



RIBBLE VALLEY
BOROUGH COUNCIL

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

FOR THE
ENTION OF

16 NOV 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320121066P

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 & Mrs	First name:	P	Surname:	Kok			
Company name:								
Street address:	Bleak House, Stoneyhurst				Telephone number:			
Town/City:	Clitheroe				Mobile number:			
County:	Lancashire				Fax number:			
Country:					Email address:			
Postcode:	BB7 9QY							
Are you an agent acting on behalf of the applicant?					☒ Yes ☐ No			

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Judith	Surname:	Douglas			
Company name:	Janet Dixon Town Planners Ltd							
Street address:	10A Whalley Road				Telephone number:		01200 425051	
Town/City:	Clitheroe				Mobile number:			
County:	Lancs				Fax number:			
Country:					Email address:	judith@jdixontownplanners.co.uk		
Postcode:	BB7 1AW							

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion and extension of house to create two dwellings

Has the building, work or change of use already started?

☐ Yes ☒ No

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

• •

Bleak House

Stonyhurst

Cleithrae

Lancashire

BB7 9QY

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

368919

440420

Description:

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

☐ Yes ☒ No

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

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of waste

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage for the storage of recyclable waste

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

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

Walls - description:

Description of existing materials and finishes:

Natural stone

Description of proposed materials and finishes:

Natural stone

Roof - description:

• Description of existing materials and finishes:

Blue slate

Description of proposed materials and finishes:

Blue slate

9. (Materials continued)

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Windows - description:

Description of existing materials and finishes:

Painted timber

Description of proposed materials and finishes:

Painted timber

Doors - description:

Description of existing materials and finishes:

Timber

Description of proposed materials and finishes:

Timber

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

☒ Yes ☐ No

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

Design and Access Statement

4305-01 Existing plans, elevations and site plan

4305-02A Proposed plans, elevation and site plan

Location 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	4	6	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown**12. Assessment of Flood Risk**

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

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

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

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

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

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 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

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

17. Residential Units

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

Market Housing - Proposed

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

Proposed Market Housing Total 1

Market Housing - Existing

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

Existing Market Housing Total 1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

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:

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

20. Hours of Opening

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

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

21. Site Area

What is the site area?

00.25

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 B)****Certificate of Ownership - Certificate B****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) 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 or building to which this application relates.

Notice recipient	Date notice served
Name: Stonyhurst College c/o Carber Jonas Number: 13 Suffix: Street: Albert Street Locality: Town: Harrogate Postcode: HG 1JX	16/11/2012

Title: Mrs First name: Judith Surname: Douglas

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

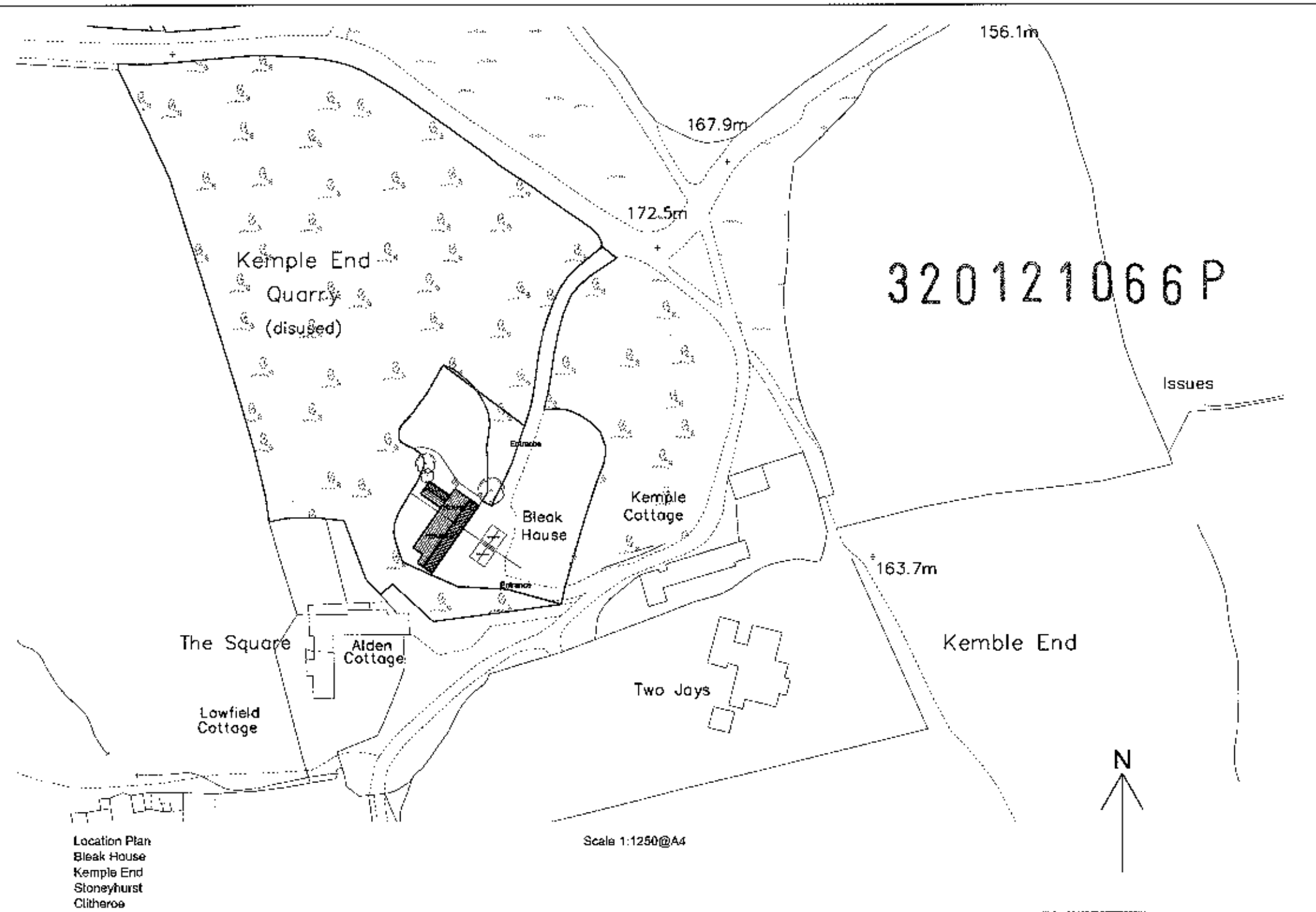
25. Certificates (Agricultural Land Declaration - continued)

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



DESIGN AND ACCESS STATEMENT

SITE: BLEAK HOUSE, STONYHURST, CLITHEROE BB7 9QY.

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PROPOSAL: CONVERSION AND EXTENSION OF HOUSE TO CREATE TWO DWELLINGS.

1 ASSESSMENT

- 1.1 Bleak House is a substantial detached dwelling set within a large garden area. It is constructed out of stone and slate with stone detailing surrounding the doors and windows. There are two vehicle accesses one to the north giving access onto Birdy Brow and one to the south giving access onto Kemple End. Bleak House is in a group other dwellings at Kemple End including Two Jays, Kemple Cottage, The Square - Alden Cottage and Lowfield Cottage, and Morton House.
- 1.2 The historical maps on the Lancashire County Council mapping service indicate that Bleak House, Kemple Cottage, Morton House and The Square existed in about 1850 together with the quarry at Bleak House and to the north suggesting that Bleak House was originally used in conjunction with the quarry. The later 1880 map also shows these same buildings including Bleak House and with words near to it 'old quarry'.
- 1.3 The house was used as a dwelling and restaurant in the 1970s with planning permission being given for it to be used as dwelling in the 1980's. Significantly planning permission was granted in 1984 for the house to be extended on both gables, one of these extensions was implemented making the permission for other extension extant. See planning history below.
- 1.4 The application site is within the Area of Outstanding Natural Beauty as designated in the adopted Ribble Valley Local Plan 1998.

2 PROPOSAL

- 2.1 This application seeks permission to convert the existing four bedroom house into one three bedroom house and a small two bedroom house. This will includes implementing the extant permission for the single storey first floor extension over the single storey lean to on the right hand gable of the house. Part of a small conservatory on the rear of the building will be removed and the garden of the

dwelling will be divided. Each of the proposed dwellings will have its own vehicular access by allocating one existing access to each dwelling.

3 SITE HISTORY

- 3.1 3/1979/1424 Extension to house and restaurant approved 3 January 1990.
3/1983/00590 Change of use from dwelling and restaurant to dwelling only approved 6 December 1983.
3/1984/0112 Erection of first floor extension above existing lean to's adjoining both gables in order to provide 4 additional bedrooms approved 11 April 1984. See approved plan appendix

4 EVALUATION

- 4.1 This application needs to be considered in relation to the NPPF that came into force on 27 March 2012, the main aspect of which is a "presumption in favour of development". The Council assert that it can demonstrate a five year supply against both the Regional Spatial Strategy and emerging Core Strategy requirement, these are not a maximum or ceiling and development needs to be considered against the principles established in the NPPF around the presumption in favour of sustainable development. The creation of a single additional dwelling will not adversely affect the supply of housing in the Borough. It is important however to consider if the creation of a dwelling in this location would lead to an adverse impact on the qualities of the Area of Outstanding Natural Beauty or have an adverse impact on the residential amenities of the existing dwelling.
- 4.2 Policy ENV1 requires development in the AONB countryside to contribute to the conservation of the natural beauty of the area. The planning permission that was granted in 1984 included an extension over the existing lean to on the right hand gable of the house as well as a larger two storey extension on the left hand gable. The two storey extension on the left hand gable was completed but the extension above the other lean to remains unimplemented. As the development granted permission in 1984 has commenced it would be possible for the applicant to complete the development by building the extension over the lean to on the right hand gable.

- 4.3 Our proposal includes this extension over the lean to on the right hand gable and is the exact same width length and height as the 1984 approval. The proposal to convert the existing dwelling into two dwellings including this extension will have a neutral effect on the character of the landscape. This because the applicant could lawfully carry out the extension and then apply to subdivide the house into two properties. The effect on the AONB would be the same as the application proposed. There are already two vehicular accesses to the property and the garden area is easily divided without any impact on the visual amenity of the AONB. There is no adverse impact on the character of the landscape the proposal complies with policy ENV1.
- 4.4 Policy G1 (a) requires development to be sympathetic to existing and proposed land uses. Bleak House is already in residential use and stands within a group of dwellings at Kemple End. The conversion of the property into two dwellings will not adversely affect the surrounding land uses.
- 4.5 Bleak House is a detached property. The proposal would create a pair of semi-detached properties. The conversion has been designed so that there is no issue of overlooking between the two properties. The conservatory at the rear of the house is reduced in size and a solid wall replaces the existing extensive glazing in the single storey dining room at the rear of the house. This ensures that the garden area of the larger dwelling is not overlooked from the kitchen /dining area of the proposed smaller dwelling.
- 4.6 The larger of the two proposed dwellings retains the existing integral double garage. In addition to this there is ample space in front of the proposed dwelling to park two cars and to be able to enter and leave the site in forward gear. The driveway for this property is onto Kemple End and does not require drivers to pass in front of the proposed smaller dwelling. Similarly the smaller dwelling has ample space in front of the dwelling to park two cars and be able to manoeuvre in order to enter and leave the site in forward gear. Again as the drive is from Birdy Brow, cars will not pass in front of the other proposed dwelling. There is no issue regarding privacy or overlooking from the proposed development. The proposal accords with policy G1 (g).

- 4.7 The conversion of the building to create of an additional dwelling on the site is within a group of dwellings, to which community services are already provided. The proposal complies with the location requirements and impact on the landscape requirements of policy H15 and H2.

5 DESIGN

- 5.1 The alterations required in order to carry out the conversion will not harm the visual qualities of the AONB. The extension could be carried out without requiring planning permission. We have carefully adhered to the design of the extant planning permission but we have taken the opportunity to improve the window detailing to the approved scheme.

6 ACCESS

- 6.1 Access to the highway will continue to be via the existing driveways. Each dwelling is thereby provided with its own vehicular access. The larger dwelling has an existing double garage together with a hard standing in front of the dwelling. The smaller dwelling has a hard standing in front of the dwelling sufficient to park two cars. We have discussed the potential slight increase in the use of the existing accesses with Martin Nugent the Council's Highway Engineering advisor who offered no objections to the scheme.

7 HERITAGE ASSESSMENT

- 7.1 Historic maps indicate that Bleak House has existed on the site since as early as 1850. The building has been altered over time. The planning history indicated that the two storey extension on the left hand gable and the single storey extension at rear were carried out in the twentieth century. The proposed conversion only includes a very minor alteration to the historical part of the house. The proposed extension in essence, will also involve no additional alterations to the building other than that which could be carried out without planning permission as a completion of the work granted planning permission under 3/84/0112. There is no adverse impact on the historical significance of Bleak House.

Appendix

Approved plan 3/84/0112/P

320121066P

Judith Douglas Bsc Hons Dip TP MRTPI

Janet Dixon Town Planners Ltd.

10A Whalley Road, Clitheroe, Lancashire BB7 1AW

01200 - 425051

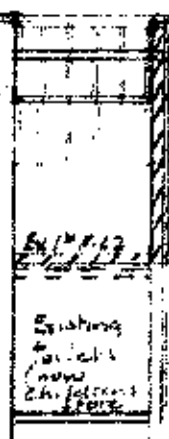
November 2012



PROPOSED FRONT ELEVATION

New Windows on front
Elevation to have
6" deep stone or art. stone
outer heads & cills

Wouldn't
all for
other
end



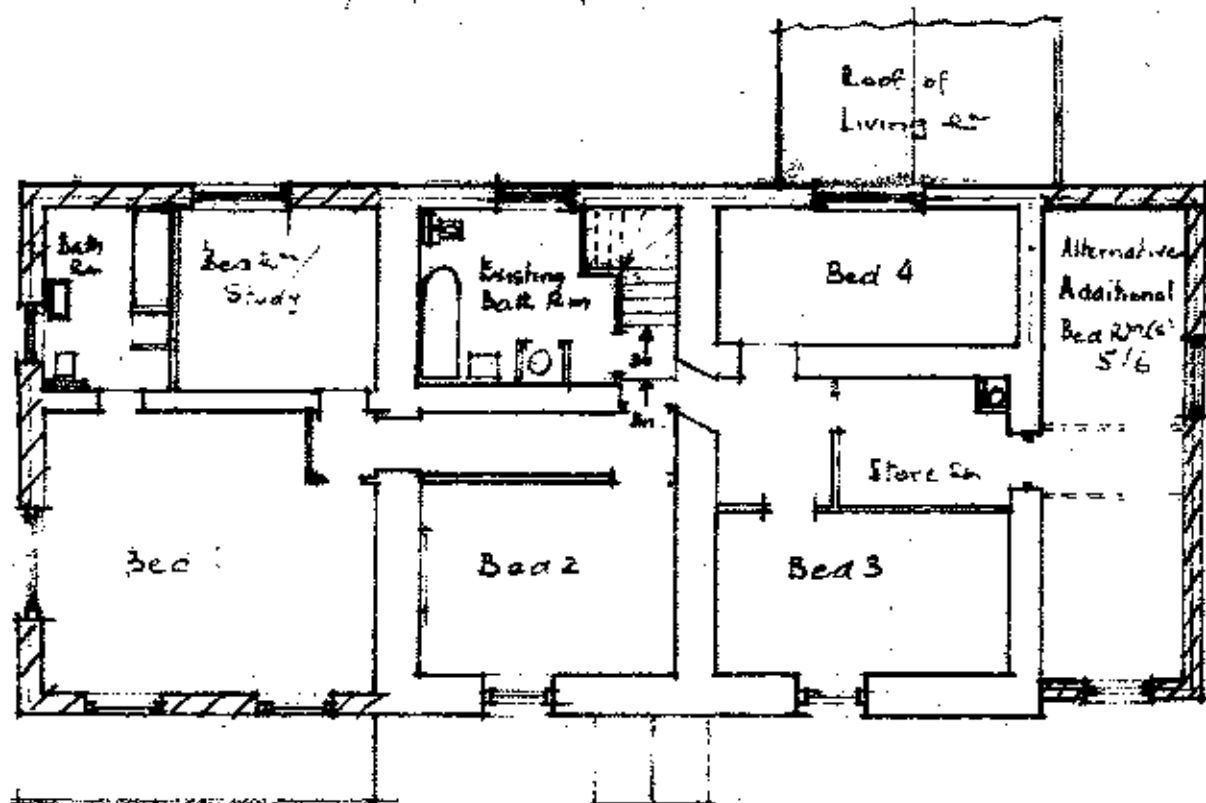
CROSS SECTION A-A

5' 1/2 Ridge
6' 1/2 Purlin
4' 2" wall plate
3' 2" rafters
4' 2" ceiling joists

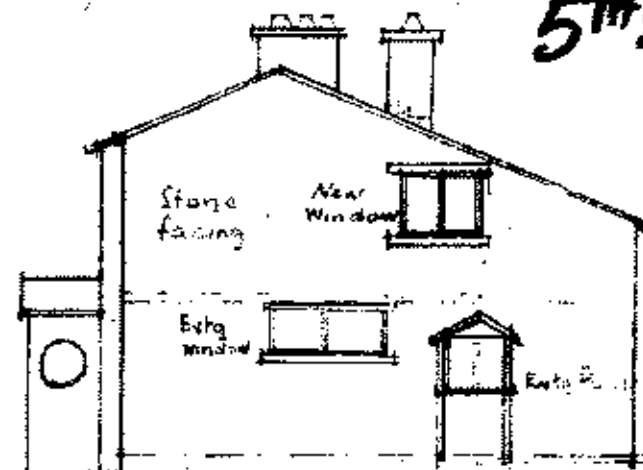
13 1/2" men carb.
Nailing as over garage
Raising off existing walling
1" 2" 1/2 floor joists
on exty. knee braces
(braces not subject
to loads)

320121066P

AMENDED PLAN
RECEIVED
5TH APRIL 1984



PROPOSED 1st Floor



PROPOSED R. ELEVATION

0112

WALMSLEY ARCHS
1/2, BROOKSIDE, NOLTON, W. CHESHIRE
Tel Bolton-by-Bowland 655 887 025

BLEAK HOUSE KEMPLE END

Mrs & Mrs R T HEYWOOD

Alternative Additional
Bed Rms

To be read in conjunction with Single H/T

DATE	SCALE	DWG. NO.	REV. NO.
3. 4. 1984	1/8" = 1' 0"	H/T 4	

3/84/0112/P