



RIBBLE VALLEY
BOROUGH COUNCIL

18 DEC 2012

For office use only

Application No: 320130017P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Ms	First name:	Janet	Surname:	Dixon
Company name:	Janet Dixon Town Planners Ltd				
Street address:	10A Whalley Road				
Town/City:	Clitheroe				
County:	Lancs				
Country:					
Postcode:	BB7 1AW				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No					

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application.

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed change of use from dwelling to office at ground floor with one bedroom flat above. Alterations to roof of single storey roof

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:	144	Suffix:	
House name:			
Street address:	Woone Lane		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 1BN		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	373842		
Northing:	440971		

Description:

--

5. Pre-application Advice

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage of the property for the storage of waste.

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

☒ Yes ☐ No

If Yes, please provide details:

There is adequate space within the curtilage of the property for the storage of recyclable waste

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related ☒ 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 texture) to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

Natural coursed stone painted render

Description of proposed materials and finishes:

Painted render

Roof - description:

Description of existing materials and finishes:

Natural blue slate

Description of proposed materials and finishes:

Natural blue slate

Windows - description:

Description of existing materials and finishes:

Oak effect upvc

Description of proposed materials and finishes:

Oak effect upvc

Doors - description:

Description of existing materials and finishes:

Oak effect upvc

Description of proposed materials and finishes:

Oak effect upvc

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

10. Vehicle Parking

320130017P

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	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐

Yes

☒

No

☐

Unknown

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:

Residential

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 'BSS837: 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					
Flats/Maisonettes	1				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

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

Existing Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

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	84.0	84.0
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	0.0	0.0	0.0
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	0.0	84.0	84.0

18. All Types of Development: Non-residential Floorspace (continued)

320130017P

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	3	0	3

20. Hours of Opening

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

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
B1A	8.30	5.30					☐

21. Site Area

What is the site area?

138 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**24. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person**25. Certificates (Certificate A)****Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Ms First name: Janet Surname: Dixon

Person role: Applicant

Declaration date: 10/12/2012

☒ 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: Ms First Name: Janet Surname: Dixon

Person role: Applicant

Declaration date: 10/12/2012

☒ Declaration Made

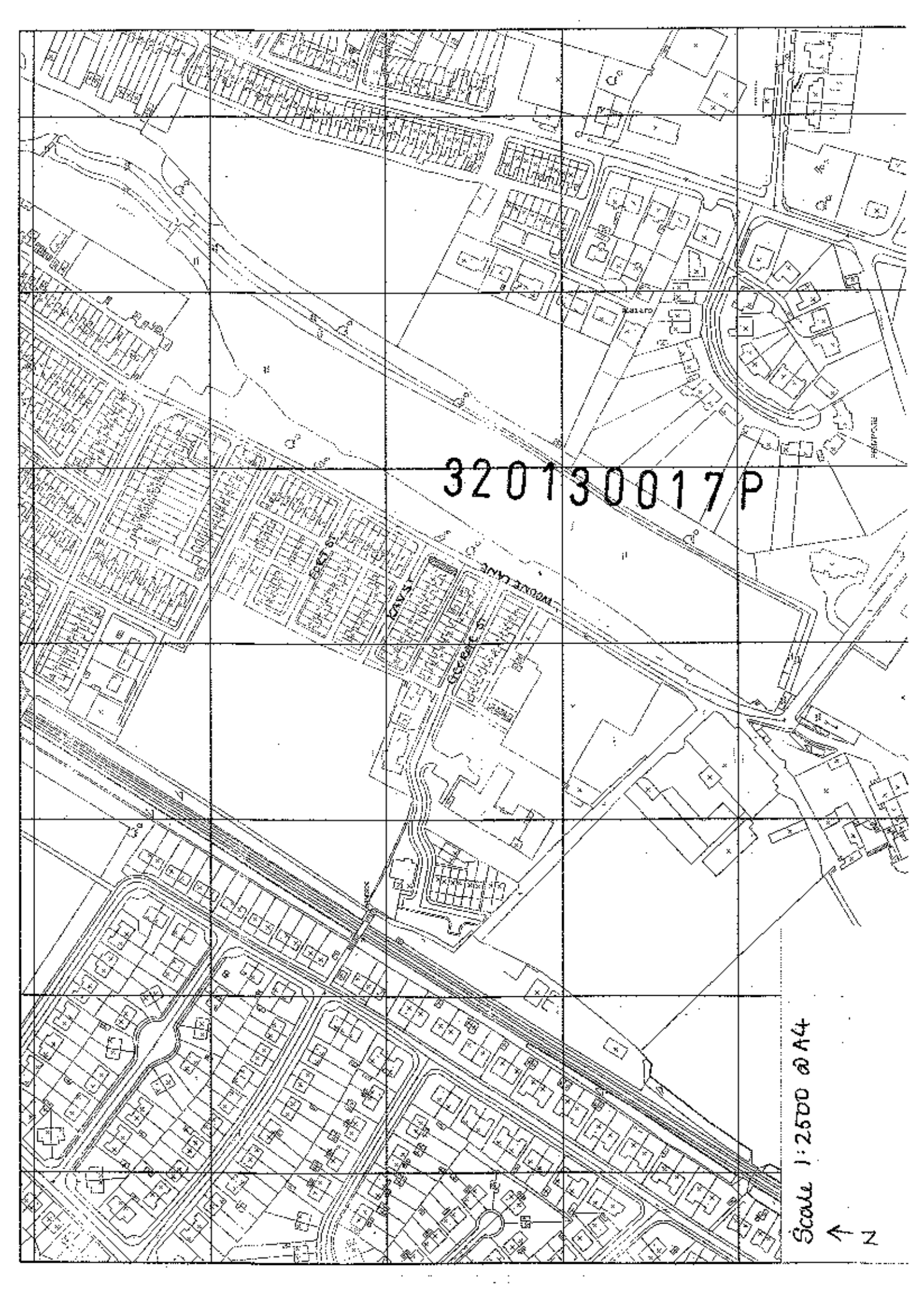
26. Declaration

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

10/12/2012



320130017P

Scale 1:2500 @ A4



**PLANNING STATEMENT IN SUPPORT OF AN APPLICATION FOR THE USE OF
A DWELLING AS OFFICES AT GROUND FLOOR AND RESIDENTIAL FLAT AT
FIRST FLOOR TOGETHER WITH ALTERATIONS TO THE SINGLE STOREY
ROOF AT 144 WOONE LANE, CLITHEROE, LANCASHIRE**

1 Site circumstances

- 1.1 Woone Lane is situated in the southern part of the town and runs roughly parallel to the A671 Whalley Road to the south east and the railway line to the north west. The application site fronts on to the north west side of Woone Lane between George Street and Kay Street but it appears to form the end of terrace property to those on Kay Street. A single storey kitchen extension has been added to the rear and the property now comprises a four bedroom, two storey dwelling.
- 1.2 The predominant land use in the locality is residential with industrial development to the south west and a reservoir on the opposite side of Woone Lane. No special designations are identified on the local plan proposals map. There are no parking restrictions on Kay Street or Woone Lane in the vicinity of the appeal site, and these roads are the subject of a 20mph speed restriction.

2 Planning history

- 2.1 Planning consent for the kitchen extension was granted under planning reference 3/03/0370/P on 17 June 2003.
- 2.2 A planning application seeking consent for the use of the dwelling as offices under planning reference 3/2006/0135 and was granted on appeal on the 28th September 2006. The planning permission was not implemented.

3 Proposed development

- 3.1 The proposed change of use will create an office on the ground floor and a one bedroom flat at first floor. The internal alterations proposed are indicated on the submitted plans. The entrance to the ground floor offices will be the original front door of the property and the entrance to the flat will be from the current kitchen extension. The only external alterations are to the roof of the

single storey existing kitchen extension required to resolve existing damp problems. The ridge of the roof is turned through 90 degrees so that this replaces the existing gable elevation facing the neighbours' property with the eaves of the roof. The impact of the changes to the roof on the neighbours' amenity is no greater than the existing structure.

- 3.2 It is envisaged that the office would accommodate three staff members and operate principally between the hours of 9am and 5pm.

4 Government guidance

- 4.1 The National Planning Policy Statement states that the government is committed to securing economic growth in order to create jobs and prosperity and it is committed to ensuring that the planning system does everything it can to support sustainable economic growth paragraphs 18 and 19.

5 Development plan

- 5.1 The relevant development plan policies to this application are the saved policies in the adopted Ribble Valley Districtwide Local Plan in particular policy G1 which sets out a number of development control criteria that may be applicable in the determination of planning applications. The relevant policy in the emerging Core Strategy is DMG1:General Considerations.

6 Assessment

- 6.1 Planning permission was granted on appeal for the conversion of the whole of the property to office use in 2006. At that time it was envisaged that the building would be occupied by up to 4 people working at any one time, and that as the administrative office of a small local firm visits by members of the public would be infrequent. Clitheroe is a small town and it was considered that it would be likely that at least some of those working would be able to walk to work or come by bicycle. As an office the property would generate no parking requirement outside normal office hours. Such parking as would be required would be at times when many local residents would themselves be out at work, and therefore coincided with the quietest period of the day. See Appendix, Appeal Decision Letter

6.2 This assessment of the parking requirement of the then proposed use was accepted by the Planning Inspector. Circumstances around the application site have not changed since the time of the appeal except that the speed limit on residential roads within Clitheroe has been reduced to 20mph. The application now proposed would require a similar level of parking and generate a similar level of activity to the appeal proposal. It is envisaged that the small ground floor office would be occupied by three persons and the first floor flat by a single person or couple.

6.3 The property occupies a corner plot there is a particularly long frontage on which to park. A large 4 bedroom residential property (notionally requiring 3 car parking spaces under the Lancashire County Council car parking standards) is likely to require parking spaces in the evening when parking spaces would be at a premium, whereas the proposed use would predominantly require parking during the day when most people are out at work. We concluded that the development would not be detrimental to highway safety and therefore that the proposal does not conflict with the requirements of local plan policy G1 or core strategy policy DMG1.

7 Conclusion

7.1 Planning consent is sought for the use of a dwelling as offices and flat within a predominantly residential area. The proposal is for development which will promote economic growth in a sustainable location without harm to the surrounding residential properties.

8 Appendix

8.1 Appeal decision letter

Judith Douglas Bsc (Hons) Dip TP MRTPI
Janet Dixon Town Planners Ltd
10A Whalley Road
Clitheroe
Lancs BB7 1AW
December 2012



Appeal Decision

Site visit made on 21 August 2006

by Eur Ing **Allan Denham** BSc(Eng) CEng CEnv MICE MCIWEM

an Inspector appointed by the Secretary of State for
Communities and Local Government

The Planning Inspectorate
4th Floor
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
Tel: 0117 372 6572
Email: enquiries@planning-inspectorate.gov.uk

Date: 26 September 2006

Appeal Ref: APP/T2350/A/06/2015801

144 Woone Lane, Clitheroe BB7 1BN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr G Gordon against the decision of Ribble Valley Borough Council.
- The application Ref 3/2006/0135, dated 18 February 2006, was refused by notice dated 13 April 2006.
- The development proposed is the use of dwelling as offices.

Decision

1. I allow the appeal, and grant planning permission for the use of a dwelling as offices at 144 Woone Lane, Clitheroe BB7 1BN in accordance with the terms of the application, Ref 3/2006/0135, dated 18 February 2006, and the plans submitted therewith, subject to the condition that the development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Main issues

2. I consider the main issue is the effect of the on-street parking arising from the proposal on highway safety along Woone Lane, George Street, Kay Street and Fort Street.

Reasons

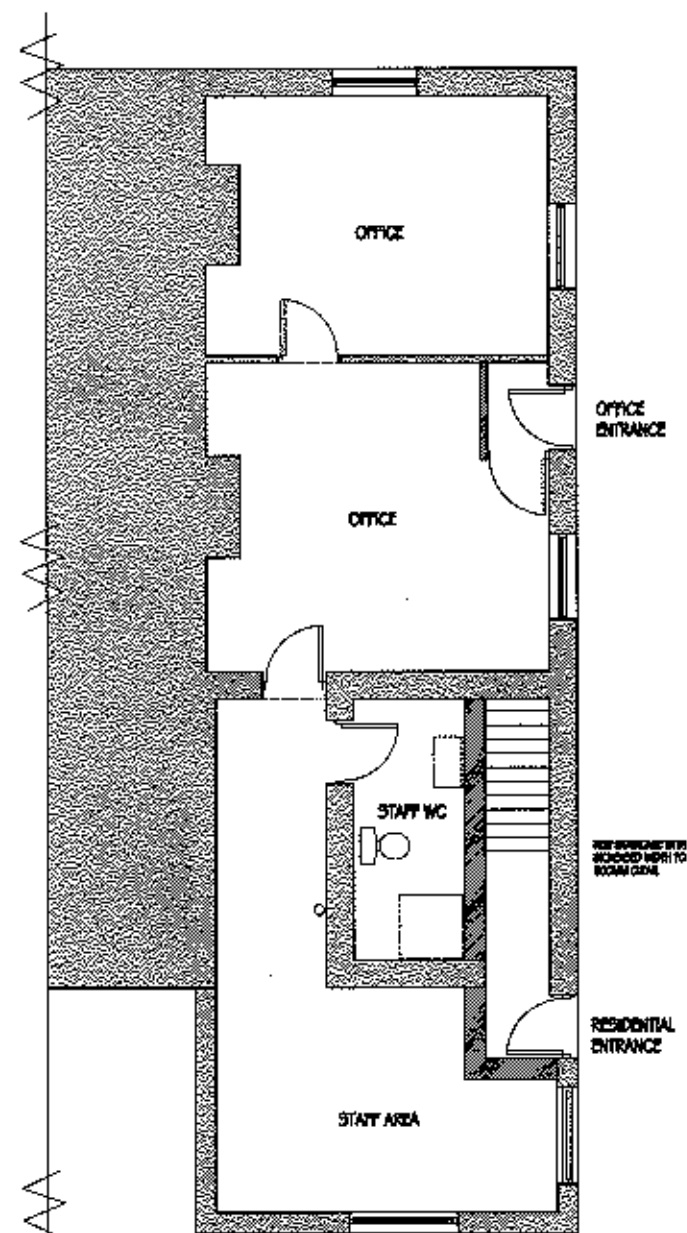
3. The proposed development is the change of use of a large terraced house to use as an office. The property is at the end of a row in Kay Street but fronts onto Woone Lane. The area surrounding the proposal is a quiet suburb of Clitheroe.
4. Policy G1 of the adopted Ribble Valley Districtwide Local Plan describes the criteria to be applied to all development. Paragraph (c) of the Policy, which requires that adequate arrangements for parking should be made, is the pertinent section in this case.
5. Woone Lane is a very quiet street adjacent to a reservoir on the south east side with short streets running off to the north west. The overhanging trees and close proximity of the boundary wall along Woone Lane serves to limit traffic speeds. During my visit, I noted that the vehicles using the street proceeded slowly.
6. The Council calculates that the development would generate a requirement for five parking spaces yet evidence from the appellant suggests that the proposal would require only four. It is reasonable to assume that the existing use requires space for two cars. I noted, during

my visit, that there was ample on-street parking available around the area of the proposed development. Therefore, I consider that there would be available on-street parking space in the vicinity during normal office hours which could be utilised in connection with the proposed use.

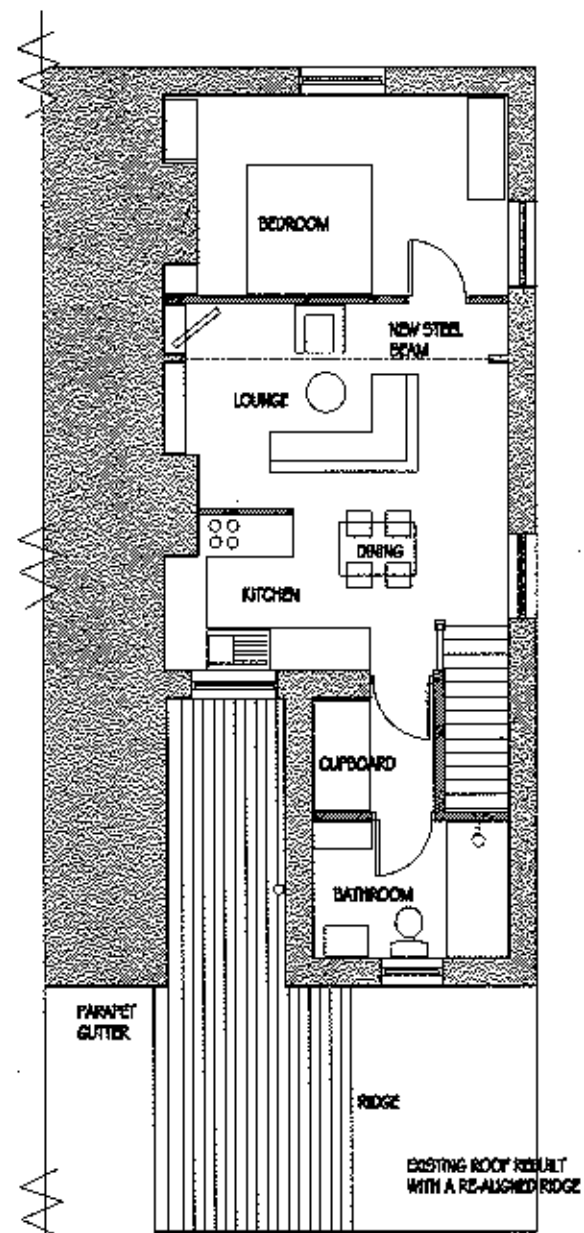
7. Office workers would normally wish to park as close as possible to their place of work, which may mean that they parked closer to the junctions than the recommended 10 metres. However, there are no parking restrictions in the area. In any event, due to the limited amount of turning traffic and the slow speeds, danger would not be caused in Woone Lane or the surrounding streets. Additional parking in Kay Street may also serve to keep vehicle speeds low. I consider that parking along the street would not be disruptive as on-street parking is commonplace in the area.
8. In conclusion, I consider that the development would not compromise Policy G1 (c) of the Local Plan nor would on-street parking, arising from the development, harm highway safety along Woone Lane.
9. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should succeed.

Allan Denham

Inspector



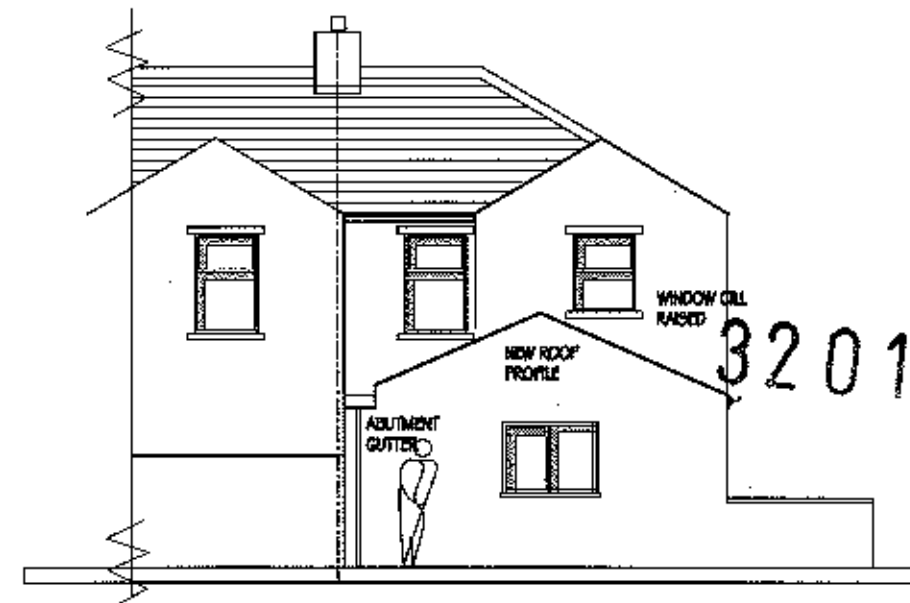
PROPOSED GROUND FLOOR PLAN



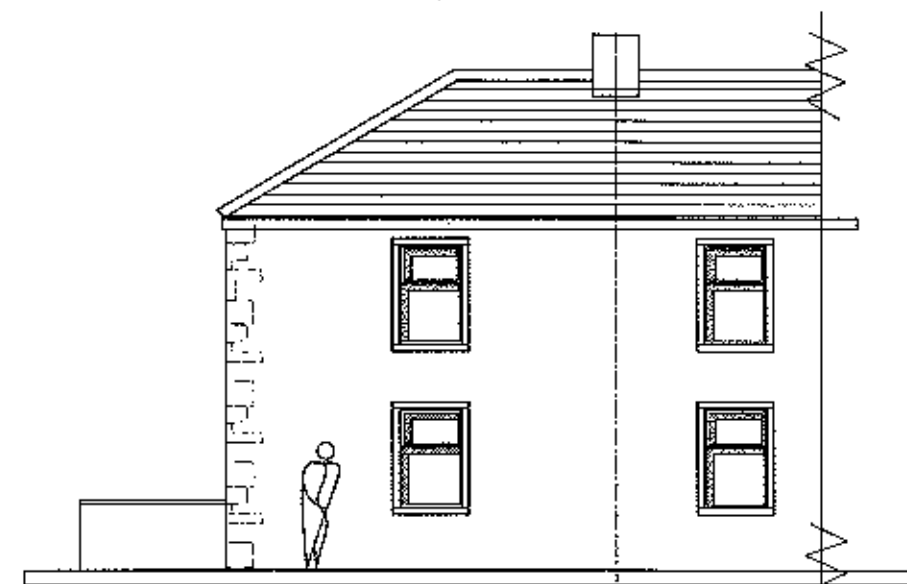
PROPOSED FIRST FLOOR PLAN



PROPOSED ENTRANCE ELEVATION



PROPOSED REAR ELEVATION



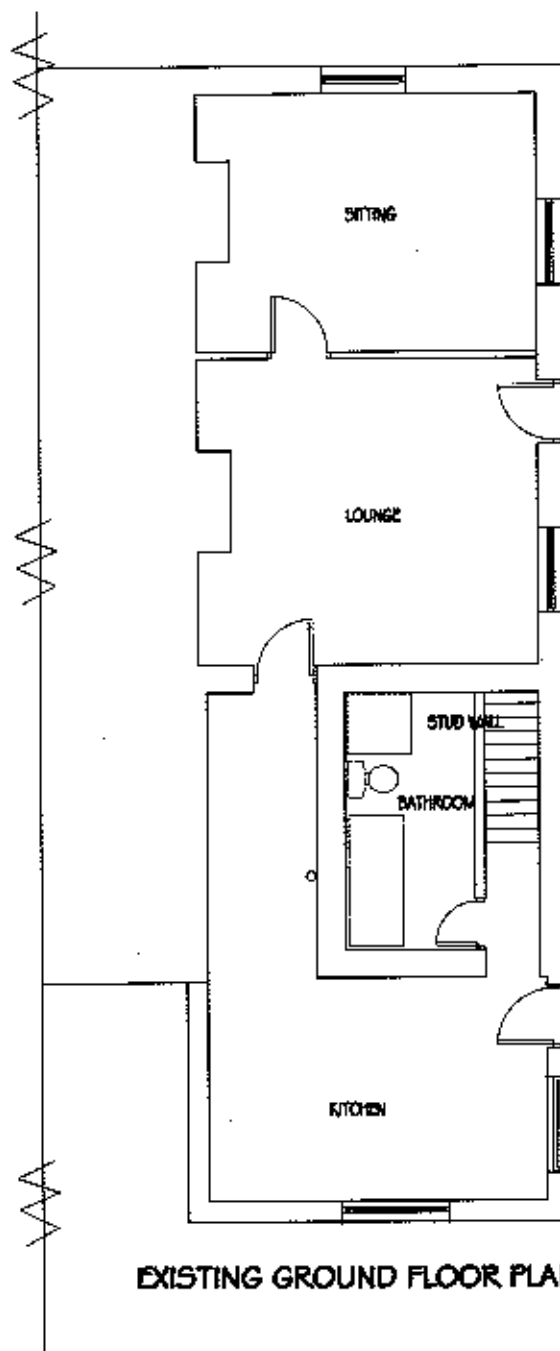
EXISTING STREET ELEVATION (no alterations)

144 WOONE LANE, CLITHEROE, LANCASHIRE

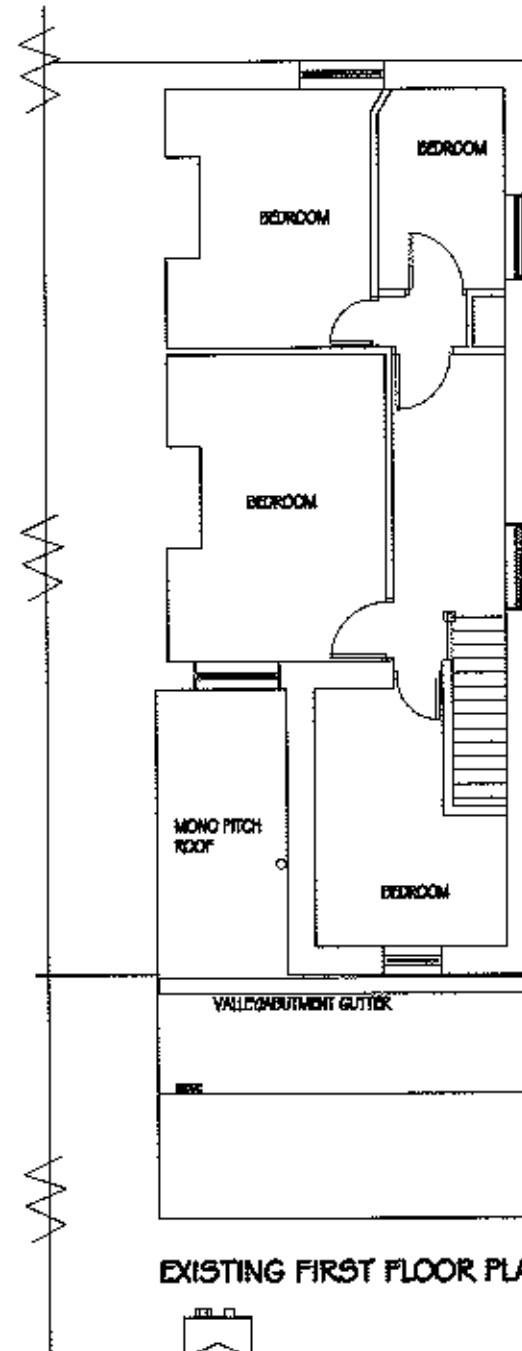
PROPOSED PLANS & ELEVATIONS

PH/JD/144/200 1:100 NOVEMBER 2012

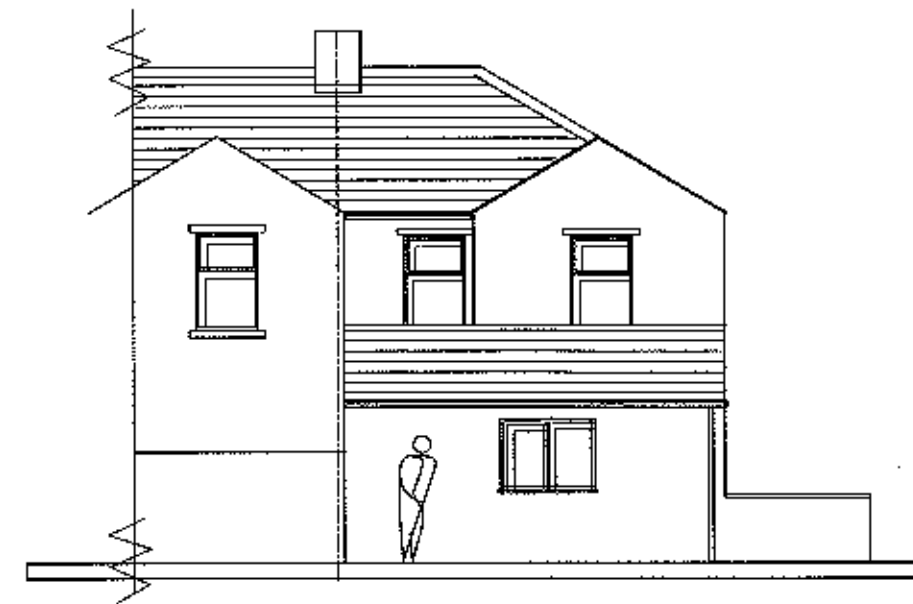
320130017P



EXISTING GROUND FLOOR PLAN

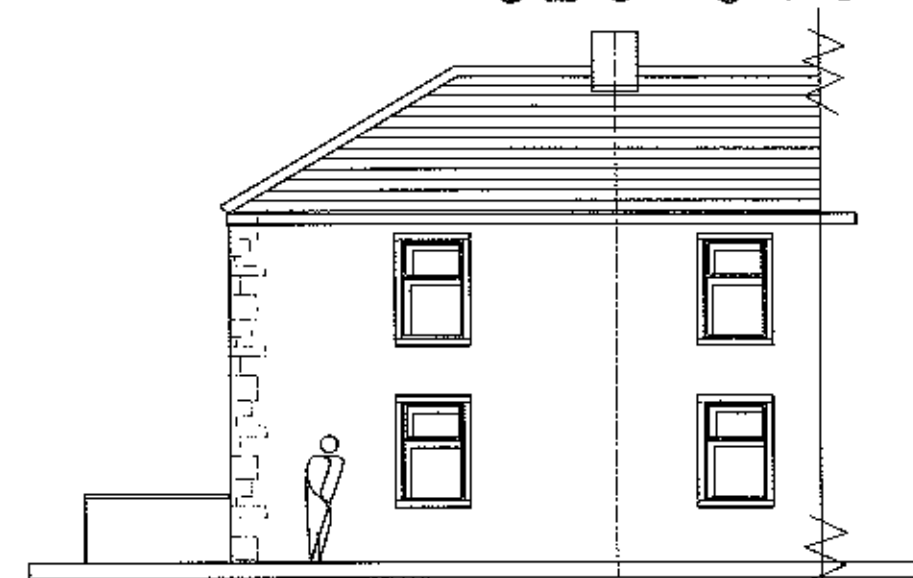


EXISTING FIRST FLOOR PLAN

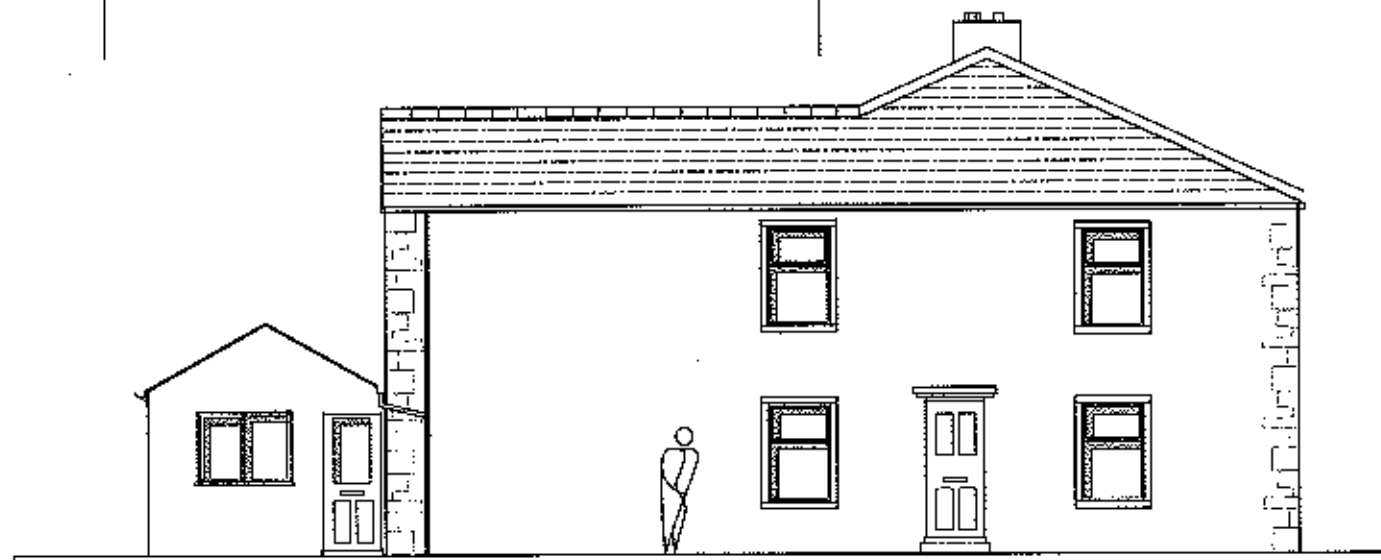


EXISTING REAR ELEVATION

320130017P



EXISTING STREET ELEVATION (no alterations)



EXISTING ENTRANCE ELEVATION

144 WOONE LANE, CLITHEROE, LANCASHIRE

EXISTING PLANS & ALTERATIONS

PH/JD/144/100 1:100 NOVEMBER 2012