



RIBBLE VALLEY
BOROUGH COUNCIL

27 NOV 2012

For office use only

Application No.

320121086P

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:	J	Surname:	Lakeland
Company name:					
Street address:	West View		Telephone number:	Country Code	National Number
	Smithy Row				Extension Number
	Hurst Green		Mobile number:		
Town/City:	Nr Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB7 9QF				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:	Julia	Surname:	Pye
Company name:	J Pye Planning				
Street address:	Hill Crest Farm		Telephone number:	Country Code	National Number
	Startifants Lane				Extension Number
	Chipping		Mobile number:		
Town/City:	Preston		Fax number:		
County:			Email address:		
Country:	United Kingdom				
Postcode:	PR3 2NP		jpyeplanning@gmail.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

This application is for the proposed erection of a two storey, 3 bedroom dwelling adjacent to the existing cottages recently erected on Smithy Row.

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:	7	Suffix:	
House name:			
Street address:	Smithy Row		
	Hurst Green		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 9QA		

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

Easting:	368455
Northing:	438295

Description:

5. Pre-application Advice

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

☐ Yes ☒ No

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

If Yes, please provide details:

The property will benefit from recycling waste bins in line with council policy.

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

☒ Yes ☐ No

If Yes, please provide details:

The property will benefit from recycling waste bins in line with council policy.

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:

Adjacent dwellings are constructed from coursed sandstone.

Description of proposed materials and finishes:

Coursed Sandstone to match the existing dwellings.

Roof - description:

Description of existing materials and finishes:

The adjacent dwellings roofs are reclaimed natural slate

Description of proposed materials and finishes:

The roof will be of reclaimed natural slate to match the existing dwellings.

9. (Materials continued)

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

The adjacent dwellings are timber double glazed units.

Description of *proposed* materials and finishes:

The proposed windows are of timber double glazed units to match the existing dwellings.

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

The adjacent dwellings are timber double glazed units.

Description of *proposed* materials and finishes:

The doors would be timber double glazed units to match the existing dwellings.

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

The adjacent dwellings boundaries are timber fenced.

Description of *proposed* materials and finishes:

The boundary will be timber fenced to match the existing dwellings.

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

The area now is compacted hard core.

Description of *proposed* materials and finishes:

The area to the south (front) of the proposed dwelling will have a tarmac finish.

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:

Location Map.

Design and Access Statement.

Ground Plans and Elevations.

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	6	8	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

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

The existing sewer is situated in the south eastern corner of the application.

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:

Brownfield land with planning permission for domestic garaging.

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 3

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	3

Market Housing - Existing

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

Existing Market Housing Total 3

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?

88.00

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: Mrs First name: Julia Surname: Pye

Person role: Agent

Declaration date: 27/11/2012

☒ 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: Mrs First Name: Julia Surname: Pye

Person role: Agent

Declaration date: 27/11/2012

☒ 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 27/11/2012



Design, Access & Planning Statement

Land at Adjacent Smithy Row, Hurst Green, Nr Clitheroe

On behalf of

Mr John Lakeland, West View, The Dene, Hurst Green, BB7 9QF

Hill Crest Farm, Startifants Lane, Chipping, Preston PR3 2NP

Telephone 07803 557 019

Email jpyeplanning@gmail.com

Introduction

This Statement supports a planning application for the proposed erection of a two storey dwelling adjacent the existing cottages recently erected on Smithy Row, Hurst Green, Nr Clitheroe Lancashire. The proposed cottage will be sited on what was ear marked in the original planning application 3/2000/0321. Paragraph 17 of the NPPF highlights as one of its 12 'Core Planning Principles' that planning should,

Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Site Context

The site is within the defined village settlement of Hurst Green, on Smithy Row which is adjacent the old smithy which has been previously converted. The applicant has constructed 3 cottages on the row which are almost completed and is proposing to erect a cottage identical in design as infill, on an area of land earmarked for garaging on the previous application. The properties on the Row are of terraced design and are traditional cottages constructed from random natural sandstone with slate roofs.

Design and Appearance

The proposed dwelling will be two storeys in height measuring 7.3m to the ridge and 5m to the eaves. The property will house 3 bedrooms, lounge, kitchen, WC and family bathroom providing modest accommodation measuring in total 88m². The proposed dwelling will be sited to the west of the existing row, between the 3 cottages and the Smithy. The scheme will also provide 2 parking spaces to the south (front of the property) and will be constructed from coursed sandstone, with a slate roof, which will ensure an appropriate visual match to the existing and adjacent properties and enable the property to blend in with its surroundings. The garden area will be in keeping with the existing properties and the size of the dwelling to provide a modest garden area to the rear (north facing). This will be fenced off with timber panel fencing. A footpath will be provided to the west of the property to allow access to the rear of the property.

Layout

Access to the site will be from Smithy Row, a quiet residential side street off Avenue Road, in the centre of Hurst Green. As highlighted earlier in this statement, the scheme proposes the landscaping of the site to create a relatively spacious residential garden area alongside the outside parking area. The layout proposes a modest garden area to the rear which will be fenced to ensure the amenity of the neighbouring residents is not compromised.

Landscaping

The main elements of landscaping include the erection of sections of fencing, hardstanding to the front of the property to provide an area of hardstanding for the parking of two vehicles which is in keeping with the adjoining properties. The fences and existing planting surrounding the site will create an enclosed and private area of garden space for both the existing neighbouring dwelling and the proposed new dwelling.

Access

The existing access will remain.

National Policy Context

In considering the recent publication of the National Planning Policy Framework, paragraph 14 of this document states that 'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

Paragraph 49 of the NPPF also advises that 'Housing applications should be considered in the context of the presumption in favour of sustainable development', with paragraph 55 advising that 'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby'.

In considering the proposal against the above, it is clear that the site is suitably located to maintain the vitality of an existing rural community as well as enhancing the choice of properties within the village by virtue of its design which is a modern take on the traditional cottage which is intrinsic within the village of Hurst Green. The site is also within walking distance of a well serviced bus route and is therefore considered to be an entirely sustainable location.

With regards to the proposed design of the building, paragraph 56 of the NPPF advises that 'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and

should contribute positively to making places better for people.' The NPPF also advises at paragraph 60 that 'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.' There are no specific design criteria for the properties in this vicinity; however the scheme has sought to blend the different design styles and materials within the area to create a development that fits in neatly with the surroundings.

Finally, paragraph 17 of the NPPF highlights as one of its 12 'Core Planning Principles' that planning should 'Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.' The definition of Brownfield land is industrial or commercial facilities/sites that are abandoned or underused and are available for re-use. The applicant historically used the site for the parking of coaches and maintenance, 13 coaches, from 1958 – 2008, when the business was relocated to Ribchester due to the constraints on the existing site. The business is still in existence and continues to go from strength to strength.

Ribble Valley Borough Council Policy Context

Ribble Valley Borough Council Local Plan was adopted in 1998 and is currently under review , and the following saved policies saved in 2007 are considered relevant to the site and the development proposal.

Planning Policy G4

States that within the villages of Barrow, Bolton By Bowland, Copster Green, Chatburn, Chipping, Downham, Dunsop Bridge, Gisburn, Grindleton, Holden, Hurst Green Langho, Mellor, Newton, Osbaldeston, Pendleton, Ribchester, Rimington, Sabden, Sawley, Slaiddburn, Tosside, Waddington, West Bradford, Wiswell and Worston. As defined on the proposals map, planning permission will be granted for proposals falling within the following categories:-

- A) The development of sites allocated in this plan
- B) The use of infill sites not defined as essential open spaces
- C) The rehabilitation and re-use of rural buildings (subject to further policies)
- D) Proposals which contribute to the solution of a particular local housing, social community or employment problem. In the case of housing development proposals will be expected to conform with Policy H20.

The application site is within the village boundary as defined on the proposals map, and the site is infill not defined as essential open space but historically has a brown field classification. The erection of this dwelling will not have any adverse impact on neighbour amenity nor cause a ribbon effect of development. The policy within G4 states that infill is the filling of small gaps within small groups of houses where: i) the site is not designated as essential. This site fits clearly within this description.

Summary

In considering this proposal against the guidance contained within the NPPF and that of the Ribble Valley Local Plan Adopted in 1998 saved in 2007 planning permission should therefore be granted for the creation of this one additional dwelling as there are no adverse impacts of doing so that would so significantly and demonstrably outweigh the benefits of the creation of an additional residential unit at this location. The proposal is considered to create an attractive, terraced residential property within an existing residential environment that integrates seamlessly into its surroundings. The provision of this modern yet traditionally built dwelling within Hurst Green will add to a cottage which is entirely in keeping with its surroundings in terms of size, mass bulk and design it will blend seamlessly into its surroundings and not cause any detriment to the surrounding area. Due to the location of the site, the scheme is considered an entirely sustainable development, and is therefore in accordance with the current and relevant local and national planning policies.

HERITAGE STATEMENT

IN SUPPORT OF A PLANNING APPLICATION FOR THE ERECTION OF A SINGLE DWELLING ADJACENT SMITHY ROW, HURST GREEN (INFILL)

HISTORY

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The application site was a former coach works for Lakeland Coaches which was used from 1958 – 2010 when they moved to their current premises in Ribchester.

The applicant has converted the former smithy and also erected 3 cottages on the site in recent years – planning approval given.

The proposed dwelling will be sited on a parcel of land which was designated for garaging for the existing cottages however due to the parking at the front of the cottages the garages are not necessary nor are they felt to be in keeping with the existing street scene.

APPLICATION

This application seeks to erect a fourth cottage adjacent to the existing cottages to continue to terrace. The proposed cottage has been designed to reflect the existing cottages and will be the same scale, mass and bulk as the existing. The proposed cottage will not have any amenity issues with neighbouring properties and will fit within the row without causing any detrimental impact.

The proposed dwelling is within the village settlement and complies with relevant policies (see design and access statement).

SITE AND SURROUNDINGS

Hurst Green is a small village in undulating lowland farmland beside the B6243 between Longridge (8 km) and Clitheroe (5km). Part of the village, north of B6243, lies within the Forest of Bowland Area of Outstanding Natural Beauty. Hurst Green is the nearest settlement to Stonyhurst College, a grade I listed building whose landscaped gardens are listed grade II*.

The village sits in an elevated position above the River Ribble about 100metres above sea level. Dean Brook, a tributary of the Ribble running south from slopes of Longridge Fell makes a deep, wooded cutting to the west of settlement

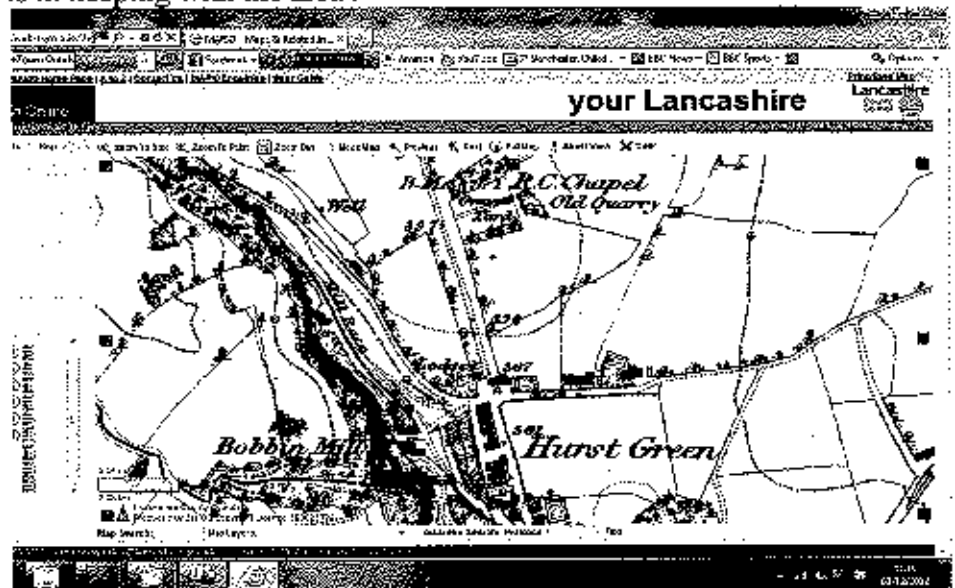
The village is a mix of old and new developments and the proposed Hurst Green Conservation Area contains a number of 20th century buildings. From the west, there are two approaches to Hurst Green: a minor road along Shire Lane and The Dene and the B6243, named Longridge Road and Whalley Road as it passes through the village. (B6243).

The Village Green and War Memorial stand at junction of the B6243 and Avenue Road, the 'spine' of the village. Avenue Road, so named because it is the start of an avenue into and through the grounds of Stonyhurst College, becomes noticeably straight and wide as it approaches the narrow formal entrance to the College grounds.

In the 1920s the settlement still retained its 19th century layout comprising individual buildings and short rows located haphazardly beside the aforementioned roads. Twentieth Century infill, particularly from the 1930s and late 20th century, has given the village a more closely knit grain.

The Historical Ordnance Survey Map below shows the application site as a yard area adjacent the smithy. Historically therefore this land has always been brown field. The historical mapping also shows how development on Smithy Row has increased over the past 100 years or so.

The proposed development in terms of scale mass and bulk is in keeping with the historical properties on Smithy Row and will not detract from these. The use of materials and design of the cottage will ensure that it is in keeping with the area.



OS 1884

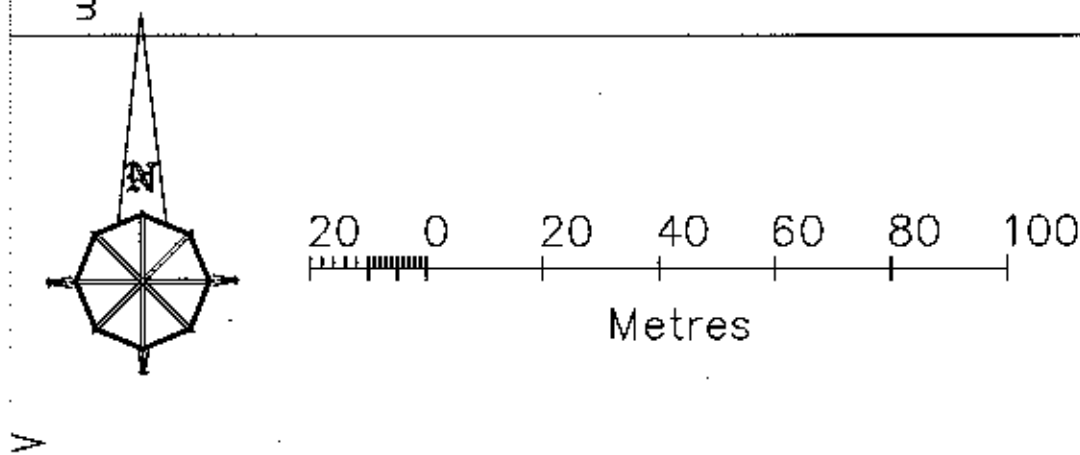
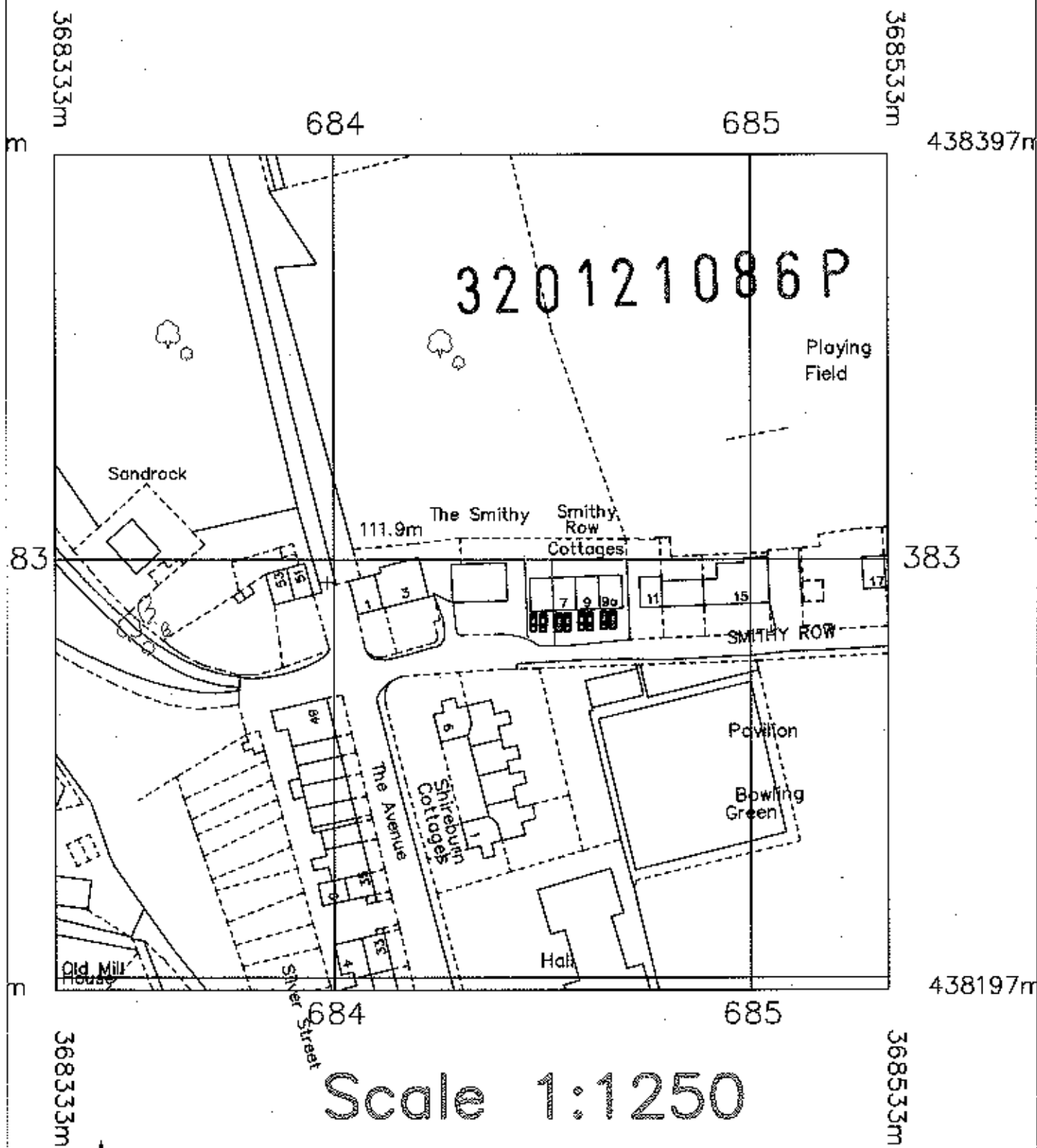
IMPACT ON THE CONSERVATION AREA

The Impact on the conservation area is thought to be minimal, the erection of this single dwelling as an addition to a row of 3 terraces will have very little impact. As stated in the design and access statement the use of materials, scale, mass and bulk are all in keeping with the surrounding properties. It is felt that this dwelling is more in keeping than the proposed garages approved as the properties on Smithy Row do not benefit from detached garages nor are their single storey dwellings in the local vicinity.

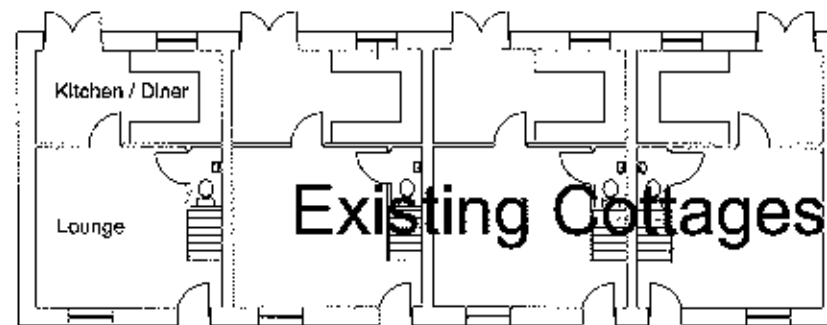
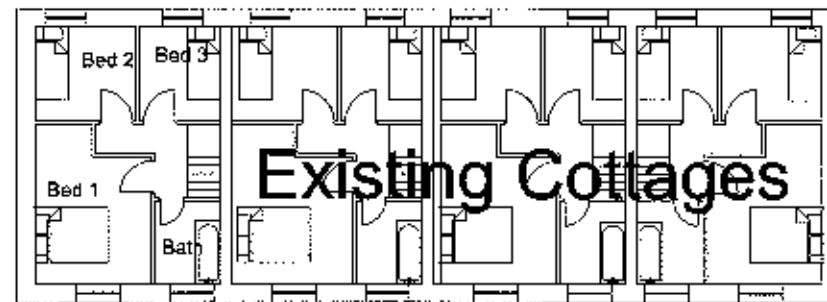
JUSTIFICATION

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The proposed dwelling is totally in character of the area, it is on designated Brown Field Land, which can be proven historically from mapping. The plot should be considered in full therefore Planning Policy as detailed in the design and access statement allows this type of development. It will create a better use of the site and enhance the existing properties.

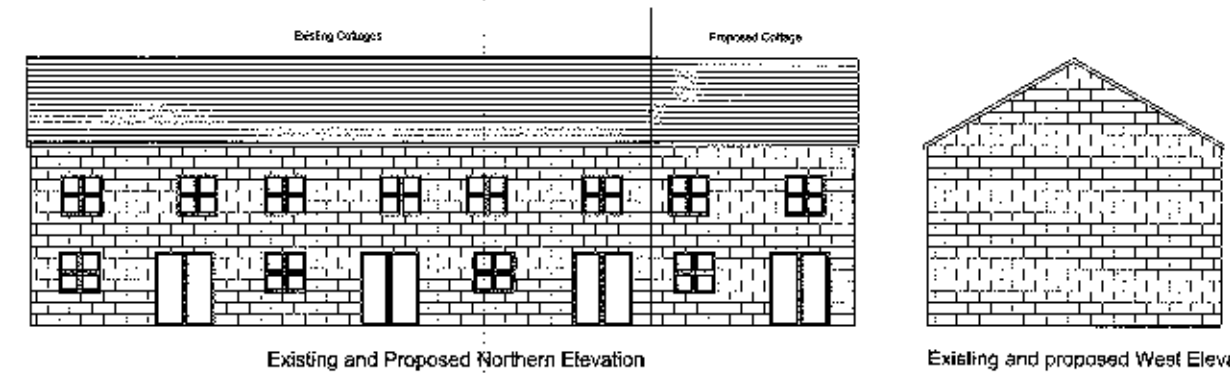
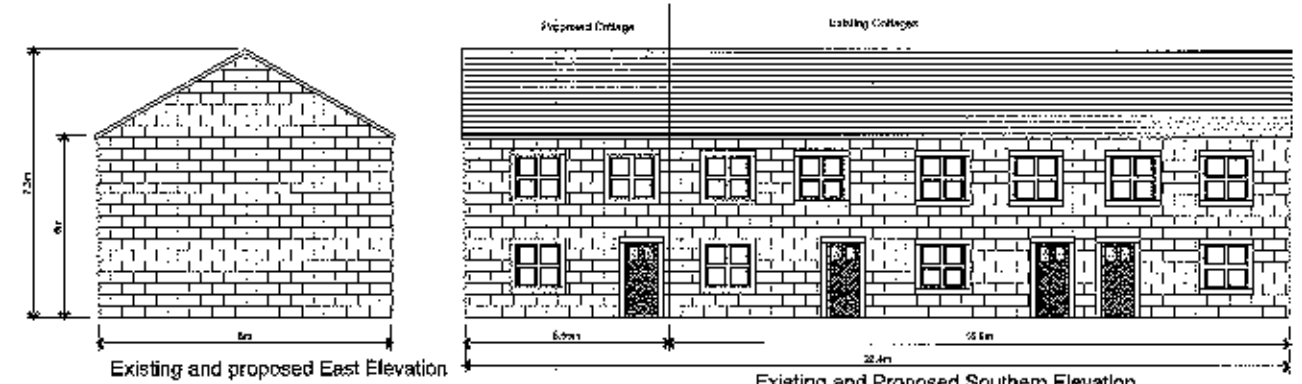


Existing and Proposed Ground Plans First Floor

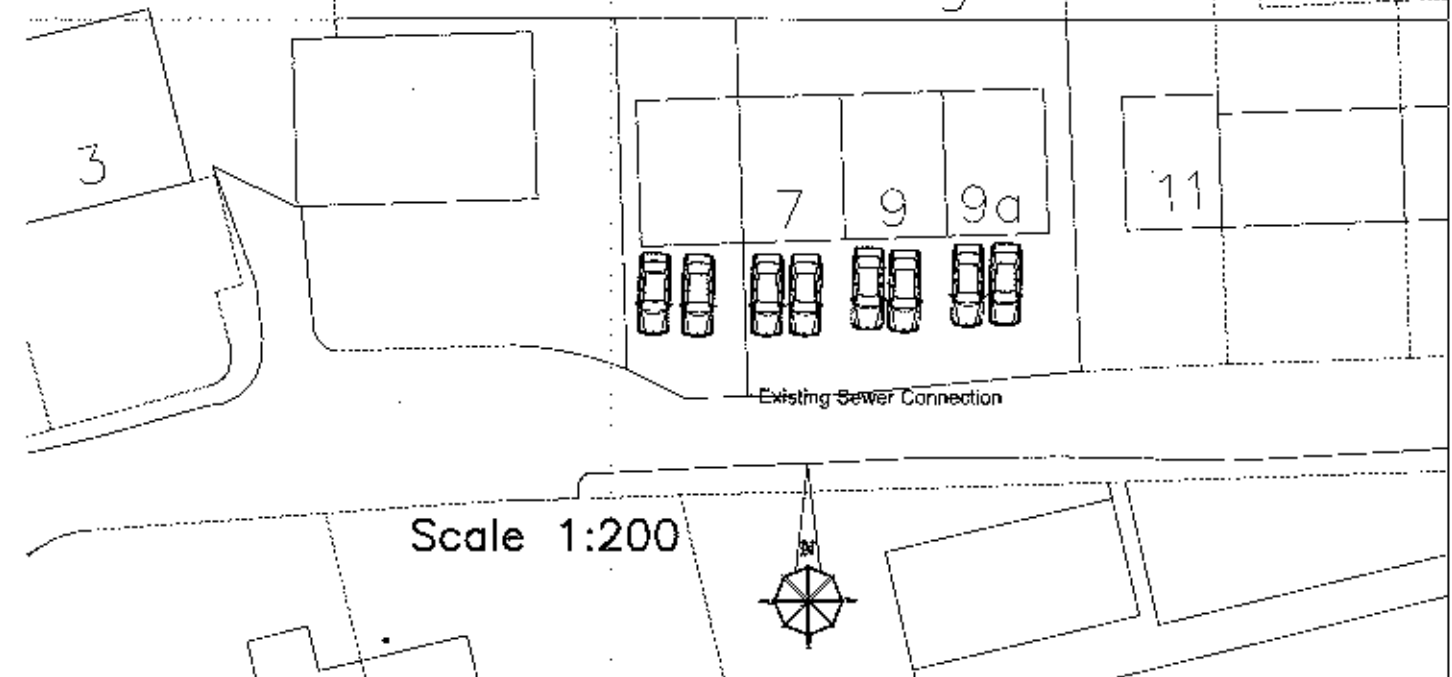


Existing and Proposed Ground Plans Ground Floor

Materials:- Roof Reclaimed slate to match existing
Walls Coursed sandstone to match existing
Windows and doors timber double glazed units to match existing



The Smithy
9m
Smithy
Row
Cottages
320121086 P



Julia Pye

111 Green Farm, Smithy Row Cottages FR3 2HP
Tel 01693 51878 07438527010
email: jpye@nhs.uk

Client Details:
Mr John L. Smith

Project Details:

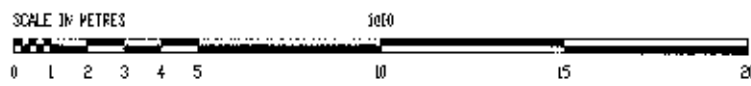
One Household Dwelling (111)

Project Address:
Smithy Row
Hurst Green
Cheshire
B67 9GL

Drawing No. Date Scale Drawn By
01/10/10 Sept 12 1:100 Julia Pye

30 DAY REVIEW PERIOD. CHECK ALL DIMENSIONS ON SITE

THIS DRAWING IS PROVIDED IN PRESENCE OF THE SITE TO BE ACCURATE AND NOT TO BE USED FOR ANY OTHER PURPOSE. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.



Plot Sheet @ A1 1:100