



RIBBLE VALLEY
BOROUGH COUNCIL

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

04 DEC 2012

For office use only

Application No:

320121113 P

Date received

Fee paid £

Receipt No:

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:	Phillip	Surname:	Dawson
Company name:					
Street address:	Llys Elen		Telephone number:	Country Code	National Number
	Brynsiencyn				Extension Number
Town/City:	Llanfalfp		Mobile number:		
County:			Fax number:		
Country:			Email address:		
Postcode:	LL61 6SX				

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Mervyn	Surname:	Ratcliffe
Company name:	Ratcliffe Architectural Services				
Street address:	6 Sandybeds Close		Telephone number:	Country Code	National Number
	Baxenden				Extension Number
Town/City:	Accrington		Mobile number:		
County:	Lancs		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	BB5 2XG		mra.services@btinternet.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed housing development

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

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

House:		Suffix:	
House name:			
Street address:	Parker Avenue		
	Clitheroe		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 1JA		

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

Easting:	374042
Northing:	440975

Description:

5. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:		First name:	Diane	Surname:	Cafferty
--------	----------------------	-------------	------------------------------------	----------	---------------------------------------

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawing(s)

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:

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

☒ Yes ☐ No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

320121113P

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

Description of *proposed* materials and finishes:

Natural stone and reconstructed stone

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

Description of *proposed* materials and finishes:

Concrete roof tile to match adjacent properties

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

Description of *proposed* materials and finishes:

PvcU - colour to approval

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

Description of *proposed* materials and finishes:

PvcU - colour to approval

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

Description of *proposed* materials and finishes:

Treated timber fencing

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

Description of *proposed* materials and finishes:

Concrete slab / block paving

Others - description:

Type of other material:

Rainwater good

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

PvcU - colour to approval

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:

RA039-02a and 03a

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	6	6
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	6	6
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

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:

Existing storage unit

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			3		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

3

Market Housing - Existing

320121113P

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

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	3
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	165.0	0.0	-165.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		0.0	165.0	0.0	-165.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
-----------	--------------	--	---	----------------------

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

20. Hours of Opening (continued)

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?

511

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:

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

If Other has been selected, please provide:

Contact name:

Title: Mr

First name: Nick

Surname: Dawson

Telephone number:

Country code:

National number:

Extension number:

Email Address:

nickdawson99@gmail.com

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: Mr

First name: M

Surname: Ratcliffe

Person role:

Agent

Declaration date:

04/12/2012



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: Mr

First Name: M

Surname: Ratcliffe

Person role:

Agent

Declaration date:

04/12/2012



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

04/12/2012



Ratcliffe Architectural
Services



**Proposed Housing, Parker Avenue,
Clitheroe
Design and Access Statement**

Assessment:

The existing site is situated in a predominantly residential area and is currently occupied by a corrugated asbestos sheet clad building. The building has previously been used as a vehicle maintenance workshop however its present use is for general storage.

The south west part of the site between the existing building and existing terrace properties appears to have been used for 'short cut' access between Whalley Road and Parker Avenue. This area is also used for vehicle parking by some local residents and, at the time of site inspection, for storage of refuse bins.

Land to the north east of the site is occupied by local resident's allotments and properties to other sides are made up from a mixture of traditional stone / rendered terrace houses and more modern terrace houses and bungalows. There is an existing public footpath between the site and the allotments to the north east. The site is wider towards the Parker Avenue end.

There is a vacant strip of land to the North West side of the site approx 4.5m wide. The owner of this strip of land is unknown at the time of writing this statement.

Involvement:

Advice sought from a local Estate Agent on the most economic use of the land.

Advice sought from local Solicitor regarding any potential rights of way across the land and the ownership of the adjoining strip of land.

The applicant has contacted neighbours of the site advising them of the proposed development. To date no one has any objections to the development and they are looking forward to the removal of the existing building and to Parker Avenue becoming a true cul-de-sac.

Evaluation:

Given the position of the site within a residential area it would seem appropriate that the use of the site be changed to residential.

There are two options to consider:

- To provide one pair of semi detached properties
- To provide three terrace properties

Consideration has been given to the recommendations of the Code for Sustainable Homes and of Secured by Design – New Homes 2010.

The occupier of No17 Parker Avenue appears to be in control of the vacant strip of land to the west of the site however unless ownership can be verified this area cannot be integrated into the development and therefore leaves insufficient space for vehicular access from Parker Avenue. It would be ideal for some form of separation or pavement to be provided here to prevent the area being used for parking however there does not seem to be an existing problem. Should the applicant's investigations into the ownership of this area be inconclusive it may be possible to reach agreement with the occupiers of No17 regards the introduction of the separation / pavement.

Existing vehicular access to site is via 'Back' Whalley Road.

Postal address of properties needs to be Parker Avenue.

Design:

Providing 3 No three bedroom terrace properties is considered to be the most economic option and although not a local planning requirement, will provide more affordable housing.

All existing properties face east / west and this together with the proportions of the site dictates the orientation of the development.

Properties are to be constructed in stone with reconstructed stone features to match the adjacent terrace.

Lockable cycle storage and lockable bin storage provided for each property.

Access:

The preferred access to the properties is from Parker Avenue however the 2.7m wide junction within the applicant's site is insufficient for vehicles therefore pedestrian access only is from Parker Avenue with vehicular access being via 'Back' Whalley Road. Two parking spaces have been provided per property.

Ideally a footpath should be provided across the end of Parker Avenue to 'link' the main footpath with the properties. Level footpaths are provided within plots with lighting on PIR with daylight shut off.



Ratcliffe Architectural
Services



Chartered Institute of
Architectural Technologists

320121113P

RA039

Proposed Housing, Parker Avenue,
Clitheroe
Photographic Record of Existing Site



1. 'BACK' WHALLEY ROAD LOOKING SOUTH WEST



2. LOOKING WEST TOWARDS EXISTING TERRACE



3. 'BACK' WHALLEY ROAD LOOKING NORTH EAST

320121113P



4. VIEW OF SITE LOOKING EAST TOWARDS WHALLEY ROAD



5. LOOKING NORTH EAST TOWARDS EXISTING BUILDING



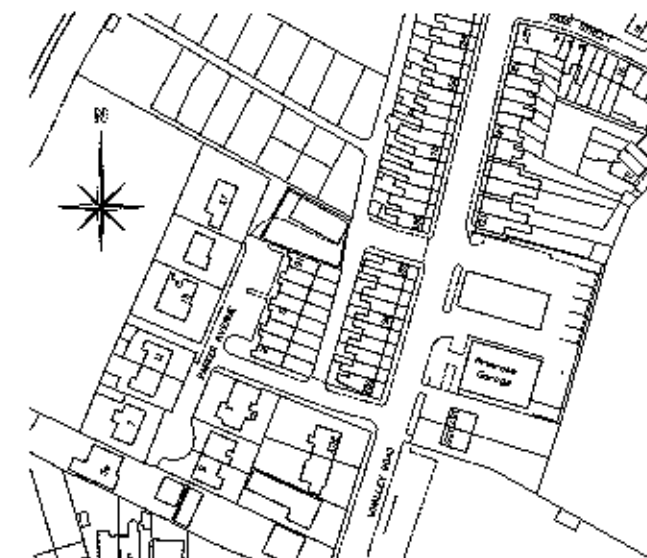
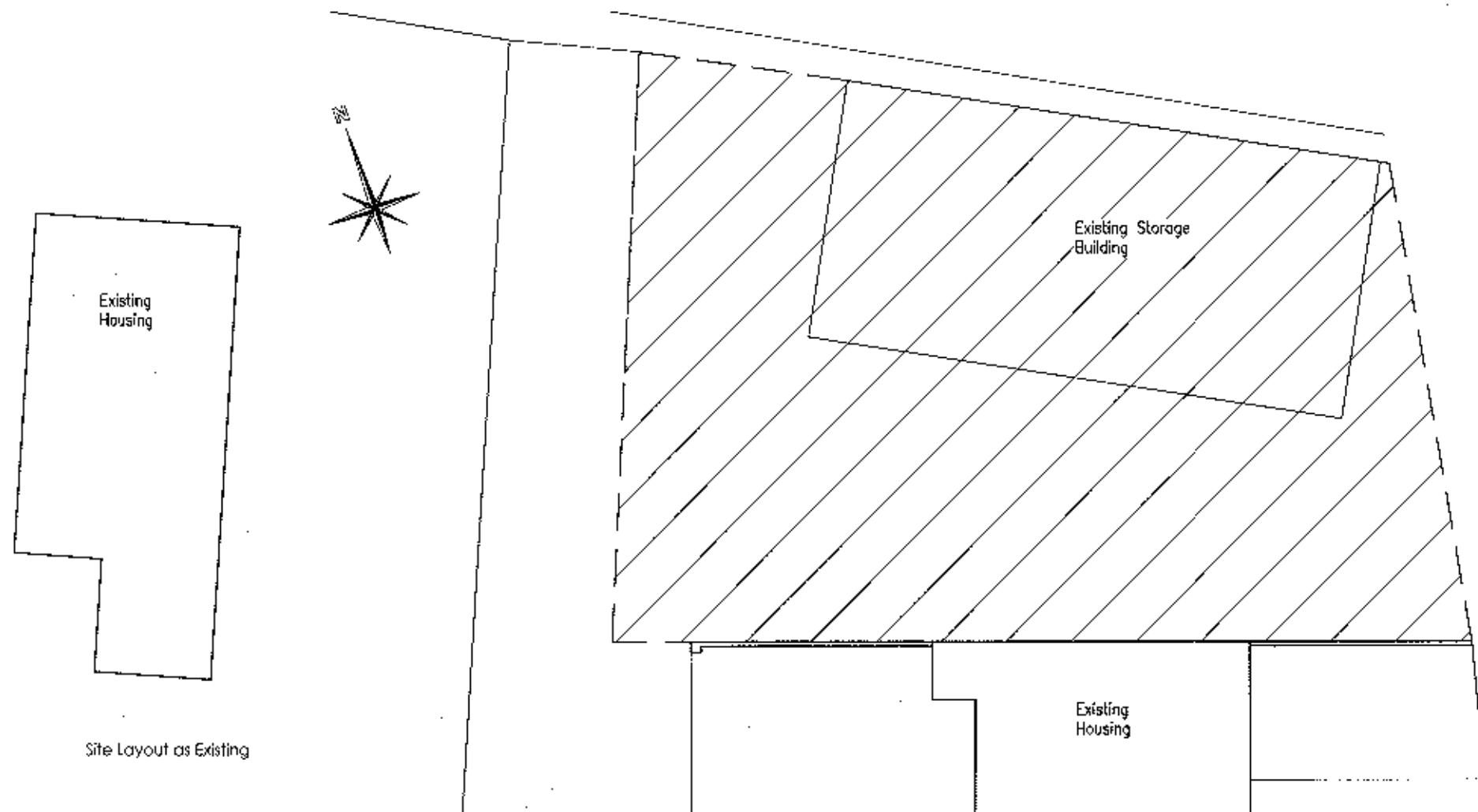
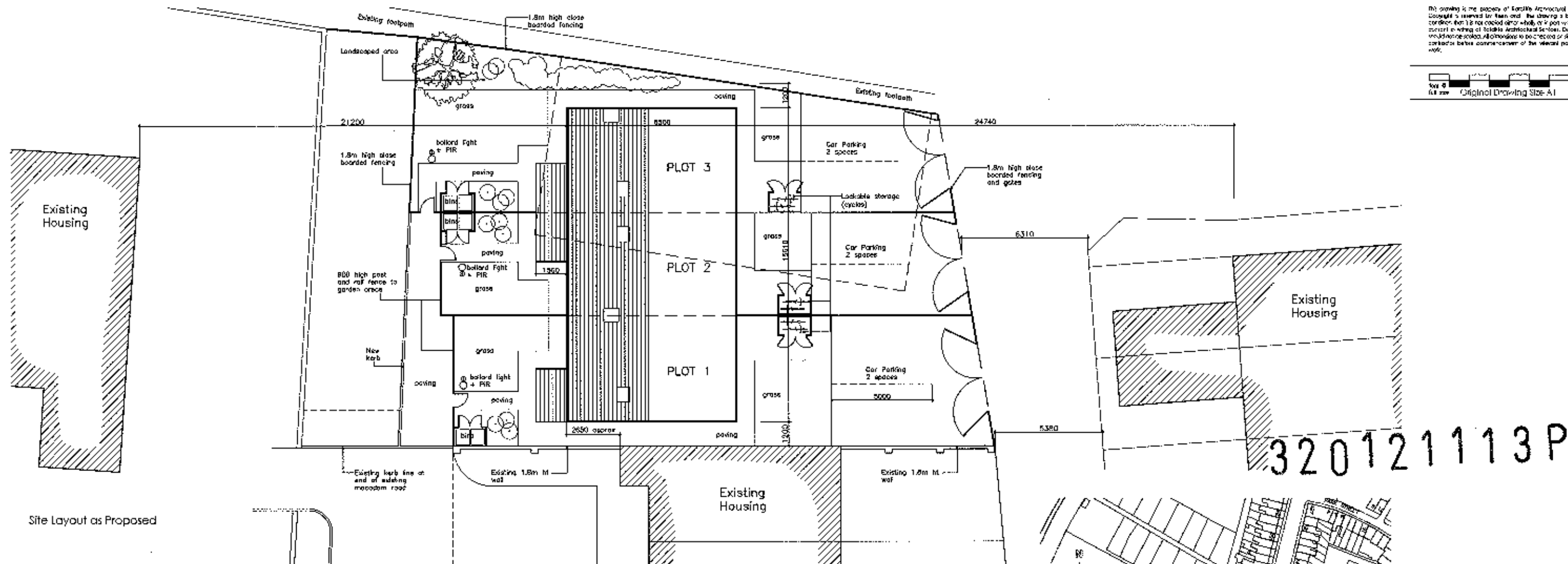
6. LOOKING SOUTH WEST ALONG PARKER AVENUE



7. EXISTING FOOTPATH TO NORTH EAST SIDE OF SITE

This drawing is the property of Ratcliffe Architectural Services. Copyright is reserved by them and the drawing is based on information provided by them and is not to be used for any other purpose without the written consent of Ratcliffe Architectural Services. Drawings are not to be used for any other purpose without the written consent of Ratcliffe Architectural Services. Drawings are not to be used for any other purpose without the written consent of Ratcliffe Architectural Services.

Scale 1:100
Original Drawing Size A1



Scale
P1: 08/11/12
A: 04/12/12

Issued for pre-application planning advice
Planning submission

Ratcliffe
Architectural Services
Chartered Architectural Technologist
c. Sandhurst 12, Unit 1, Sandhurst, Surrey, GU20 2NG
Tel: 01753 750000
Email: info@ratcliffe-architectural.co.uk

Site
New Housing at Parker Avenue,
Clitheroe

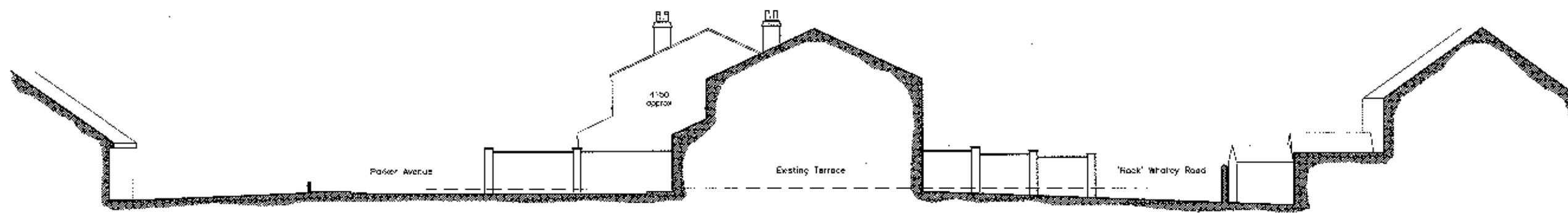
Client
Mr P. Dawson

Working
Site Layouts as Existing and
as Proposed

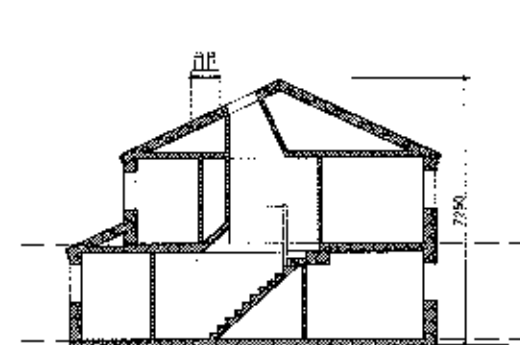
Scale (P.A.)	Scale	Date
1:100	RA3	Nov 2012
Drawn		Date
RA039	02	A

This drawing is the property of Ratcliffe Architectural Services. Copyright is reserved by the author. The drawing is based on information provided by the client and is not to be used for any other purpose without the written consent of Ratcliffe Architectural Services. The client should not be held responsible for any errors or omissions in the drawing. The drawing is not to be used for any other purpose without the written consent of Ratcliffe Architectural Services.

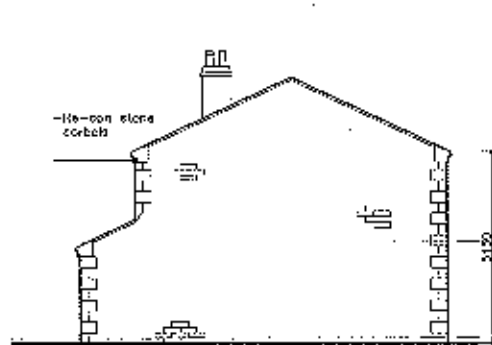
10m 0 10m 0 10m 0
Original Drawing Size A



Section Through Site (Looking North East)



Typical Section

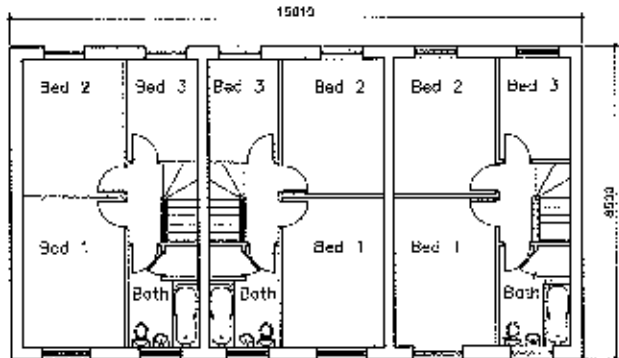


Side (South West) Elevation

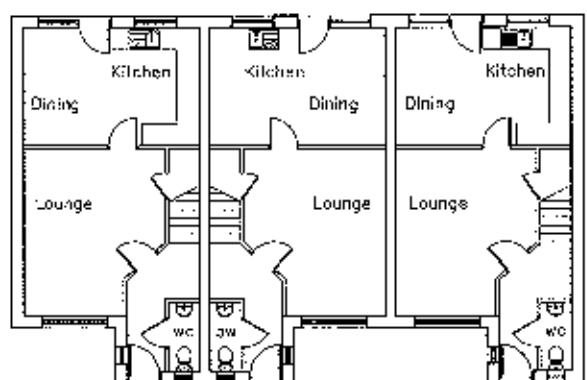


Front (North West) Elevation

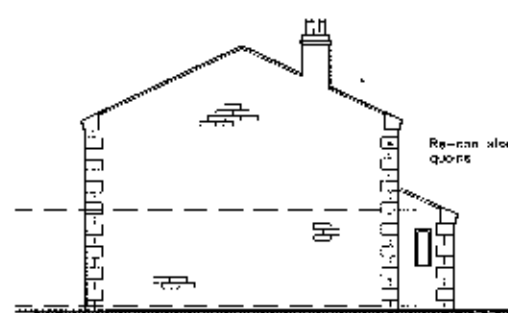
320121113P



First Floor Plan



Ground Floor Plan



Side (North East) Elevation



Rear (South East) Elevation

- MATERIALS**
- External walls in natural stone with reconstructed stone features to match adjacent properties.
 - Roof finished in concrete roof tiles to match adjacent properties.
 - Windows and doors in PVCU - colour to approval.
 - Poor rainwater gutters and downpipes - colour to approval.
 - Facade boards in PVCU or composite material - colour to approval.

Revisions
P1: 06/11/12 issued for pre-application planning advice
A: 04/12/12 Planning submission; Section added; Elevations finalised;

Ratcliffe
Architectural Services
Chartered Architectural Technologist
2 Sandwell Drive, Aston, Birmingham, B4 7AG
Tel: 0121 707 1770
Email: ratcliffe@ratcliffearchitect.com

Job:
New Housing at Parker Avenue, Clitheroe

Client:
Mr P. Dawson
Drawing:
House Layouts and Elevations

Scale: 1:50	Drawn: JAR	Check: JAR
Date: 04/12/12	Drawn: JAR	Check: JAR
Job No: RA039	Drawn: JAR	Check: JAR