

00344H730

4. Site Address Details

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

House: 16 Suffix:
House name:
Street address: Sunnyside Avenue
Ribchester
Town/City: Preston
County: Lancashire
Postcode: PR3 3ZE

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

Easting: 364825
Northing: 435289

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

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

If Yes, please describe:

EXISTING GARAGE TO BE DEMOLISHED AND EXTG DRIVE REINSTATED TO PROVIDE MIN 2no OFF STREET PARKING

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:

PEBBLEDASHED RENDERED WALLS WITH FAIR FACED RED BRICK PLINTH AND DETAILS

Description of proposed materials and finishes:

RED BRICK WALLS TO COMPLEMENT + MATCH EXISTING BRICK WORK AND REDUCE AMOUNT OF PEBBLEDASH RENDER

11. (Materials continued)

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

BLUE/GREY WELSH SLATE WITH CLAY RIDGE + HIP TILES

Description of *proposed* materials and finishes:

GLAZED UNITS IN POWDER COATED HIGH PERFORMANCE ALUMINIUM FRAMES OVER PROPOSED SUN ROOM

BLUE/GREY ARTIFICIAL SLATES WITH MATCHING HIP TILES TO REMAINING EXTENSIONS TO REDUCE HEIGHT AND IMPACT OF PROPOSED EXTENSIONS

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

WHITE uPVC FRAMES WITH DOUBLE GLAZED UNITS

Description of *proposed* materials and finishes:

WHITE uPVC FRAMES WITH DOUBLE GLAZED UNITS

TO SUN ROOM, POWDER COATED HIGH PERFORMANCE ALUMINIUM FRAMES WITH DOUBLE GLAZED UNITS

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

WHITE uPVC FRAMES WITH DOUBLE GLAZED UNITS

Description of *proposed* materials and finishes:

WHITE uPVC FRAMES WITH DOUBLE GLAZED UNITS

TO SUN ROOM, POWDER COATED HIGH PERFORMANCE ALUMINIUM FRAMES WITH DOUBLE GLAZED UNITS

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

EXISTING BOUNDARIES TO REMAIN

Description of *proposed* materials and finishes:

EXISTING BOUNDARIES TO REMAIN, DEVELOPMENT DOES NOT AFFECT BOUNDARIES

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

CONCRETE DRIVE FROM ROAD TO DETACHED GARAGE TO REAR OF SITE

Description of *proposed* materials and finishes:

GARAGE TO BE DEMOLISHED AND CONCRETE DRIVE REINSTATED TO ALLOW MIN 2no OFF STREET PARKING SPACES

Lighting - add descriptionDescription of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

NOT APPLICABLE

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:

KZA_159_10 EXISTING PLANS, ELEVATIONS + PHOTOS

KZA_159_15 PROPOSED PLANS, ELEVATIONS + 3D's

DESIGN + ACCESS STATEMENT

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: Mr First name: KARL Surname: ZALDAYS

Person role: Agent Declaration date: 09/12/2012 ☒ 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: Mr First Name: KARL Surname: ZALDAYS

Person role: Agent Declaration date: 09/12/2012 ☒ 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.

09/12/2012

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DESIGN + ACCESS STATEMENT

PROPOSED REAR + SIDE EXTENSIONS + ALTERATIONS TO
16 SUNNYSIDE AVENUE
RIBCHESTER
PRESTON

Applicant: Mr + Mrs D Jepson
Ribblesdale View
Greenside
Ribchester
Preston
PR3 3ZJ

Architect: Karl Zaldats BA(Hons) Dip Arch Dist RIBA
Chartered Architect
Hathersage Barn
Moorside Lane
Woodplumpton
Preston
PR4 0TB

December 2012

DESIGN AND ACCESS STATEMENT

PROPOSED REAR EXTENSIONS + SIDE EXTENSIONS + ALTERATIONS TO 16, SUNNYSIDE AVENUE, RIBCHESTER

1 ASSESSMENT

- 1.1 The application site is situated on the south west side of Sunnyside Avenue, Ribchester and is half of a pair of semi detached houses at the end of the cul-de-sac. The site has a road frontage of about 11.5m with a depth of about 19.5m. The existing building is two storey, with single storey side extension. Directly in front of the property is a small walled garden and beyond that, the public footpath. There is a rear garden/yard area accessed via an existing drive/parking area to the south west gable of the building. At the end of this drive is an existing prefabricated detached garage, and along with the drive, it offers a minimum of 2no car parking spaces.
- 1.2 The property is of traditional stone construction, with a pitched roof. The front elevation onto Sunnyside Avenue incorporates a fair faced red brick plinth and brick detailing to eaves and the main house corner, and the remaining walls are pebble dashed render on brickwork. The roof slopes are covered in natural blue/grey slate with clay ridge and hip tiles.
- 1.3 There is an existing drive accessed off Sunnyside Avenue, the actual entry off the cul-de-sac is shared with no 18. At the end of the drive is an existing prefabricated detached garage at the bottom corner of the garden, and the concrete drive also allows a minimum of 2no off street parking spaces in addition to the garage.
- 1.4 The property was probably built during the mid 1900's as a dwelling house
- 1.5 Currently the building is vacant until the extensions and alterations have been carried out by the applicants
- 1.6 The site is within the development boundary, and is situated within the village of Ribchester.
- 1.7 The site is situated outside the designated 'Conservation Area'.

PROPOSED REAR EXTENSIONS + SIDE EXTENSIONS + ALTERATIONS TO
16, SUNNYSIDE AVENUE, RIBCHESTER

2 INVOLVEMENT

- 2.1 No Pre-application enquiries have been made to the Local Authority.

3 EVALUATION

- 3.1 The applicants Mr & Mrs Jepson who are the owners of this property, have purchased the property as a result of 'down sizing' from their current house.
- 3.2 The applicants are keen gardeners and want a sun room that will have large areas of glass and have the ability to open one wall completely so that the garden becomes apart of the internal living spaces.
- 3.3 The proposals also allow for demolishing the sub-standard single storey side extension, and replacing this with an extension that is more in keeping with the property as well as being constructed to current building regulations standards and requirements.
- 3.4 Internally, the new layout incorporates a ground floor toilet/shower room and a utility room, which the property doesn't currently have, along with replacing the kitchen and study areas within the proposed extension.
- 3.5 The current property. Including the side extension and the detached garage, has a volume of approximately 345m^3 where as the extended house as proposed has a volume of approximately 360m^3 , which equates to an overall increase in volume of about 4.4%.
- 3.6 The actual foot print of the existing, including the detached garage, is approximately 77m^2 as is the proposed foot print, resulting in 'no increase'.
- 3.7 The existing floor area including the detached garage is approximately 104m^2 and the proposed floor area is approximately 107m^2 , which equates to an overall increase in floor area of about 2.9%

DESIGN AND ACCESS STATEMENT

**PROPOSED REAR EXTENSIONS + SIDE EXTENSIONS + ALTERATIONS TO
16, SUNNYSIDE AVENUE, RIBCHESTER**

3 EVALUATION (Cont.)

- 3.8 The proposals being single storey, have no impact on the adjacent property no 18, and the unorthodox vehicular access arrangement to both properties will not alter, and will still allow access to and from each property, and allow at least 2 no off street parking spaces to the application site with out interfering with no 18.
- 3.9 Due to the single storey rear extension to the connected property no 14, the proposals will have no impact on this property. The highest part of the proposed extension occurs at the main house wall and diminishes in height following the mono pitched glazed roof of the sun room. The highest part of the sun room is about the same as the ridge height of the neighbours extension.
- 3.10 The proposed sun room extension extends no further into the garden as the existing single storey extension to no 14, and as such has no impact on that property.
- 3.11 To the rear of the garden is a high fence which shields the neighbouring commercial areas, and being single storey, the proposals do not impact on the uses beyond this rear garden fence.

4 DESIGN

- 4.1 As can be appreciated, the applicants have a limited budget and this must be reflected in its resale value, and as such this should be borne in mind when considering the application.
- 4.2 The proposed works do not affect the street scene, and are only seen by a few residents to the rear of the property from first floor bedroom windows.
- 4.3 The height of the extension has been determined by the pitch of glazed roofs which is a minimum of 15° taking into account the depth of the sun lounge, which extends no further than the adjacent rear extension to no 14.

DESIGN AND ACCESS STATEMENT

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PROPOSED REAR EXTENSIONS + SIDE EXTENSIONS + ALTERATIONS TO
16, SUNNYSIDE AVENUE, RIBCHESTER

4 DESIGN (Cont.)

- 4.4 The minimum roof pitch for slate roofs is 28° which compared to the 15° pitch of the glazed roof results in quite a difference in roof heights. The design incorporates artificial slates which can have pitches as low as 22.5° which is more comparable to the glazed roof pitch, and the design has two parapet walls either side of the glass roof to terminate the glass structure against and which absorbs the two roof pitches. This all helps to reduce the visual impact of the extension on the main house.
- 4.5 The ground floor extensions/alterations allow for additional living space to be created as well as a more usable space to house a kitchen area suitable to meet today's living requirements. The ground floor area will also be re-planned to incorporate a small utility room and a ground floor shower/wc area.
- 4.6 The proposal retains the first floor in tact.
- 4.7 The materials and detail of the proposed works as shown on the application and are consistent with the existing dwelling and others in the area, including cavity masonry walls, pitched/hipped roofs and brickwork.
- 4.8 In order to break up the vast expanse of the pebble dash render. The design uses matching red brickwork for the new external walls. Which we feel will compliment the render and give more visual interest, as well as being less of a maintenance problem.
- 4.9 The extension will meet with current building regulation standards and requirements and the layout enables the house to be used and have the flexibility for living in their later years.
- 4.10 Generally the extension will adopt a traditional method of construction consisting of insulated cavity masonry walls, insulated concrete floors, insulated timber roof structures, high performance powder coated aluminium framed glazed units, roof and bi-folding doors to the sun room and uPVC double glazed units to the remaining windows.

DESIGN AND ACCESS STATEMENT

PROPOSED REAR EXTENSIONS + SIDE EXTENSIONS + ALTERATIONS TO 16, SUNNYSIDE AVENUE, RIBCHESTER

4 DESIGN (Cont.)

- 4.11 As part of the application, we have indicated photo voltaic panels to two roof slopes, which will provide electricity and reduce running costs.
- 4.12 The design incorporates the principals outlined by the guidance "Secure by Design" by incorporating new windows and doors that will have high security locks.
- 4.13 The proposals have no noticeable impact on the landscape, or the streetscape and townscape.

5 ACCESS

- 5.1 The existing access arrangements remain.
- 5.2 The existing main house doorway remains as existing.
- 5.3 The existing vehicular access is to remain, the unorthodox vehicular access arrangement to both properties will not alter, and will still allow access to and from each property, and allow at least 2no off street parking spaces to the application site with out interfering with no 18.
- 5.4 An additional modern feature to the rear extension includes for a high performance set of bi-folding glazed doors which opens up the living space to the garden.
- 5.5 The refuse and recycling containers are to be situated in the existing area between the gable of the house and the garage, which is within easy manoeuvring distance for collection, and it is envisaged this will remain as existing.

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DESIGN AND ACCESS STATEMENT

**PROPOSED REAR EXTENSIONS + SIDE EXTENSIONS + ALTERATIONS TO
16, SUNNYSIDE AVENUE, RIBCHESTER**

December 2012

KZA/159

Karl Zaldats BA(Hons) Dip Arch Dist RIBA
Chartered Architect
Hathersage Barn
Moorside Lane
Woodplumpton
Preston
PR4 0TB

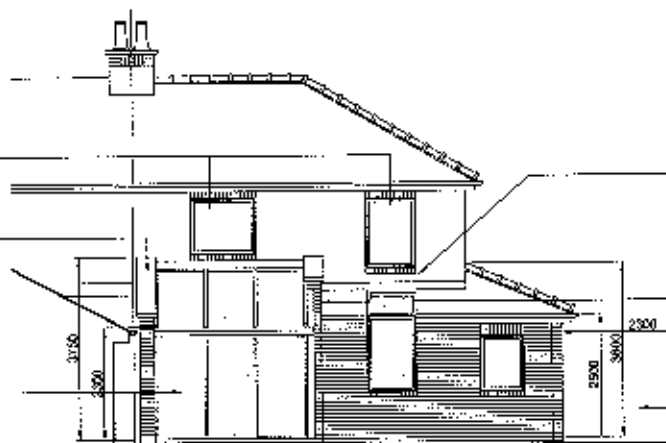
t: 01772 691 712
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kzarchitect@btinternet.com

EXISTING FIRST FLOOR WINDOWS OVER EXTENSION TO BE REPLACED WITH TILT AND TURN TYPE SO THEY CAN BE MAINTAINED WITH OUT THE NEED TO ACCESS NEW ROOFS

BUILD PARAPET WALLS EITHER SIDE OF GLAZED EXTENSION TO ENABLE GLAZED FRAME TO ABUT TO AND ALLOW FOR FLASHINGS. THIS WALL TO BE BUILT CLEAR OF ADJACENT EXTENSION EXTENDING FROM WITHIN EXISTING REVEAL. MAY BE ADVANTAGEOUS TO CONCEAL GAP BY CONTINUING WALL TO REDUCE RISK OF NARROW SPACE FILLING UP WITH RUBBISH ETC. OF FIT NARROW GATE TO ALLOW MAINTENANCE

BI-FOLDING SLIDING DOORS ACROSS EXTENSION. SCHEME INDICATES DOORS OPENING INWARDS, BUT IDEALLY DOORS SHOULD OPEN OUTWARDS TO MAXIMISE INTERNAL SPACE, BUT WOULD NEED DOORS SET FURTHER INSIDE SO THAT ROOF OVER HANG COVERS DOORS



Rear N-W

RAISE EXISTING WINDOW TO LANDING TO ACCOMMODATE NEW EXTENSION ROOFS

MAY BE NECESSARY TO RAISE EXISTING GILLS SLIGHTLY TO ACCOMMODATE ROOF PITCH OF GLASS ROOF. ABSOLUTE MINIMUM PITCH OF GLASS ROOFS TO BE 15 DEGREES. ALLOW MIN 150mm BETWEEN TOP OF FRAME AND USE OF BRICK GILL TO ENABLE LEAD FLASHINGS TO BE INSTALLED

PARAPET WALL TO CONCEAL DIFFERENT ROOF PITCHES OF GLAZED ROOF AND SLATE ROOF. TO REDUCE PITCH OF SLATE ROOFED EXTENSIONS, THIS IS SHOWN AS ARTIFICIAL SLATES WHICH REDUCES THE PITCH FROM 28 DEGREES DOWN TO 22.5 DEGREES

MIN 2,300mm WIDE DRIVE BETWEEN EXTENSION AND EXISTING BOUNDARY FENCE TO ALLOW 2 CARS TO PARK OFF STREET

BI-FOLDING SLIDING DOORS ACROSS EXTENSION. SCHEME INDICATES DOORS OUTWARDS TO MAXIMISE INTERNAL SPACE

NEW EXTERNAL WALLS TO BE FINISHED BRICKWORK TO MATCH EXISTING DETAIL BRICKS TO CONTRAST AND BREAK UP EXISTING RENDER

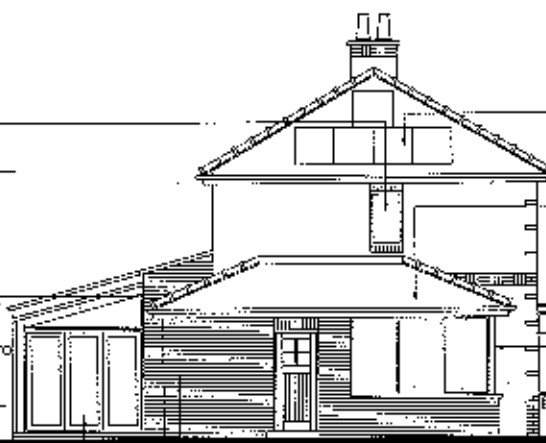
FACE OF EXTENSION AS EXISTING EXTENSION TO ELIMINATE THE NEED TO RELOCATE THE METERS

DRIVE TO BE MIN 2,300mm INCREASING TO 2,500mm WHICH IS WIDER THAN A STANDARD PARKING BAY AND SHOULD ENABLE EASIER ACCESS INTO AND OUT OF THE CAR FOR THE DRIVER IN THE WIDER AREA

RAISE EXISTING WINDOW TO LANDING TO ACCOMMODATE NEW EXTENSION ROOFS

RAISE EXISTING GILLS SLIGHTLY TO ACCOMMODATE ROOF PITCH OF GLASS ROOF. ABSOLUTE MINIMUM PITCH OF GLASS ROOFS TO BE 15 DEGREES. ALLOW MIN 150mm BETWEEN TOP OF FRAME AND USE OF BRICK GILL TO ENABLE LEAD FLASHINGS TO BE INSTALLED

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Side S-W

PHOTO VOLTAGE PANELS TO THESE 2 ROOF SLOPES. TYPE, SIZE AND NUMBERS TO BE DETERMINED BY SPECIALISTS. EXISTING ROOF TO BE SURVEYED AND STRENGTHENED AS NECESSARY TO BE DETERMINED BY A STRUCTURAL ENGINEER

ARTIFICIAL SLATE ROOF TO EXTENSIONS TO REDUCE ROOF SLOPE FROM 28 DEGREES DOWN TO 22.5 DEGREES

MIN 2,300mm WIDE DRIVE BETWEEN EXTENSION AND EXISTING BOUNDARY FENCE TO ALLOW 2 CARS TO PARK

FACE OF EXTENSION AS EXISTING EXTENSION TO ELIMINATE THE NEED TO RELOCATE THE METERS



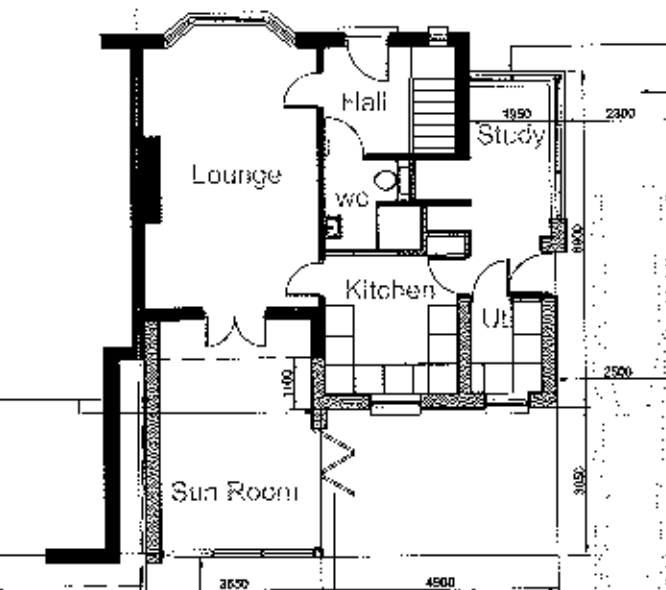
Front S-E

BUILD PARAPET WALLS EITHER SIDE OF GLAZED EXTENSION TO ENABLE GLAZED FRAME TO ABUT TO AND ALLOW FOR FLASHINGS. THIS WALL TO BE BUILT CLEAR OF ADJACENT EXTENSION EXTENDING FROM WITHIN EXISTING REVEAL. MAY BE ADVANTAGEOUS TO CONCEAL GAP BY CONTINUING WALL TO REDUCE RISK OF NARROW SPACE FILLING UP WITH RUBBISH ETC. OF FIT NARROW GATE TO ALLOW MAINTENANCE

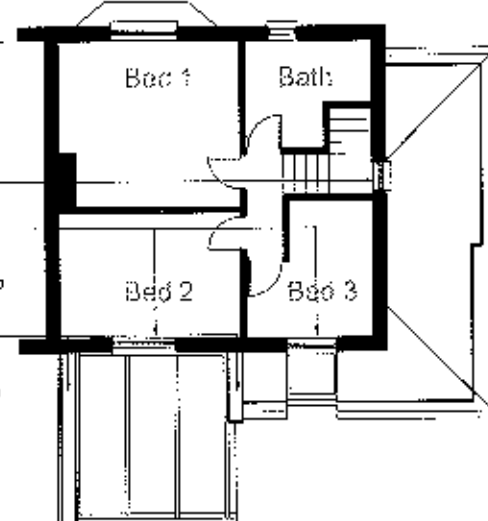
DEPTH OF EXTENSION TO MATCH THAT OF EXISTING ADJACENT EXTENSION

FULL HEIGHT GLAZED UNITS TO MATCH BI-FOLDING DOORS

BI-FOLDING SLIDING DOORS ACROSS EXTENSION. SCHEME INDICATES DOORS OPENING OUTWARDS TO MAXIMISE INTERNAL SPACE

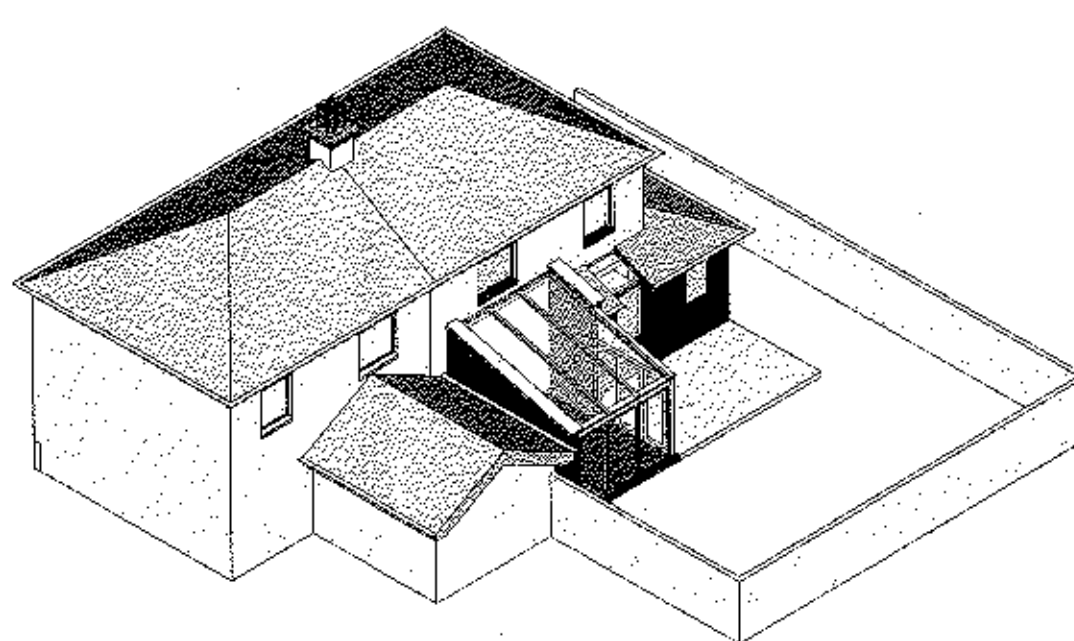
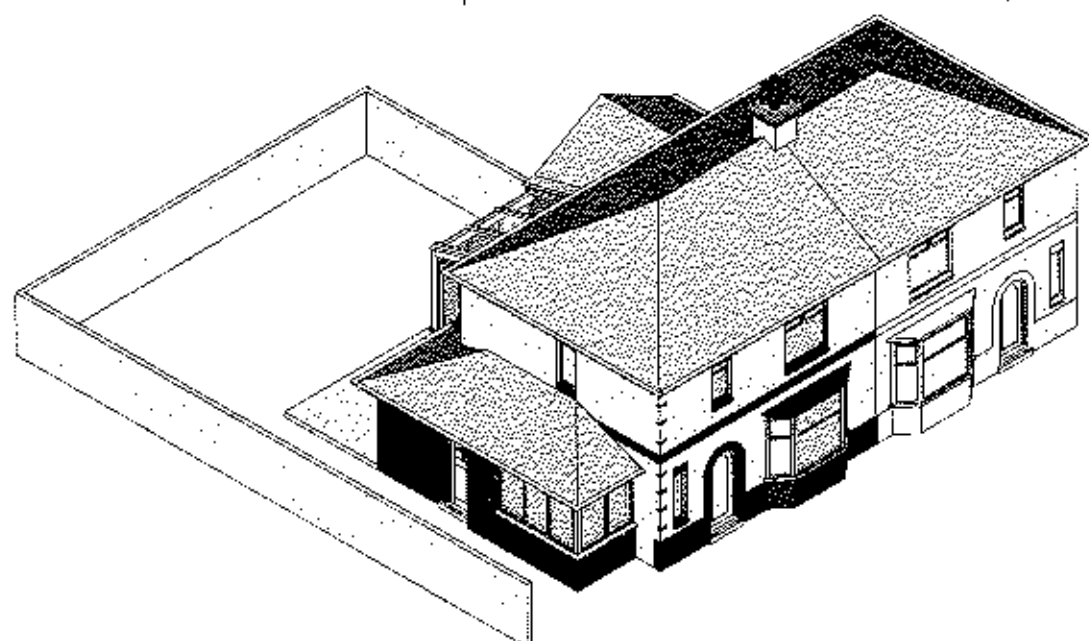
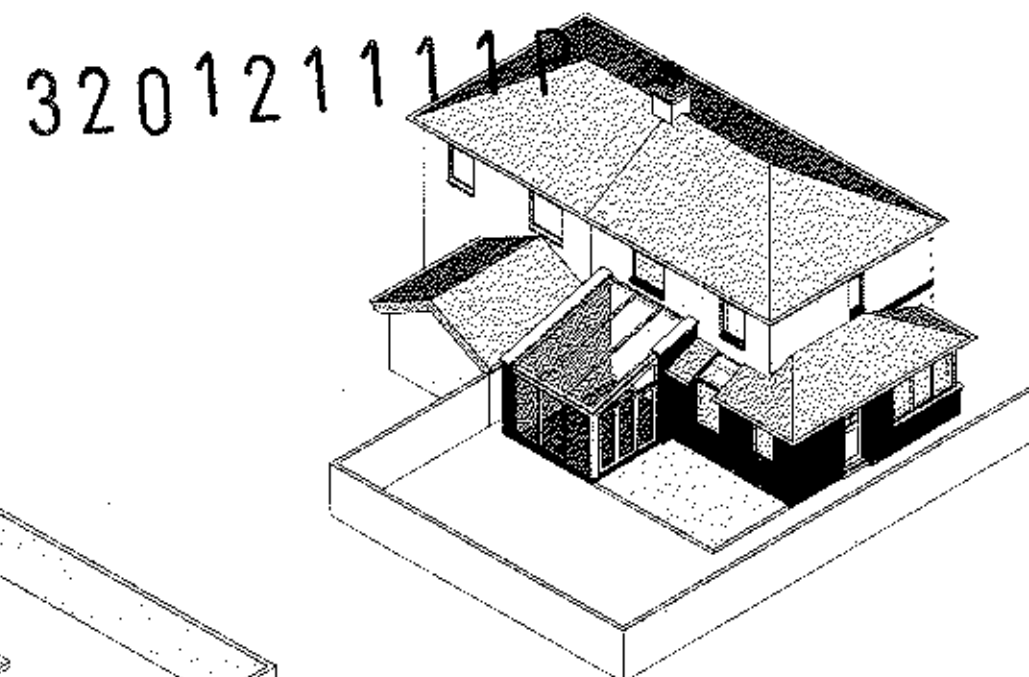
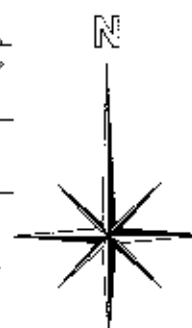
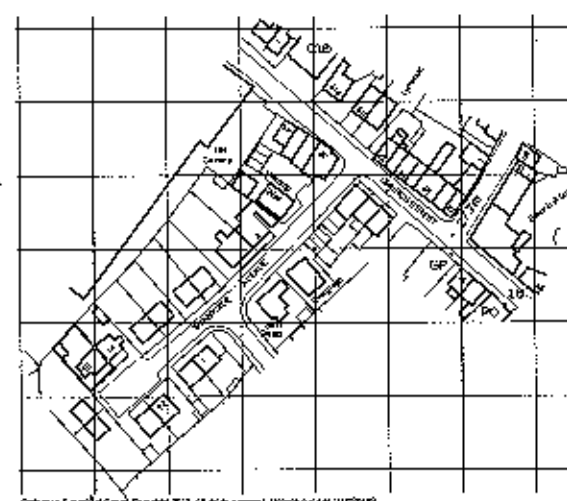


Ground Floor



First Floor

Location/Site Plan 1:1,250



Proposed Extensions - Remodelling of 16 Sunnyside Avenue Ribchester

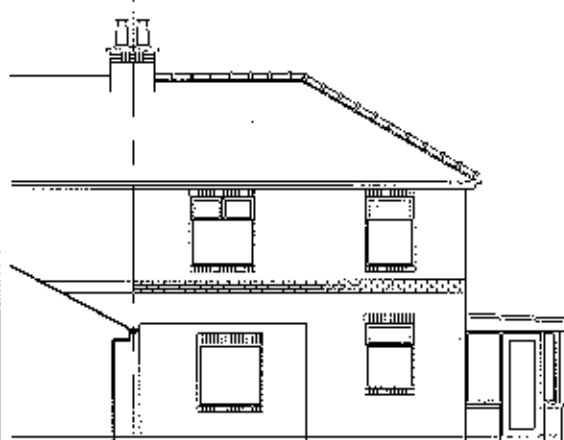
Proposed Plans + Elevations

159 15 1:75 @ A1 12/12 kz

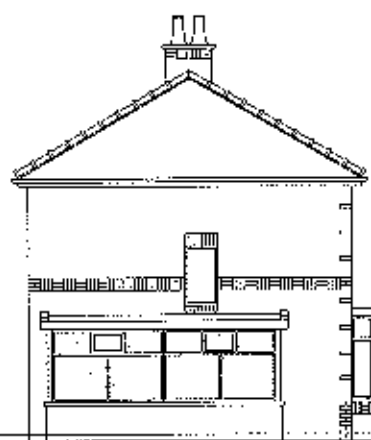
KARL ZALDATS BA(Hons) Dip Arch Dist RIBA

HA: HILL LEASE BARN MOORSIDE LANE WOODHALL CAMP ON DRYSTON PRA 97R L144 (0) 1772 091 712 (0) 1772 091 712 (0) 1772 091 712 (0) 1772 091 712

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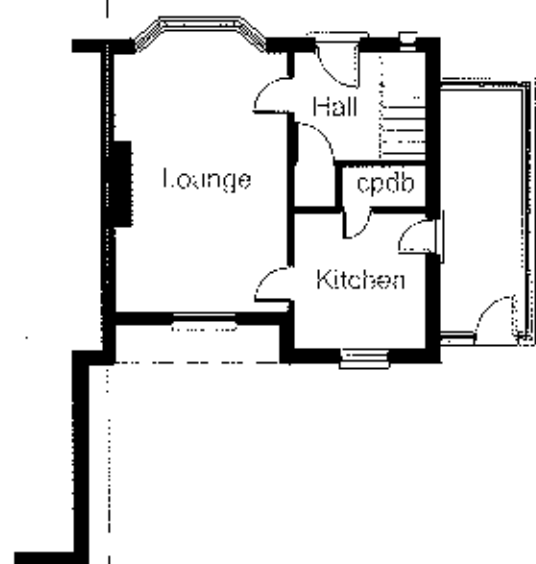
Rear N-W



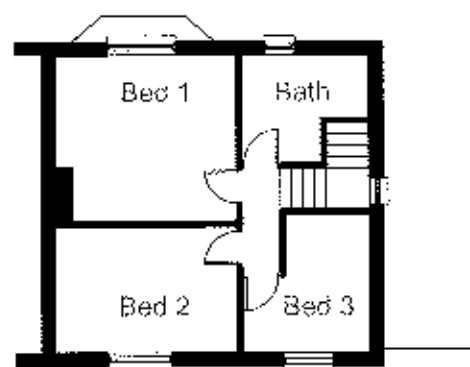
Side S-W



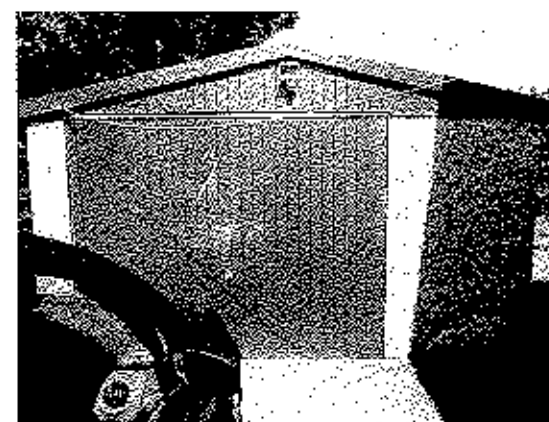
Front S-E



Ground Floor



First Floor



16 Sunnyside Avenue
Ritchester

Existing Plans +
Elevations

159 10 1:75 @ A1 11:12 XZ

KARL ZALDAT/ BA(Hons) Dip Arch Dist RIBA

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