2.5 A safe access, as shown on the plan is proposed off the highway across the verge and through the existing stone wall and privet hedge.

3.0 Layout

3.1 A key component of the proposed design is to ensure the layout respects the character of the area and the developments within a rural hamlet setting.

3.2 The entrance and driveway within the site is situated 10m from the existing access to Higher Field to ensure no conflict and to provide a distinction between the two dwellings.

3.3 Another reason for siting the driveway as shown is it means the access is at an acceptable distance from the road junction where the lane terminates close to the existing riding school.

3.4 A key factor of the site is that the boundary vegetation offers considerable concealment to the highway and the proposal will retain the hedgerow and trees along the boundary with only light trimming necessary as the natural barrier is an important aspect of the Lane.

4.0 Scale

4.1 The footprint area shown on the accompanying plan demonstrates a ground coverage area of approximately 130 sqm for the property including an attached garage and work space. The dwelling is proposed to be a maximum depth of 10m with a height of 5m to the eaves and 7.5m to the ridge as an upper limit.

This is the suggested arrangement for the outline application in order to show that the scale is sympathetic to the neighbouring dwelling. The height of the property will be no higher than Higher Field and the overall size will be entirely in keeping with the proportions of the existing house and its attached garage.

No further details are submitted regarding the design characteristics of the dwelling as these will be presented within the future formal full planning application subject to the granting of permission of this outline application.

4.2 The dimensions of the proposed dwelling allow for a work space dedicated to the occupants of the property to encourage a live/work lifestyle for the owners as the rural location is not on a public transport route and is approximately 1km from the A59. This is significant as working from home is on the increase and a dwelling of this proportion should have the space to facilitate this.

4.0 Landscaping

4.1 The site has historically been extended and used as a formal lawned garden for many years and has considerable vegetation growth and some trees whilst the garden contains shrubs such as elder and blackthorn etc some of this is within the site but mostly restricted to the boundaries. They are well maintained and present an obvious residential formal natural statement along the boundaries. They will all be retained and maintained with the exception of a young beech tree within the site and a section of privet hedge where the access is formed. A professionally designed scheme of re-planting/screening will be undertaken to enhance the privacy and existing natural features.

4.2 The boundary to the field to the west is a mature leylandii hedgerow which will remain undisturbed. The applicant wishes to retain the vegetation to the boundaries and will only prune it where it is overgrown and overhanging to a significant extent from within the site area.

4.3 Currently there is a mix of privet hedge, leylandii features and stone walling to the highway boundary and unlike the neighbouring land this is extremely well defined against the grass verge to the lane. The history of Osbaldeston Lane has been researched and in the past as can currently be seen, the predominant frontage enclosure was hedges. No additional security is proposed to the boundaries.

4.4 The garden will be predominantly re-laid as a lawn. Trees could be planted as advised by the authorities ecology representative and this could enhance the proposal. It is important that the land remains free draining and avoids surface water run off or flooding problems.

4.5 By retaining the existing planting that merits retention and including a landscaping scheme the proposal will meet the requirement of Policy.

4.6 Please refer to the accompanying plan drawing PH/HF/100 the location plan and associated photographs taken on 7/11/2012.