



Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Tel: 01200 425111

www.ribblevalley.gov.uk

28 NOV 2012

For office use only

Application No

Date received

Fee paid £

Receipt No:

320121087P

Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: MR First name: K
Last name: CRUICK
Company (optional):
Unit: House number: 4 House suffix:
House name: THE GREEN
Address 1:
Address 2: OSBALDESTON LANE
Address 3: OSBALDESTON
Town:
County: LANCASHIRE
Country: UK
Postcode: BB2 7LY

2. Agent Name and Address

Title: MR First name: PETER
Last name: HITCHEN
Company (optional): PETER HITCHEN DESIGN LTD
Unit: House number: 14 House suffix:
House name:
Address 1: CHURCH LANE
Address 2: WHALEY
Address 3:
Town: CLITHREWE
County: LANCASHIRE
Country: UK
Postcode: BB7 9SY

3. Description of the Proposal

Please describe the proposal:

PROPOSED NEW DWELLING (WITH WORK SPACE)
WITHIN EXISTING DOMESTIC CURTILAGE OF
No 4 THE GREEN

3. Description of the Proposal (continued)

Has building or works already been carried out?

☐ Yes

☒ No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the works been completed?

☐ Yes

☒ No

If Yes, please state when the works were completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:

House

number:

4

House

suffix:

House name:

THE GREEN

Address 1:

OSBALDESTON LANE

Address 2:

OSBALDESTON

Address 3:

Town:

County:

LANCASHIRE

Postcode (optional):

Description of location or a grid reference.

(must be completed if postcode is not known):

Easting:

BB2 7LY

Northings:

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 a 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

☐ Existing watercourse

☒ Soakaway

☐ Pond/lake

☐ Main sewer
6. 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).

Please tick if the full contact details are not known, and then complete as much as possible:

☐

Officer name:

DIANE CAFFEY

Reference:

RV/2012/ENG/0074

Date (DD/MM/YYYY):

(must be pre-application submission)

3/10/2012

Details of pre-application advice received?

PRE-CONSULTATION ON VIABILITY OF RESIDENTIAL USE

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

If Yes, please provide details of the name, relationship and role

8. Site Area

Please state the site area in hectares (ha)

0.1

9. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes☐ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐	☒					1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total proposed residential units (A+B+C+D) =**Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total existing residential units (E+F+G+H) =**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

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

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Unknown	Total gross internal floorspace proposed (including change of use) (square metres)	Unknown	Net additional gross internal floorspace following development (square metres)
A1	☐			☐		☐	
Shops	☐			☐		☐	
Net tradable area:	☐			☐		☐	
A2	☐			☐		☐	
Financial and professional services	☐			☐		☐	
A3	☐			☐		☐	
Restaurants and cafes	☐			☐		☐	
A4	☐			☐		☐	
Drinking establishments	☐			☐		☐	
A5	☐			☐		☐	
Hot food takeaways	☐			☐		☐	
B1 (a)	☐			☐		☐	
Office (other than A2)	☐			☐		☐	
B1 (b)	☐			☐		☐	
Research and development	☐			☐		☐	
B1 (c)	☐			☐		☐	
Light industrial	☐			☐		☐	
B2	☐			☐		☐	
General industrial	☐			☐		☐	
BB	☐			☐		☐	
Storage or distribution	☐			☐		☐	
C1	☐			☐		☐	
Hotels and halls of residence	☐			☐		☐	
C2	☐			☐		☐	
Residential institutions	☐			☐		☐	
D1	☐			☐		☐	
Non-residential institutions	☐			☐		☐	
D2	☐			☐		☐	
Assembly and leisure	☐			☐		☐	
OTHER	☐			☐		☐	
Please Specify	☐			☐		☐	
Total							

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	☐		☐		☐	
C2	Residential institutions	☐		☐		☐	
OTHER		☐		☐		☐	
Please Specify		☐		☐		☐	

11. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

12. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

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 a waste management development? ☐ Yes ☒ No ☐ Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational throughput in tonnes (or litres if liquid waste)	Unknown
Inert landfill	☐		☐		☐
Non-hazardous landfill	☐		☐		☐
Hazardous landfill	☐		☐		☐
Energy from waste incineration	☐		☐		☐
Other incineration	☐		☐		☐
Landfill gas generation plant	☐		☐		☐
Pyrolysis/gasification	☐		☐		☐
Metal recycling site	☐		☐		☐
Transfer stations	☐		☐		☐
Material recovery/recycling facilities (MRFs)	☐		☐		☐
Household civic amenity sites	☐		☐		☐
Open windrow composting	☐		☐		☐
In-vessel composting	☐		☐		☐
Anaerobic digestion	☐		☐		☐
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		☐		☐
Sewage treatment works	☐		☐		☐
Other treatment	☐		☐		☐
Recycling facilities construction, demolition and excavation waste	☐		☐		☐
Storage of waste	☐		☐		☐
Other waste management	☐		☐		☐
Other developments	☐		☐		☐

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and Industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

14. Existing Use

Please describe the current use of the site:

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY

(date where known may be approximate)

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. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

PUH26/11/12**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

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

15. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

16. 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

Signed - Applicant:

--

Or signed - Agent:

Pu

Date (DD/MM/YYYY):

26/11/12

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

17. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



18. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

19. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

20. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

info@peterhitchendesign.co.uk

21. 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)

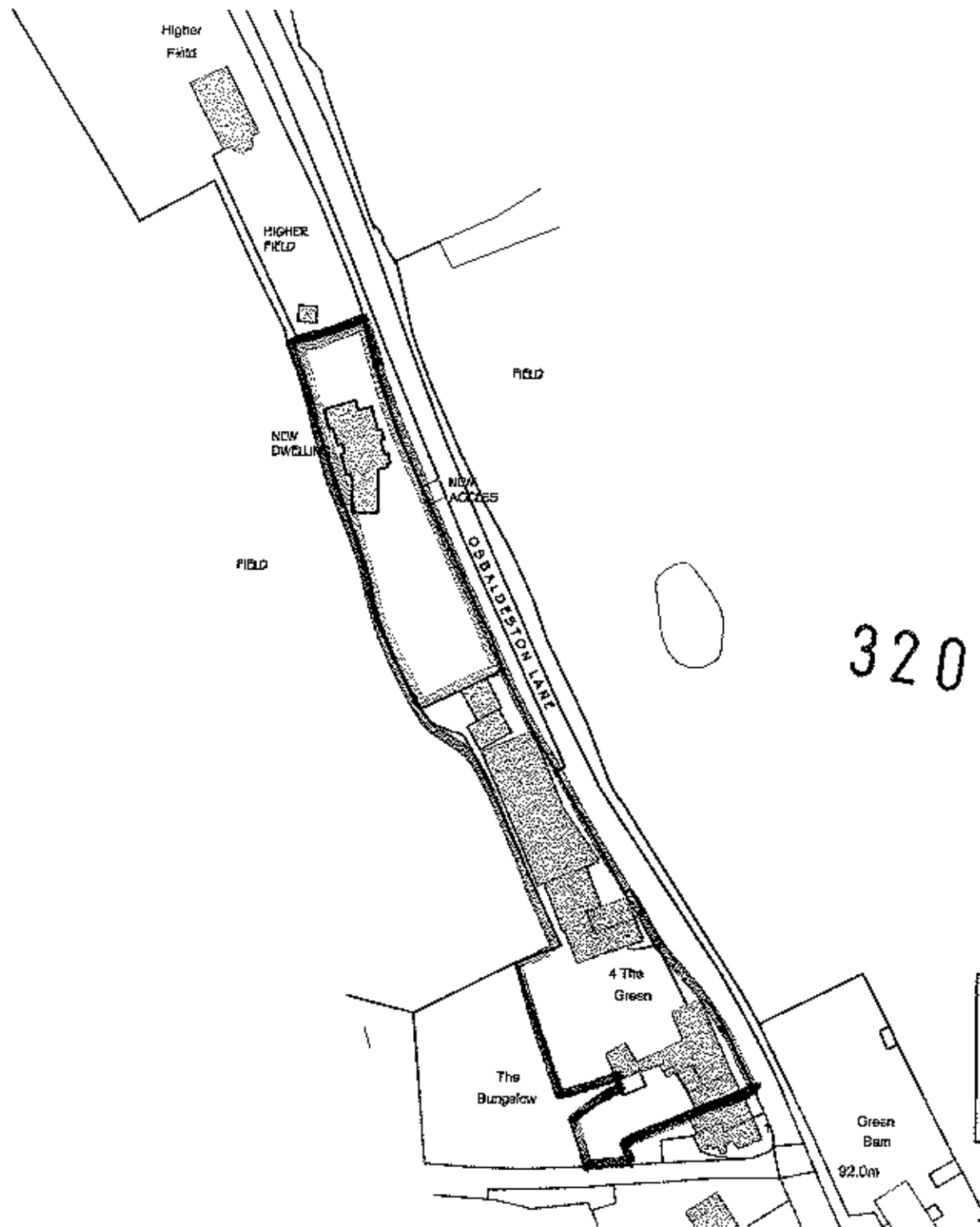
☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

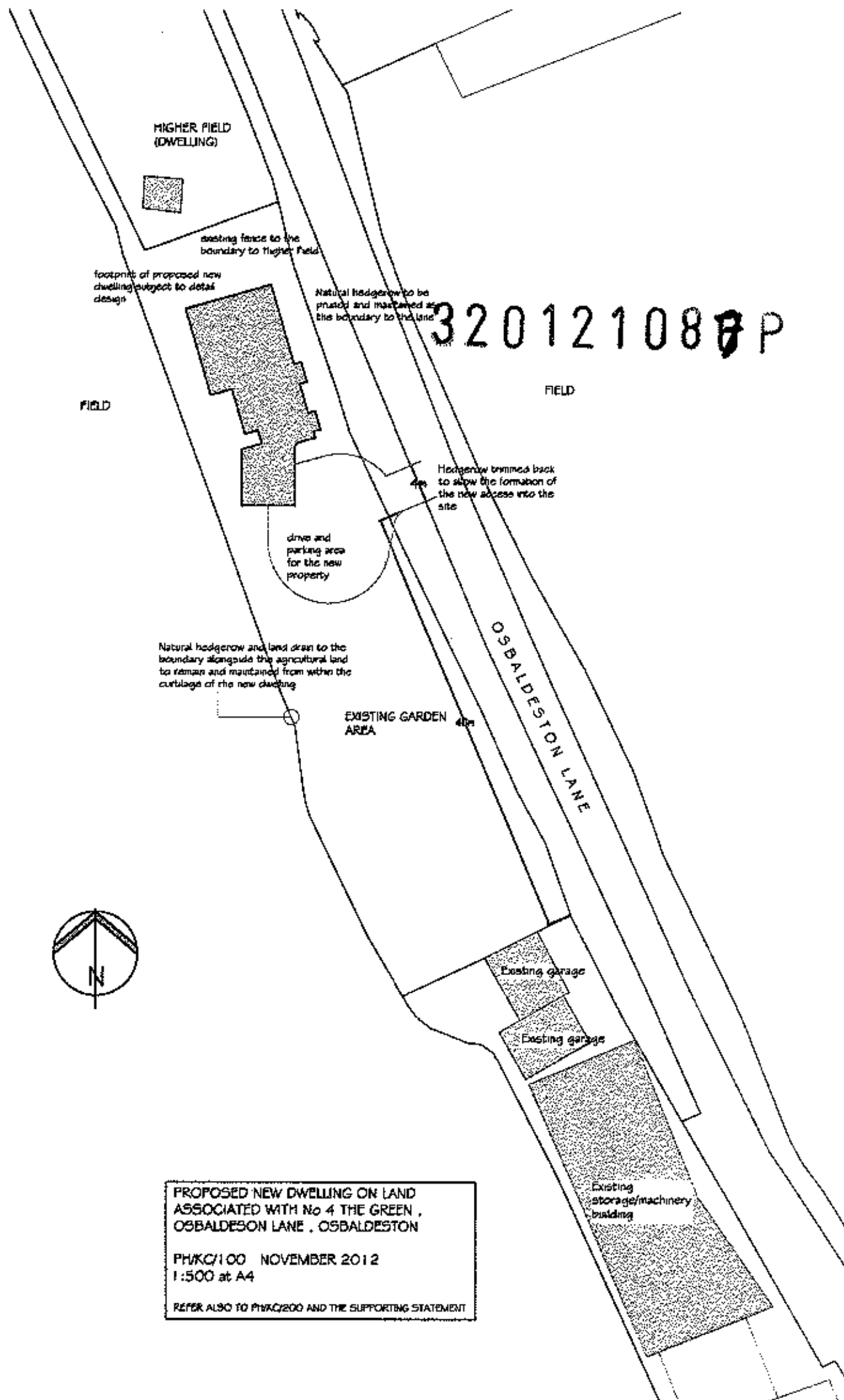


32012108 P

PROPOSED NEW DWELLING ON LAND
ASSOCIATED WITH No 4 THE GREEN,
OSBALDESTON LANE, OSBALDESTON

PH/KC/200 NOVEMBER 2012 1:1250 at A4

REFER ALSO TO PH/KC/100 AND THE
SUPPORTING STATEMENT



PROPOSED NEW DWELLING ON LAND
ASSOCIATED WITH No 4 THE GREEN ,
OSBALDESTON LANE , OSBALDESTON

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

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



VIEW INTO THE SITE LOOKING NORTH TOWARDS HIGHERFIELD

320121088 P

PLANNING STATEMENT
PROPOSED NEW DWELLING
LAND ASSOCIATED WITH NO 4 THE GREEN
OSBALDESTON LANE
OSBALDESTON

1.0 Introduction

1.1 This Design and Access Statement (DAS) accompanies an outline planning application for a new dwelling on land currently used as domestic curtilage. The site is located between an existing domestic store/garages to the south and the residence called Higher Field to the north.

1.2 The intended owners and occupants of the new dwelling currently rent a home within the parish, which is too small for them. They have a young family and their children attend Osbaldeston school. They are committed to living in Osbaldeston but cannot find a permanent home of suitable size on an affordable basis within the village, hence their approach to the applicant for this land. With this in mind and aware that any new housing has to be justified the applicant requests that this proposal is viewed to be a part of Osbaldeston's contribution to the 15 years Housing Strategy Plan published recently by RVBC.

1.3 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 places the concept in 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 adjacent domestic developments to the north and south.

2. Design Principles and Concept

2.1 The site has an area of 0.1 hectare (approx), the width is 80 metres and the depth is an average of 16m. A careful evaluation has been undertaken of the capacity of the site to accommodate a single dwelling.

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 District 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.

2.3 The site is elongated and in principle there is comfortably sufficient space to site a 5 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 (i.e. the proposal is with regard to infill within the ribbon at Osbaldeston Green).

2.4 The site is within the settlement boundary and has been part of the domestic curtilage and tied, sequentially to Nos 1,2 & 4 The Green for at least 67 years. There have been greenhouses , vegetable plots an orchard with domestic outdoor storage/parking on the site throughout this period at various intervals depending on the requirements of the occupants of the houses in The Green.

2.5 This proposal has no effect on the access, parking or amenity space arrangements of the neighbouring dwelling (Higher Field). The application does not intrude onto the agricultural land and does not extend the ribbon of developments. This new dwelling will be positioned between two existing domestic curtilages.

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 representation and simply utilises the existing available space between Higher Field to the north and the existing agricultural store to the south.

2.6 A safe access, as shown on the plan is proposed off the highway across the verge to the highway.

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 driveway within the site is situated 40m from the boundary with number Higher Field. This was a conscious decision to avoid siting it close to the vegetation on the boundary with Higher Field. A driveway adjacent to the boundary would have resulted in a loss of privacy to the neighbour as their garden extends up to this boundary and a summer house is sited close to the vegetation.

3.3 Another reason for siting the driveway as shown is it means the single storey garage is then on this side. Higher Field has side windows facing the site. This layout minimises the impact to the neighbouring property.

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 with only light trimming necessary as the natural barrier is an important aspect of the Lane.

3.5 The visibility splays for the new access into the site are excellent as can be seen on the plan and the highway has recently been subject to an imposition of an urban speed limit of 30mph.

3.6 The site is well serviced and the drainage will discharge to a domestic sewage treatment plant. There is an existing drain already serving that purpose.

4.0 Scale

4.1 The footprint area shown on the accompanying plan demonstrates a ground coverage area of approximately 100 sqm for the property including the 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 site.

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 as previously described has been in domestic use for 67 years (approx) and has considerable vegetation growth and whilst this contains shrubs such as elder and blackthorn etc none of this is within the site but all restricted to the boundaries. They are clearly of some age and in need of care and attention. They will all be retained and maintained with the exception of where the access is formed.

4.2 The boundary to the field to the west is a mature hedgerow which will remain undisturbed. A protective rural fence will be placed across the rear boundary and constructed carefully not to damage the existing land drain. 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 no means of enclosure on the front of the site. The history of Osbaldeston Lane has been researched and in the past as currently, the predominant frontage enclosure was hedges. Some of these are overgrown and as described previously some maintenance will be necessary. The location of the proposed site access does not affect any significant vegetation. A low fence is proposed to this frontage to assist with the security of the site but not to detract from the rural aspect of the frontage.

4.4 The garden will be predominantly laid as a lawn. Trees could be planted as advised by the authorities ecology representative if this would 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.