

03 DEC 2012

SECTION OF

For office use only

Application No. 320121083 P

Date received

Fee paid £

Receipt No:

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

**Application for a Lawful Development Certificate
for a Proposed use or development.**

**Town and Country Planning Act 1990: Section 192,
as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2010**

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:	J	Surname:	Weld-Blundell
Company name:					
Street address:	Leagram Hall				
	Chipping				
Town/City:	Preston				
County:	Lancs				
Country:					
Postcode:	PR3 2RD				
Telephone number:	Country Code	National Number	Extension 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:	Mrs	First Name:	Judith	Surname:	Douglas
Company name:	Janet Dixon Town Planners Ltd				
Street address:	10A Whalley Road				
Town/City:	Clitheroe				
County:	Lancs				
Country:					
Postcode:	BB7 1AW				
Telephone number:	Country Code	National Number	Extension Number		
		01200 425051			
Mobile number:					
Fax number:					
Email address:	judith@dixontownplanners.co.uk				

3. Site Address Details

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

House:		Suffix:	
House name:	Leagram Lodge		
Street address:	Leagram		
Town/City:	Preston		
County:			
Postcode:	PR3 2QS		

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

Easting:	362466
Northing:	443630

Description:

4. Pre-application Advice

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

☐ Yes ☒ No

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land:

☒ a) Owner ☐ b) Lessee ☐ c) Occupier ☐ d) Other

6. 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

7. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Is the proposed operation or use: ☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes ☐ No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes ☒ No

Has the proposal been started?

☐ Yes ☒ No

9. Site Visit

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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

10. Declaration

I/we hereby apply for a Lawful Development Certificate 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:

03/12/2012

Warning:

The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

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STATEMENT IN SUPPORT OF AN APPLICATION FOR A CERTIFICATE OF LAWFUL DEVELOPMENT FOR A SINGLE STOREY EXTENSION AT LEAGRAM LODGE, LEAGRAM, PRESTON PR3 2QS

This application is made under Section 192 of the Town and Country Planning Act 1990. Having carefully considered the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, (the GPDO) we consider that the proposed extension and alterations are "permitted development" (PD).

1 SITE DESCRIPTION

- 1.1 Leagram Lodge is a small stone built single storey cottage, set on the north side of the road leading north east from Chipping. It was built as a lodge to Leagram Hall and is set behind the entrance gate posts and wide curved flank walls. The entrance gates face the public road whilst the Lodge faces the former private drive to Leagram Hall.

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Leagram Lodge from public road with entrance gates and curved walls in foreground

- 1.2 The front of the Lodge is designed as part of an octagon. The front door faces the private drive there are large windows on either side of this door set at an angle so that the Lodge Keeper could see people approaching the gates from the public road and form the Hall. This front elevation appears quite decorative with a natural stone plinth, coursed natural stone walls, cut stone heads sills and jambs to the windows and door and steps up to the front door from the Lodges own garden gate off the drive. The roof is topped by two decorative cut stone octagonal chimney stacks. The architectural detailing matches the curved stone walls of the entrance gates.



Front elevation of Leagram Lodge

- 1.2 The side (south east) elevation which faces the public road is in contrast much plainer in detail with a single window towards the rear of the building. An extension was added to the north west elevation in the second half of the twentieth century. The front elevation of this extension appears to have reused the cut stone of the original side elevation of the building. The side and rear elevation of the extension is finished in render. The rear elevation of the original building is also finished in render.



Rear elevation of Leagram Lodge. The right hand side beneath the chimney stack is the original dwelling.

- 1.3 No public footpaths pass through or near to the site. The site is within an Area of Outstanding Natural Beauty as defined in the Ribble Valley District Wide Local Plan.

2. PLANNING HISTORY

- 2.1 6/10/2314 Planning application for the alteration and extension to existing dwellinghouse at The Lodge, Leagram Hall, Bowland with Leagram approved 24.9.74. The drawings submitted with this application indicate that extent of the original dwelling and also that the rear elevation of the original dwelling was finished in render.

3. FACTS RELATING TO THE CASE

- 3.1 In order to interpret the provisions of the GPDO it is first necessary to establish some facts in this case. This can be established with these questions: is the property a dwelling, benefiting from PD rights; which is the principal elevation; and what constitutes the original dwelling.

3.2 A Dwelling with PD rights?

- 3.2.1 A planning application was submitted to the Council in 1974 which showed that the building was a dwelling at that time and clearly showed the layout of the property at that time. Planning permission was granted for a single storey extension on the side elevation which was implemented. Permitted development rights were not removed when planning permission was granted. The property was then in residential use and has been in residential use ever since. Leagram Lodge is a dwelling which benefits from permitted development rights.

3.3 Which is the Principal Elevation?

- 3.3.1 The north east elevation clearly contains the main entrance into the dwelling. Referring to the guidance given in Permitted Development for Householders – Technical Guidance August 2010 by the Department for Communities and Local Government, at Class A1 (d) the guide states *"In most cases, the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house."* The Guide states in **most** case the principle elevation will face the highway. This is not true in this case and is an exception that the guide anticipates by choosing to use the word 'most' in the advice. In this case when the dwelling was first built the driveway to the house was the 'highway'. The dwelling was designed to provide an imposing entrance to Leagram Hall and check or welcome visitors on the approach to Leagram Hall. It was deliberately designed to have the principle elevation facing the drive and not the road. Having ascertained that the north east elevation is the principle elevation and the front of the property it is clear that the south west elevation is the rear of the dwelling.

3.4 The Original Dwelling

- 3.4.1 The dwelling was built pre-1948. A single storey extension was added in about 1974. The plans submitted to the Council in 1974 clearly show the rooms shown on existing plan 2390:2 as Lounge, bedroom, bedroom and the hall area as being the existing building at that date and the dining kitchen and bathroom as the extension.

- 3.5 The dwelling is on Article 1(5) land for the purposes of interpreting the GPDO because it is situated within an Area of Outstanding Natural Beauty.
- 3.6 The proposed development for which this application for a Certificate is made is a single storey extension on the south west elevation (the rear elevation).
- 3.7 We now propose to set out how the proposed development meets the limits of PD rights set out in Class A of the GPDO. This is most easily set out by referring to the various sections in Class A, whilst referring also to the submitted drawings. The drawings are:

Location Plan

01 - Existing Elevations

02 - Existing Plan

07 - Proposals

08 - Existing Site Plan

09 - Proposed Site Plan

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5. THE EXTENSION TO THE REAR ELEVATION

5.1 Class A1.

- a) The curtilage of the dwelling is shown edged red on the location plan. The proposed extension together with the existing extension will not cover more than 50% of the curtilage.
- b) The ridge of the extension does not exceed the ridge height of the existing ridge height of the cottage. Drawing 2390.07
- c) The eaves of the extension do not exceed the eaves of the cottage. Drawing 2390.07
- d) The extension is at the rear and does not face the highway and it is not the principle elevation.
- e) The extension is single storey and projects from the rear wall by the maximum permitted amount of 4m and is not more than 4m in height. Drawing 2390.07
- f) The extension is not two storeys.
- g) The extension is not within 2m of the boundary drawing 2390.09.

- h) The extension is not at the side of the dwelling.
- i) The extension does not include any of the items i-iv.

5.2 Class A2

The dwelling is on article 1(5) land.

- a) It does not include cladding.
- b) The extension is not at the side of the original dwelling.
- c) The extension is on the rear elevation but is single storey.

5.3 Class A3

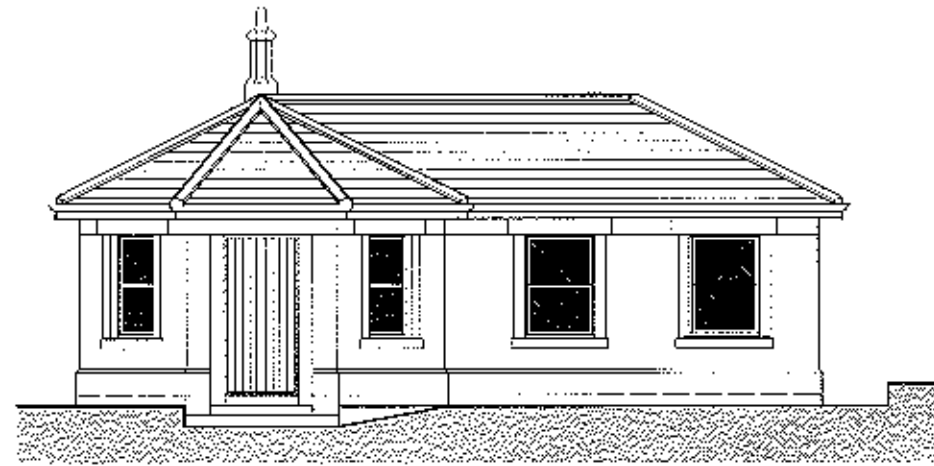
The conditions of Class A3 are met in that:

- a) The walling and roofing materials are the same as Leagram Lodge. The original Lodge appears to be constructed in natural stone on the front and side elevation with the rear being rendered. The extension added in about 1974 is constructed in a mixture of stone and render, all parts of the dwelling have a blue slate roof. The proposed extension is in stone and render with a blue slate roof the materials therefore have a similar appearance to those in the existing dwelling.
- b) No upper floor windows are proposed.
- c) The extension is single storey, the roof pitch is, but does not need to be similar to the original dwelling.

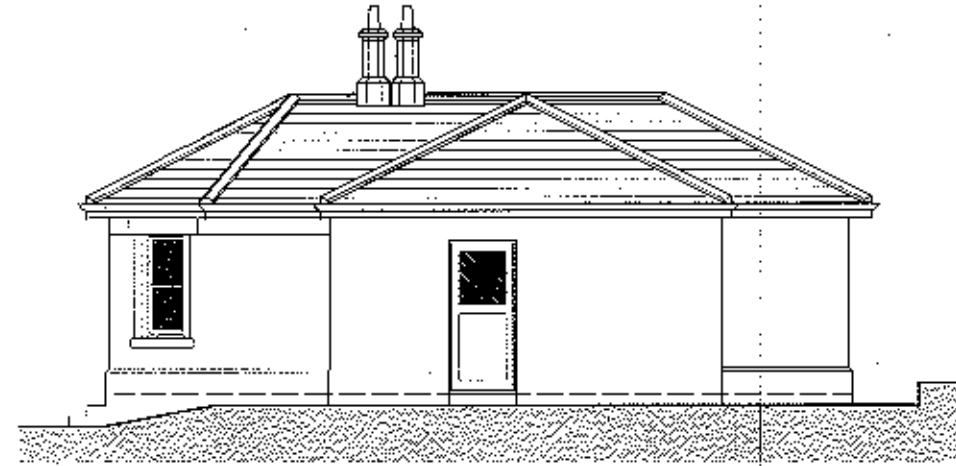
6. **CONCLUSION**

- 6.1 The addition of an extension on the rear elevation of Leagram Lodge as shown in the submitted drawings is permitted development under Class A 1. of the General Permitted Development Order.

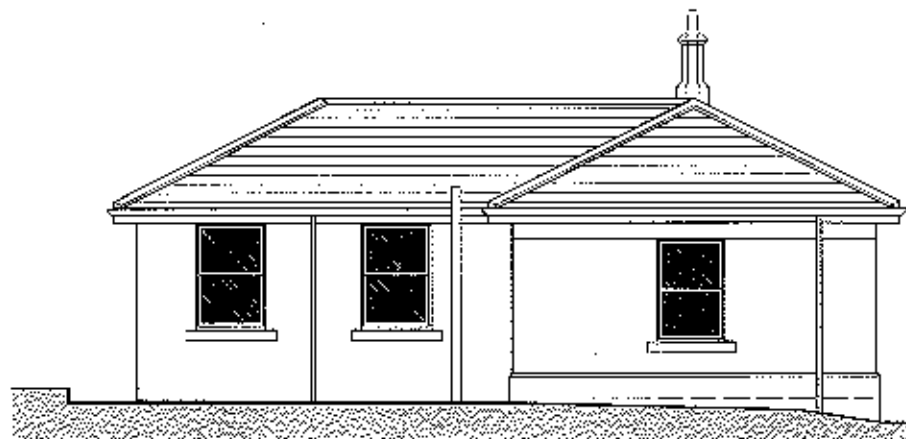
Judith Douglas BSc (Hons) Dip TP, MRTPI
Janet Dixon Town Planners Ltd.
10A Whalley Road, Clitheroe, Lancashire BB7 1AW
01200 425051
November 2012



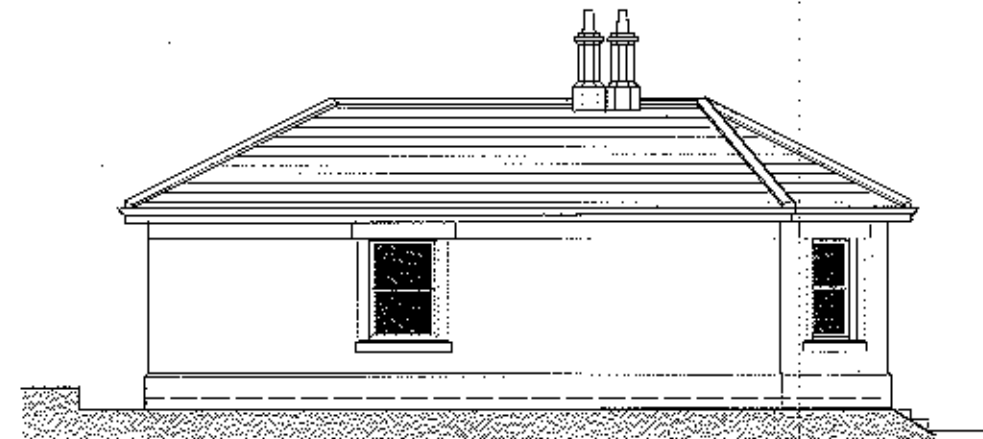
NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

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NOTES

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Revision	Date

Marshall Peters Associates
*Chartered Surveyors &
 Planning & Building Consultants*

Office: 4 Grosvenor Street, London, E10 6GQ
 Bournemouth: 01202 446620
 287-487

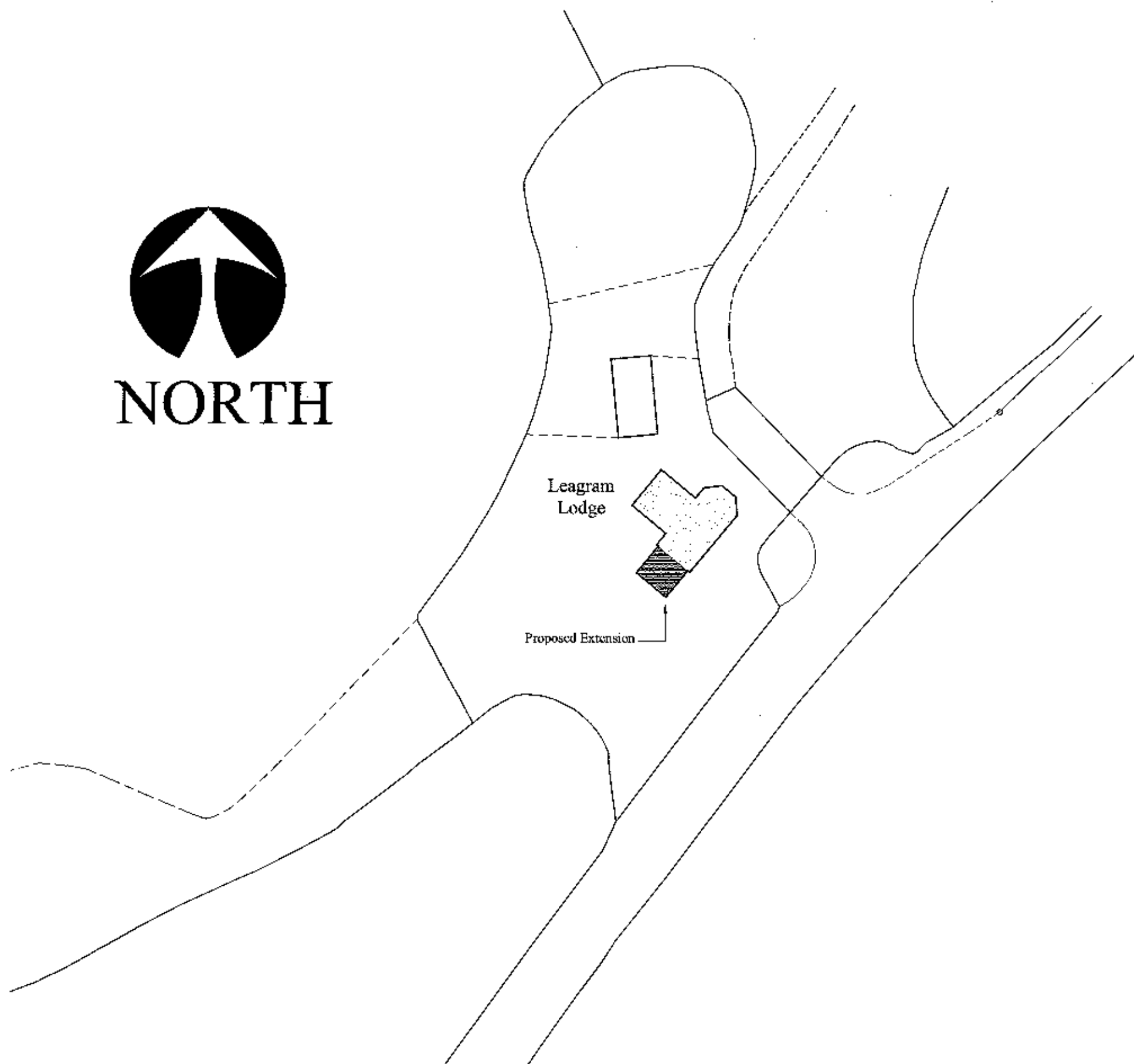
Website: www.mpa.co.uk
 Email: info@mpa.co.uk

PROPOSED EXTENSION
 to
 LEAGRAM LODGE
 CHIPPING
 for
 J. J. WELD-BLUNDELL Esq.

the EXISTING
 ELEVATIONS

Drawing no. 2390: 01

Scale 1:50	Drawn	Date Nov. 2012
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Marshal Peters Associates
*Chartered Surveyors &
Historic Building Consultants*



Office 4 Brookside Barn
Downham
Clitheroe
BB7 4BP

Telephone 01200 440650
Facsimile 01200 301998
Email info@marshalpeters.co.uk

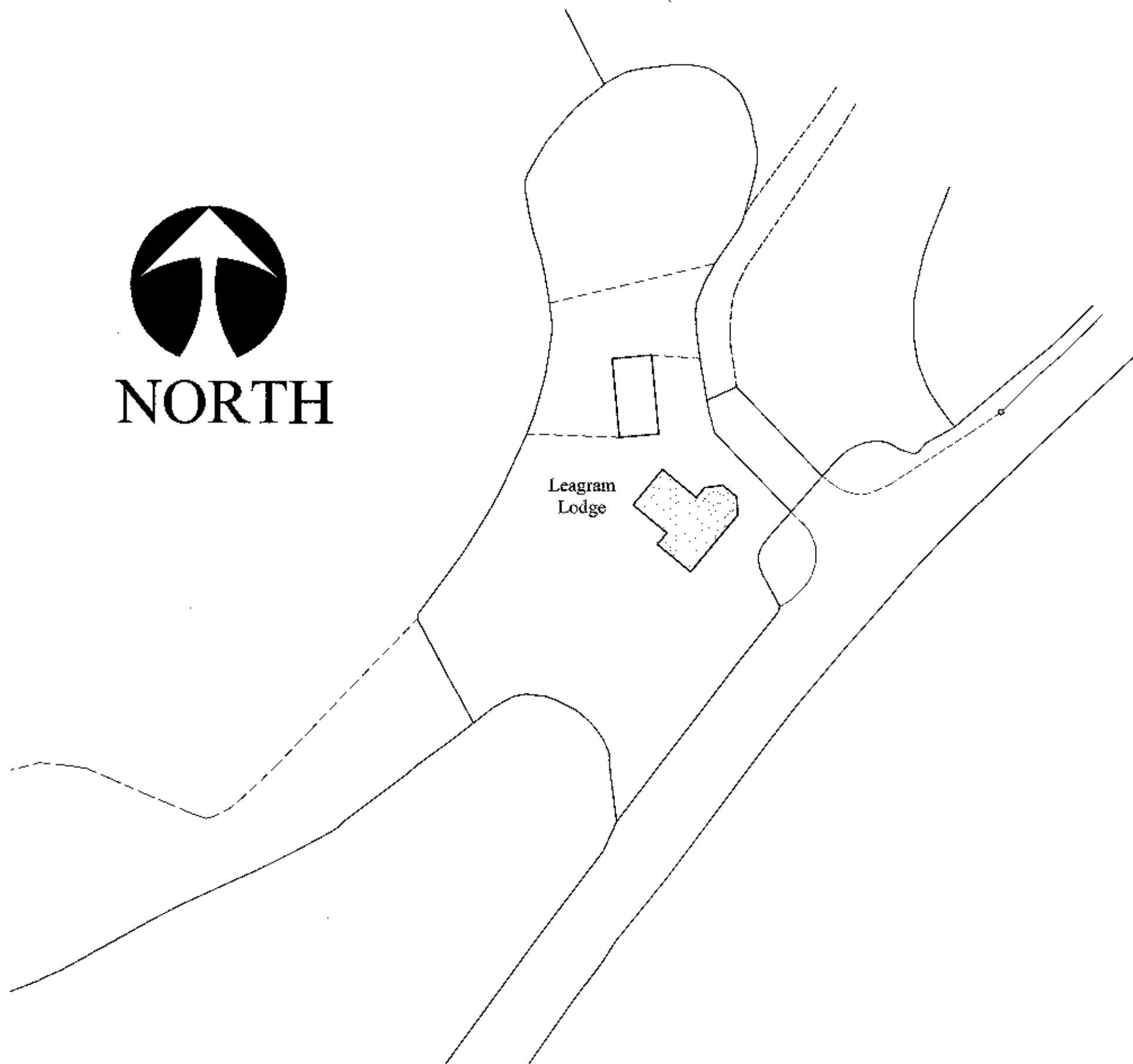
PROPOSED EXTENSION
to
LEAGRAM LODGE
CHIPPING
for
J. J. WELD-BLUNDELL Esq.

Title **PROPOSED
SITE PLAN**

Drawing no. Revision

2390: 09

Scale	Drawn	Date
1:500 @ A3	mfp	Nov. 2012



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Marshal Peters Associates
*Chartered Surveyors &
Historic Building Consultants*



Office 4 Brookside Barn
Downham
Clitheroe
BB7 4BP

Telephone 01200 440650
Facsimile 01200 301988
Email info@marshalpeters.co.uk

PROPOSED EXTENSION
to
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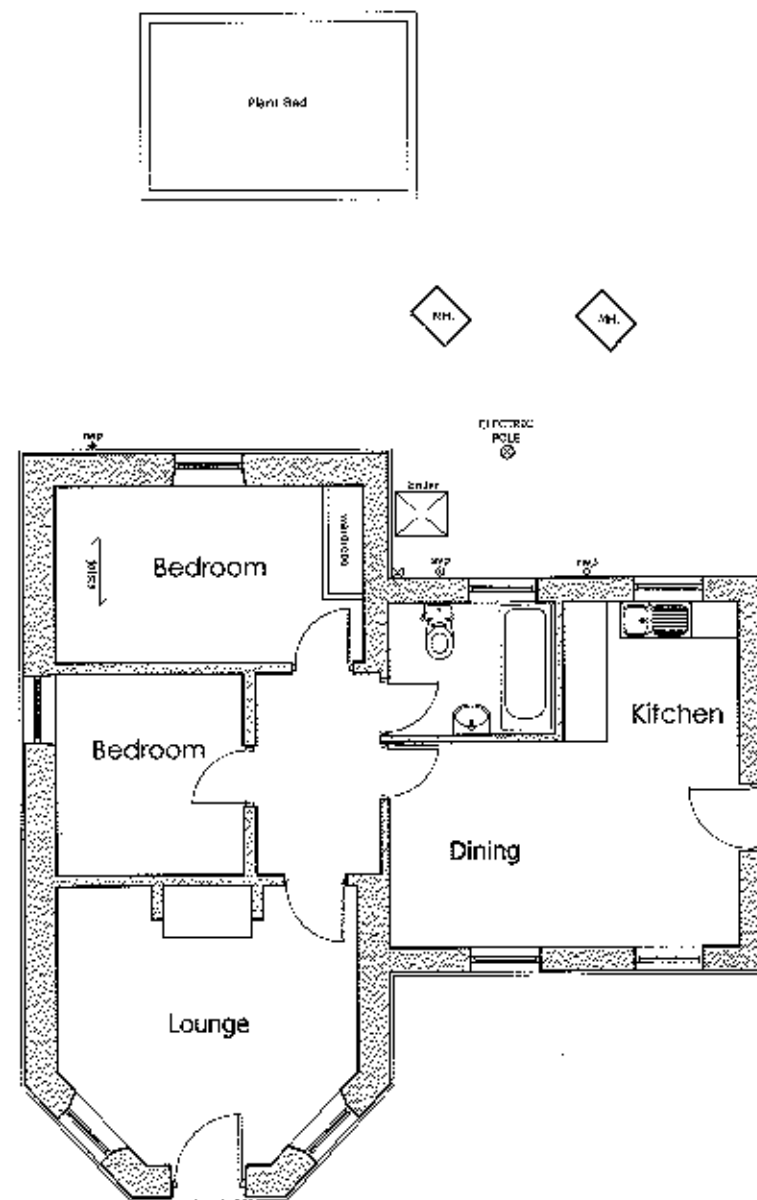
Title **EXISTING**
SITE PLAN

Drawing no. **2390: 08** Revision

Scale
1:500 @ A3

Drawn
mfp

Date
Nov. 2012

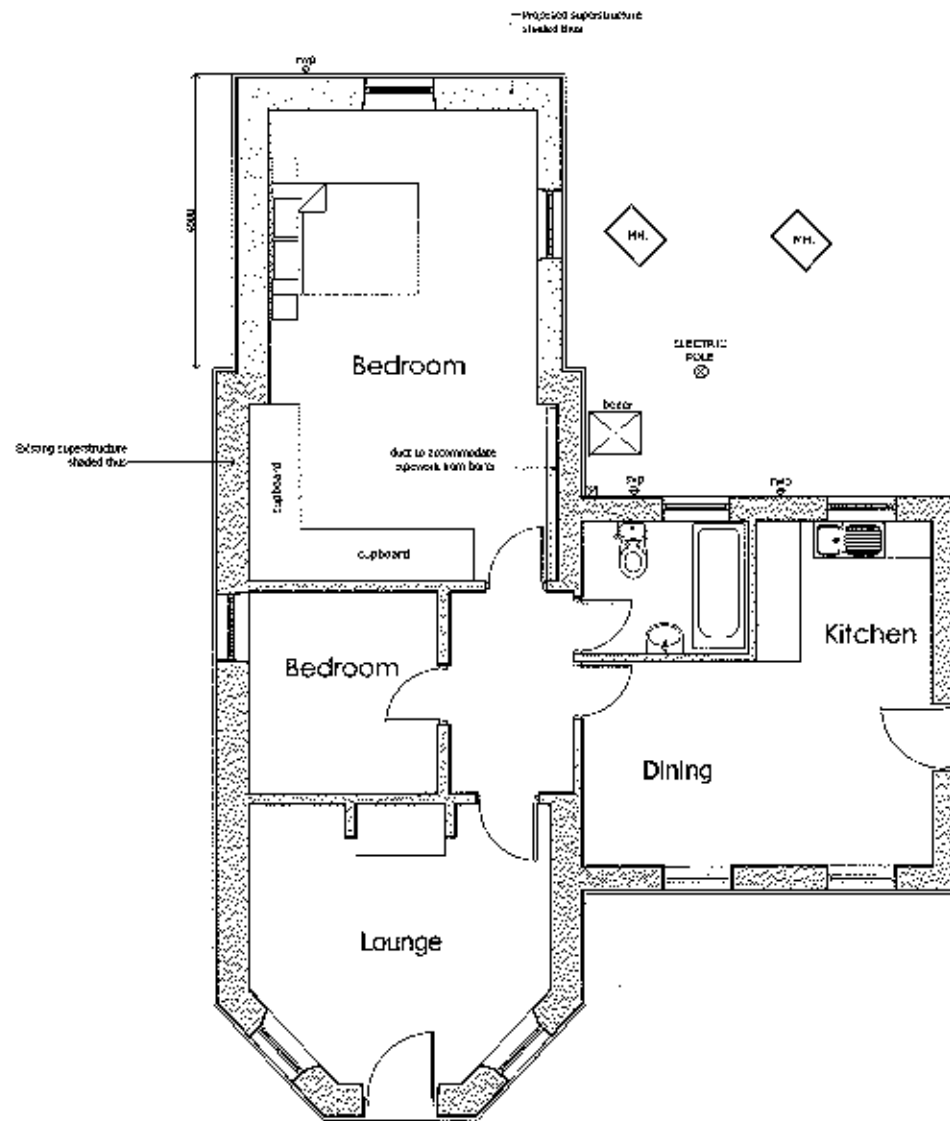


GROUND FLOOR PLAN

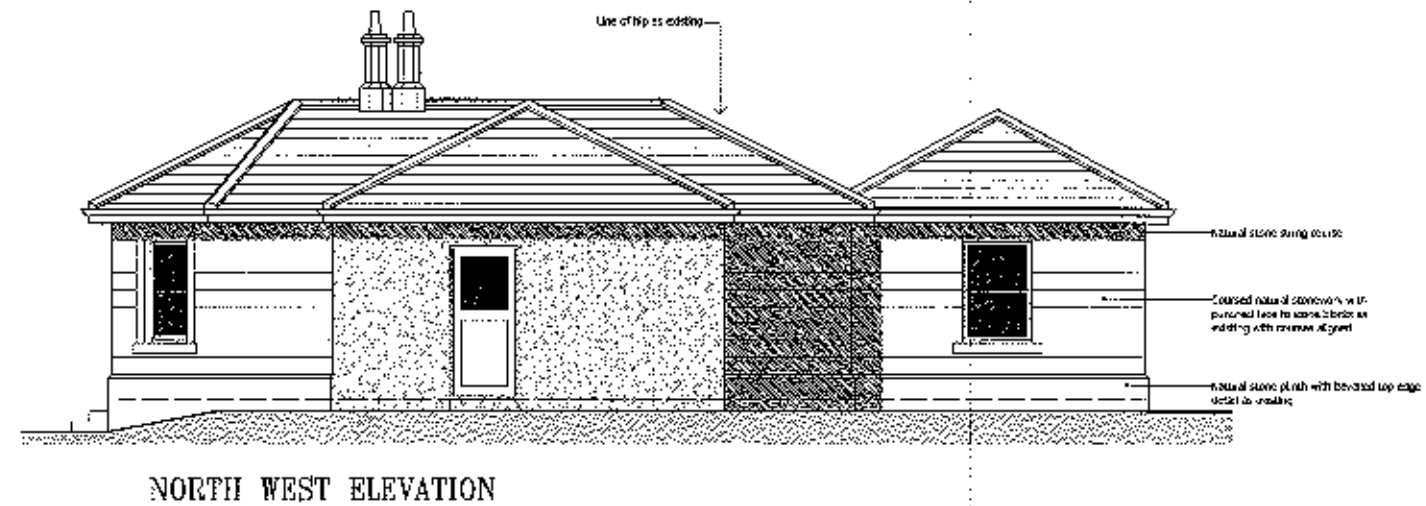
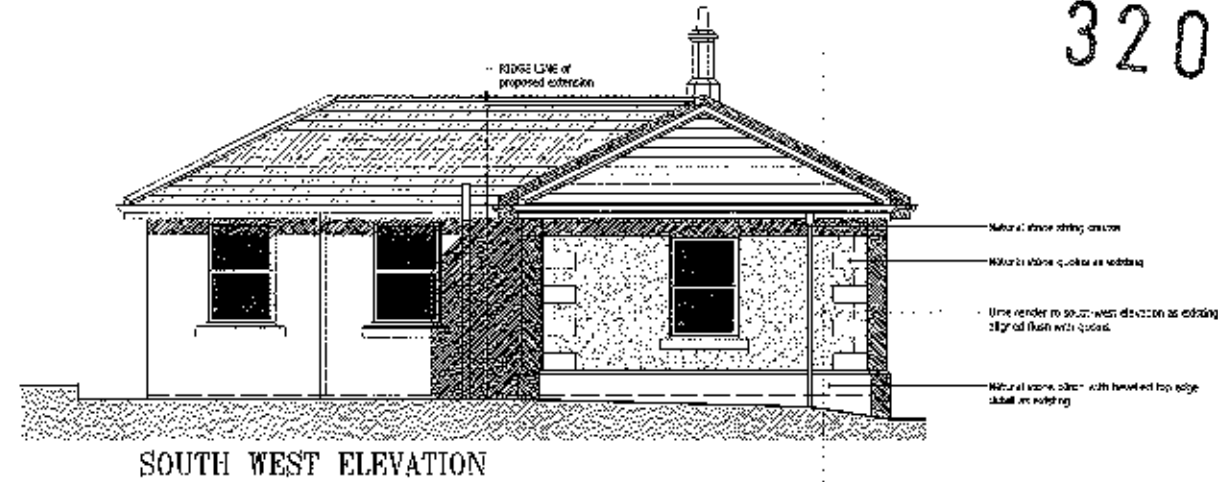
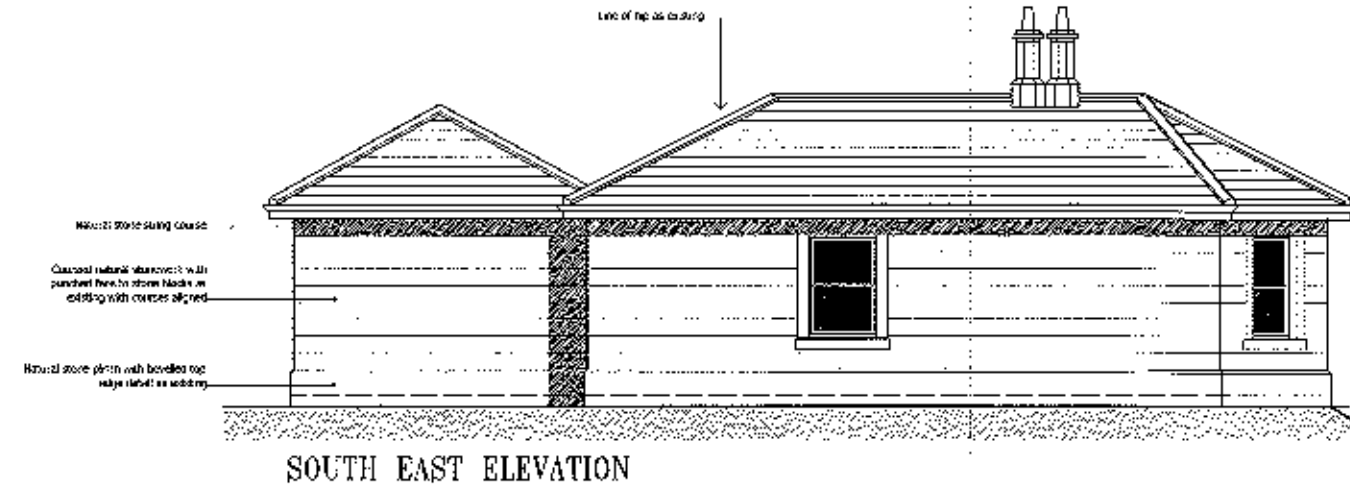


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Revised	Date
Marshall Peters Associates <i>Chartered Surveyors & Planning & Building Consultants</i> Office & Reception: Telephone: 01202 447803 Fax: 01202 447804 E-mail: info@marshallpeters.co.uk	
PROPOSED EXTENSION to LEAGRAM LODGE CHIPPING for J. J. WELLS-BLUNDELL Esq.	
THE EXISTING PLAN	
Drawings	Revision
2390: 02	
Scale	Date
1:50	Nov. 2012



GROUND FLOOR PLAN



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Consent to publish is granted. An extension to the existing building is proposed. The extension is shown in dashed lines. The existing building is shown in solid lines.

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Revision	Date

Marshall Peters Associates
Chartered Surveyors & Historic Building Consultants

Units 4 & 5 Broadwater
 Bournemouth
 Dorset BH1 1AB

Telephone: 01202 446620
 Facsimile: 01202 201165
 Email: info@marshallpeters.co.uk

PROPOSED EXTENSION
 to
LEAGRAM LODGE
CHIPPING
 for
J. J. WELD-BLUNDELL Esq.

The PROPOSALS
Scheme 5

Drawing no. **2390: 07**

Scale 1:50 @ A1	Drawn mfp	Date Nov. 2012
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