



RIBBLE VALLEY
BOROUGH COUNCIL

20 OCT 2012

PLANNING
OFFICE

For office use only

Application No.

Date received

Fee paid £

Receipt No:

020121104P

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

Householder Application for Planning Permission for works or extension to a dwelling. 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:	Ms	First name:	D	Surname:	Barnes	
Company name:						
Street address:	Cherry Tree Cottage			Country Code	National Number	Extension Number
	Orchard Cottages			Telephone number:		
	Waddington			Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancs			Email address:		
Country:						
Postcode:	BB7 3HP					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Janet	Surname:	Dixon	
Company name:	Janet Dixon Town Planners Ltd					
Street address:	10A Whalley Road			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancs			Email address:		
Country:						
Postcode:	BB7 1AW			janet@jdixonplanners.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Summer house

Has the work already been started without planning permission?

☐ 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. 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

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

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

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☒ Yes ☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. 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

10. 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

11. 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:

Description of proposed materials and finishes:

11. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Wood shingles

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Stained timber

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Stained 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:

Planning Statement Janet Dixon Town Planners Ltd

Heritage Statement

Location plan

Site Plan 1:100

Proposed Plans and Elevations 376-5 Ron Valovin

12. 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:

Janet

Surname:

Dixon

Person role:

Agent

Declaration date:

26/10/2012

☒ Declaration made

12. 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:

Janet

Surname:

Dixon

Person role:

Agent

Declaration date:

26/10/2012

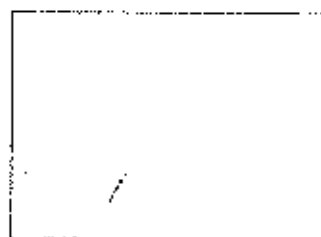
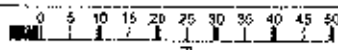
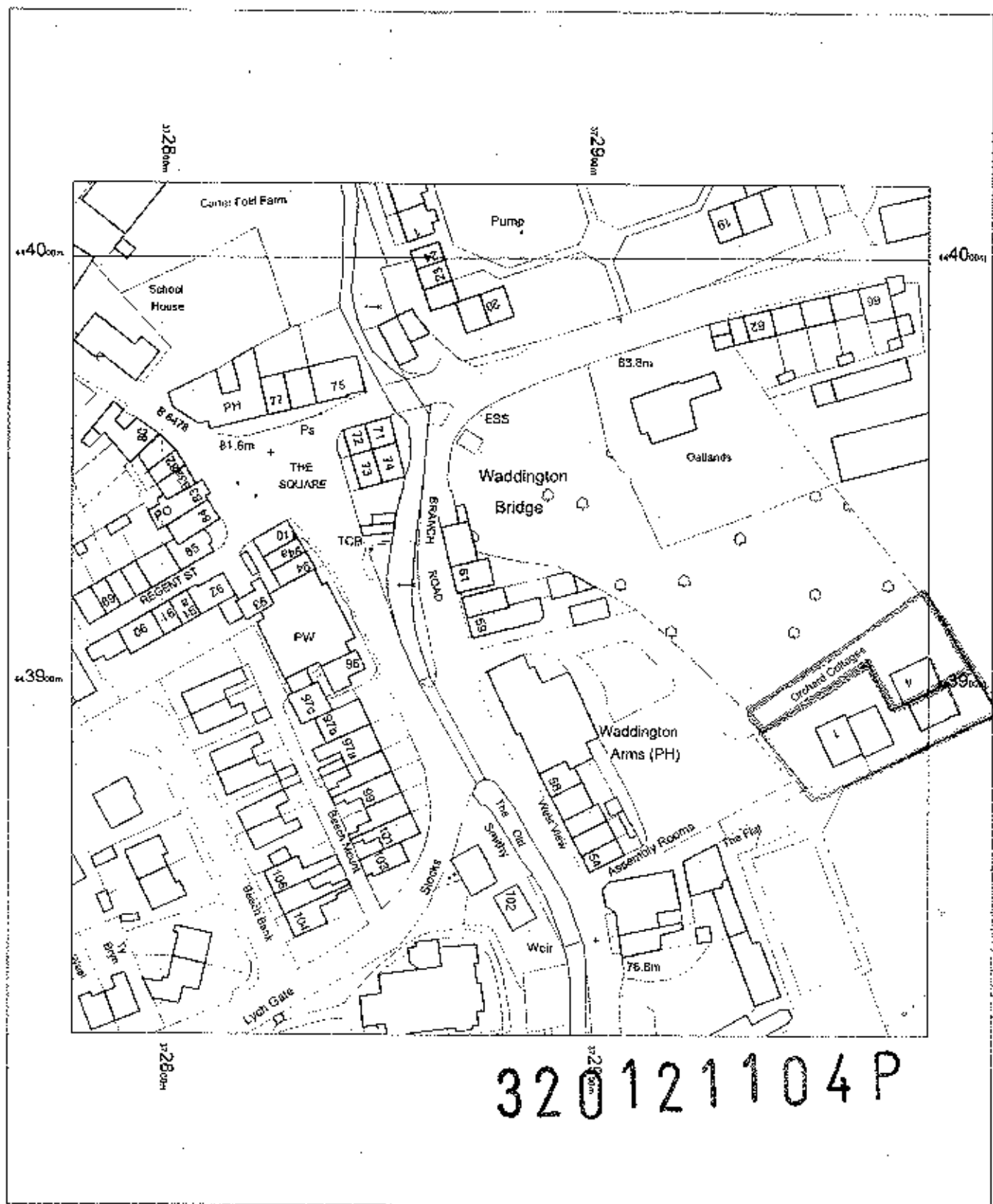
☒ Declaration Made

13. 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

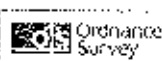
26/10/2012



OS Mastermap
23 November 2012, ID: CM-00192196
www.centremapslive.co.uk

1:1250 scale print at A4. Centre: 372879 E, 443917 N

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320121104P

PLANNING STATEMENT

**SITE: CHERRY TREE COTTAGE, ORCHARD COTTAGES, CLITHEROE ROAD,
WADDINGTON BB7 3HP**

PROPOSAL: DETACHED SUMMER HOUSE.

1. SITE AND SURROUNDINGS

- 1.1 The application relates to one of the four cottages recently constructed at the rear of the Waddington Arms Waddington. The properties are constructed in natural stone and in a style which reflects the vernacular character of the area the site is within the Conservation Area. The dwellings were originally constructed as holiday cottages, but planning permission has been granted for two to be used as dwellings without an occupancy condition
- 1.2 The properties are not readily visible from public vantage points being located to the rear of the Waddington Arms with vehicle and pedestrian access is gained via private drive. There are substantial trees at the rear of the site.

2. PROPOSAL

- 2.1 The proposal is to provide a detached summer house in the rear garden of Cherry Tree Cottage. It is square in plan in a pyramid shaped roof. Its construction is timber framed built of a " Renwick Log Cabin Base" comprising recycled plastic grid squares with gravel poured into the grids all laid over a geotextile permeable membrane so that no digging down or excavation is required..

3. RELEVANT PLANNING HISTORY

- 3.1 Planning permission for the construction of four holiday cottages on land to the rear of the Waddington Arms Public house was allowed on appeal in 2003 reference 3/2002/0905P. Permitted development rights for future extensions to the holiday cottages were removed. In 2009 planning permission was granted for the variation of condition no. 10 of planning consent 3/2002/0905P, to allow units 1 and 2 to be used as permanent accommodation. It is one of these units to which this application relates. An appeal for an attached garage and ground floor extension was dismissed in February 2012.

4. RELEVANT PLANNING POLICY

- 4.1 The application site is within the conservation area of the villages of Waddington. The development plan for the area comprises the saved policies in the adopted Ribble Valley Districtwide Local Plan.
- 4.2 The following saved policies of the adopted Ribble Valley Local Plan are relevant to the proposal:
- Policy G1 – applies relevant criteria to deciding planning applications, including design quality and that development should be sympathetic to existing and proposed land uses;
 - Policy ENV16– ensures that new development within the conservation area to ensure that it reflects the character of the area in terms of scale size, design and materials;

5. PLANNING ASSESSMENT

- 5.1 The main planning issues relating to this development are:
- The design of the proposed summer house in terms of the development's impact on the character and appearance of the conservation area;
 - Impact on trees
 - Neighbour amenity
- 5.2 The Inspector in his consideration of the appeal in 2003 described the setting of the development of the cottages as follows. "I saw from vantage points along West Bradford Road that the site is partly masked by road side hedges in the foreground and by the perimeter trees adjacent to the appeal site in the background. Whilst some signs of the development might be visible, especially in the winter under conditions of least leaf cover, in my judgement, what would be seen as part of the framework of the village and would not out of place in its setting." The Inspector in her considerations of the appeal in 2012 at paragraph 7 also agrees that there are limited views of the cottages. This confirms that the site is not particularly visible or prominent within the Conservation Area.

5.3 The Inspector in 2003 described the design of the development to be "well designed and the proposed cottages to be of a scale and material that reflect the scale of the traditional cottages in the vicinity and therefore the vernacular traditions of the settlement. In this respect, I particularly welcome the use of random stone walls, blue slate roofs and sensitive door and window fenestration that are typical of the local vernacular architecture. Together with the retention of existing boundary features, including stone walls and vegetation, I consider the proposal would fit in well with the character of the village and preserve the character and appearance of the conservation area". In order to prevent "inappropriate extensions to the cottages or the erection of ancillary structures, hardstanding and fences that would be harmful to the environmental quality of the conservation area" the Inspector added conditions to his decision to remove permitted development rights. We can conclude from these comments that the Inspector considered the good design of the properties to be of great importance in his decision and that any future extensions or alterations to these buildings would have to be executed with the same care and sensitively to the character of the area. In removing permitted development rights the Inspector was not precluding any future outbuildings at the properties rather he was ensuring that the quality of the development would be preserved in the future by adding these extra controls. We will now demonstrate how the proposed summer house retains the character of the conservation area.

5.4 Design

The proposed summer house is a simple structure finished in stained timber with a maximum height of 3.7m. The roof is to be constructed in timber shingles. It is tucked into the corner of the garden beneath the existing height of the tree canopy. It is clearly a garden building to be used for recreational purposes and the domestic design of the building clearly reflects this.

5.5 The light-weight construction allows the building to be constructed without conventional foundations as a result the building will have no adverse impact on the nearby trees. The summer house is at the rear of the Cherry Tree Cottage close to a bank with trees. This creates a great deal of shadowing to this area of the garden whilst at the same time providing good screening of this garden from the surrounding area. In this context the summer house has been designed to

blend into the semi woodland setting of the garden using wood and shingle finishes rather than to create a stone out-building which would have greater contrast and would be more visible. The proposal meets the requirements of policies G1 and ENV16 of the Local Plan.

5.6 Neighbour amenity

The proposed summer house will preserve the privacy of neighbours as the building is a significant distance away from the joint boundary.

6. CONCLUSION

- 6.1 The proposal has been sensitively design and is in keeping with the character of the conservation area. The proposal fully accords with the requirements of policies G1 and ENV16 of the Local Plan.

Janet Dixon BA (Hons) MCD MRTPI
Janet Dixon Town Planners Ltd.
10A Whalley Road,
Clitheroe,
Lancashire
BB7 1AW
01200 425051.
October 2012

320121104P

HERITAGE STATEMENT

**IN SUPPORT OF A PLANNING APPLICATION TO ERECT A
SUMMER HOUSE**

AT

**CHERRY TREE COTTAGE, ORCHARD COTTAGES,
CLITHEROE ROAD, CLITHEROE, LANC
BB7 3HP**

**Janet Dixon Town Planners Ltd.
10A Whalley Road
Clitheroe
Lancashire
BB7 1AW**

Tel. no. 01200-425051/07887-554397

HERITAGE STATEMENT

**SITE: CHERRY TREE COTTAGE, ORCHARD COTTAGES, CLITHEROE ROAD,
WADDINGTON BB7 3HP**

PROPOSAL: SUMMER HOUSE

National Planning Policy Framework.

The Nation Planning Policy Framework requires that applicants for planning permission should describe the significance of any heritage assets affected by the proposal. The level of details required should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

In deciding whether a heritage asset is affected by a proposed development any potential heritage assets need to be identified. In some cases this is quite obvious because the building or structure has statutory protection such as a listed building or registered park or garden these are termed as *designated assets*. In other cases the heritage asset may have been identified by the local planning authority through the plan making process eg. building of townscape merit, within a conservation area, or it may have been identified through the development management process.

The purpose of this Heritage Statement is to **identify the heritage asset**. Following identification of the heritage asset it is necessary to **assess the significance of the heritage asset**. Finally it is necessary to **assess the impact of the development on the significance of the heritage asset**.

The NPPF requires the level of detail of information provided by the applicant on planning applications affecting heritage assets to be proportional to the importance of the heritage asset, and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. The heritage interest may be archaeological, architectural, artistic or historic. It may include a building or feature and its setting. This information is to be accompanied by an assessment of the impact of the proposal and should be set out in the application as part of the explanation of the design concept.

Identifying the Heritage Asset.

Orchard Cottages were recently constructed at the rear of the Waddington Arms Waddington. The properties are constructed in natural stone and in a style which reflects

the vernacular character of the area. The site is within the Conservation Area. The Waddington Arms and other nearby buildings are designated as being of townscape merit in the Waddington Conservation Area Appraisal Townscape Appraisal Map. The site is designated as significant open spaces. This designation was applied after planning permission has been granted on appeal but before the development took place. The heritage assets are the buildings at Orchard Cottages and the views into the site from the Conservation Area.

Assessment of the Significance of the Heritage Assets

The Inspector in his consideration of the appeal in 2003 described the setting of the development of the cottages as follows. "I saw from vantage points along West Bradford Road that the site is partly masked by road side hedges in the foreground and by the perimeter trees adjacent to the appeal site in the background. Whilst some signs of the development might be visible, especially in the winter under conditions of least leaf cover, in my judgement, what would be seen as part of the framework of the village and would not out of place in its setting." This confirms that the site is not particularly visible or prominent within the Conservation Area.

The Inspector described the design of the development to be "well designed and the proposed cottages to be of a scale and material that reflect the scale of the traditional cottages in the vicinity and therefore the vernacular traditions of the settlement. In this respect, I particularly welcome the use of random stone walls, blue slate roofs and sensitive door and window fenestration that are typical of the local vernacular architecture. Together with the retention of existing boundary features, including stone walls and vegetation, I consider the proposal would fit in well with the character of the village and preserve the character and appearance of the conservation area". In order to prevent "inappropriate extensions to the cottages or the erection of ancillary structures, hardstanding and fences that would be harmful to the environmental quality of the conservation area" the Inspector added conditions to his decision to remove permitted development rights. We can conclude from these comments that the Inspector considered the good design of the properties to be of great importance in his decision and that any future extensions or alterations to these buildings would have to be executed with the same care and sensitively to the character of the area. In removing permitted development rights the Inspector was not precluding any outbuildings at the properties rather he was ensuring that the quality of the development would be preserved in the future by adding

these extra controls. We will now demonstrate how the summer house retains the character of the conservation area and preserves its' significance.

Assessment of the Impact of the Development on the Heritage Assets.

The proposed summer house is a simple structure finished in stained timber with a maximum height of 3.7m. The roof is to be constructed in timber shingles. It is tucked into the corner of the garden beneath the existing height of the tree canopy. It is clearly a garden building to be used for recreational purposes and the domestic design of the building clearly reflects this. The light-weight construction allows the building to be constructed without conventional foundations as a result the building will have no adverse impact on the nearby trees.

The summer house is at the rear of the Cherry Tree Cottage close to a bank with trees. This creates a great deal of shadowing to this area of the garden whilst at the same time providing good screening of this garden from the surrounding area. In this context the summer house has been designed to blend into the semi woodland setting of the garden using wood and shingle finishes rather than to create a stone out-building which would have greater contrast and would be more visible.

The design of the summer house is low key and single storey and will have a minimum impact on the existing buildings, trees and the visual amenities of the conservation area. Due to the low height of the buildings the choice of materials and the simple form of the building the character of the conservation area is preserved.

October 2012

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