

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:	Mrs	First name:	Patricia	Surname:	Dryden		
Company name:							
Street address:	28 Kirkmoor Road			Telephone number:	Country Code	National Number	Extension Number
Town/City:	Clitheroe			Mobile number:			
County:	Lancashire			Fax number:			
Country:				Email address:			
Postcode:	BB7 2DU						

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Keith	Surname:	Fowler		
Company name:	The Fowler Partnership						
Street address:	Brook Lodge			Telephone number:	Country Code	National Number	Extension Number
	Clitheroe Road				01200	426 716	
Town/City:	Waddington			Mobile number:			
County:	Lancashire			Fax number:			
Country:	England			Email address:			
Postcode:	BB7 3HN			keith@tfp-architects.co.uk			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of existing garages and construction of 3 new 3 bedroom dwellings with integral garages.

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:

Doesn't need to be affordable housing. Best route would be for a new application. Show 2 car spaces using amenity space.

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)

12 124 001 Site Plans

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:

Bin store and amenity space shown on drawing 12 124 001

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

☒ Yes ☐ No

If Yes, please provide details:

Bin store and amenity space shown on drawing 12 124 001

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):

9. (Materials continued)

320121085 P

Walls - description:

Description of *existing* materials and finishes:

na

Description of *proposed* materials and finishes:

stone front and rear with render to gables

Roof - description:

Description of *existing* materials and finishes:

na

Description of *proposed* materials and finishes:

plain concrete tiles

Windows - description:

Description of *existing* materials and finishes:

na

Description of *proposed* materials and finishes:

upvc

Doors - description:

Description of *existing* materials and finishes:

na

Description of *proposed* materials and finishes:

upvc

Boundary treatments - description:

Description of *existing* materials and finishes:

na

Description of *proposed* materials and finishes:

stone with timber fence divisions

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

na

Description of *proposed* materials and finishes:

tarmac

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:

12 124 001 Site Plans

12 124 002 Ground and First Floor Plans

12 124 003 Second Floor Plan and Elevations

12 124 001 DAS Design and Access Statement

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	6	6
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

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

12 124 001 Connection into Kirkmoor Road

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:

Lock up garages and caravan parking. The site currently has Planning Permission for 3 affordable dwellings.

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

17. Residential Units (continued)

320121085P

Market Housing - Proposed

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

Proposed Market Housing Total

3

Overall Residential Unit Totals

Total proposed residential units	3
Total existing residential units	0

Market Housing - Existing

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

Existing Market Housing Total

0

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:

	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?

425

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:

na

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: First name: Surname:
Person role: Declaration date: ☒ 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

DESIGN AND ACCESS STATEMENT

Residential Development
Mrs P Dryden
Land adjacent 28 Kirkmoor Road
Clitheroe BB7 2DU

Introduction

As Agent The Fowler Partnership has been appointed by the Applicant Mrs P Dryden to obtain full Planning Permission to build 3 residential properties on the site at 28 Kirkmoor Road Clitheroe BB7 2DU.

This Design and Access Statement is intended to support and form part of the planning application as required by current planning legislation and should be read in conjunction with the submitted drawings and other relevant material.

Context

The site was identified in 2007 as suitable for a Change of Use to a residential development being in a predominantly residential area. On the site at present there are 6 domestic garages used for storage and 6 caravan spaces. There is also a large attached lean-to garage for no. 28 Kirkmoor Road. The site and buildings are in poor condition and will benefit from redevelopment. At that time pre-application discussions were held with the Planning and Housing Departments who in turn had further discussions with Highways to determine the scale of the project and parking requirements. The result of these discussions confirmed that the properties needed to be affordable housing and a Section 106 Agreement was to be included with the application based on a Shared Ownership scheme.

Approval was granted on 17/12/07 Application No. 3/2007/0575 and subsequently renewed on 12/01/11 Application No. 3/2010/0918. This approval is still in place and remains valid.

However the Applicant has had the property including the benefit of this permission on the open market now for over 12 months and is unable to find a buyer. The property Agents report that there is good interest in the proposal until it is realised that the Section 106 is in place and the restrictions that this imposes.

Due to the size of the development being only 3 dwellings shared ownership is proving to be an unviable option. The current application therefore is for the same 3 dwellings but with the affordable housing restriction and the Section 106 Agreement removed.

Design

The design of the dwellings is exactly as currently approved and is in the form of a terrace to continue the existing street scene. The properties will be 2½ storeys in height with the ridge level no higher than the existing properties.

12:124:001DAS
28 November 2012

The attached garage to no. 28 Kirkmoor Road will be removed and a tandem driveway created for 2 vehicles. The new properties will have integral single garages accessed from the rear with individual amenity spaces beyond the shared access.

The construction will be traditional cavity walls with stone facing to front and rear including stone cills, heads and quoins. The gables will be rendered.

The roof covering will be plain concrete tiles and the fascias, soffits and windows will be in upvc.

Boundaries will include stone walls 1800mm high to the rear with timber divisions between the amenity spaces. A low stone garden wall with gate posts will be provided to the front.

Landscaping to the front will be a mix of paving with some soft areas alongside.

Access

The site is level and level pedestrian access is available throughout.

Ground floor toilet facilities are provided in all cases.