



RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No: 320130051P

Date received

Fee paid £

Receipt No:

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:	Bobby	Surname:	Gill				
Company name:									
Street address:	Cockshotts Farm			Country Code:		National Number:		Extension Number:	
	Sabden			Telephone number:					
				Mobile number:					
Town/City:	Clitheroe			Fax number:					
County:	Lancashire			Email address:					
Country:	England								
Postcode:	BB7 9EH								
Are you an agent acting on behalf of the applicant?				☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Andrew	Surname:	Walker				
Company name:	The Planning & Development Network								
Street address:	Stanley House Lowergate			Country Code:		National Number:		Extension Number:	
				Telephone number:		01200443334			
				Mobile number:		07908003035			
Town/City:	Clitheroe			Fax number:					
County:	Lancashire			Email address:					
Country:	United Kingdom								
Postcode:	BB7 1AD				avwalker@jwpc.co.uk				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Restoration of former cottages to create one dwelling house.

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:

Town/City:
County:
Postcode:

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

Easting:
Northing:

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: Surname:

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

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)

Walls - description:

Description of existing materials and finishes:

Natural stone.

Description of proposed materials and finishes:

Natural stone to match existing.

Roof - description:

Description of existing materials and finishes:

Grey slate (part)

Description of proposed materials and finishes:

Grey slate

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:

Plan 02D and Design and Access Statement

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	3	3
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:

Agricultural storage

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			1		
Flats/Maisonettes					
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					
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	1
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

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:

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?

1,050

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:

Mr

First name:

Andrew

Surname:

Walker

Person role:

Agent

Declaration date:

18/12/2012



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

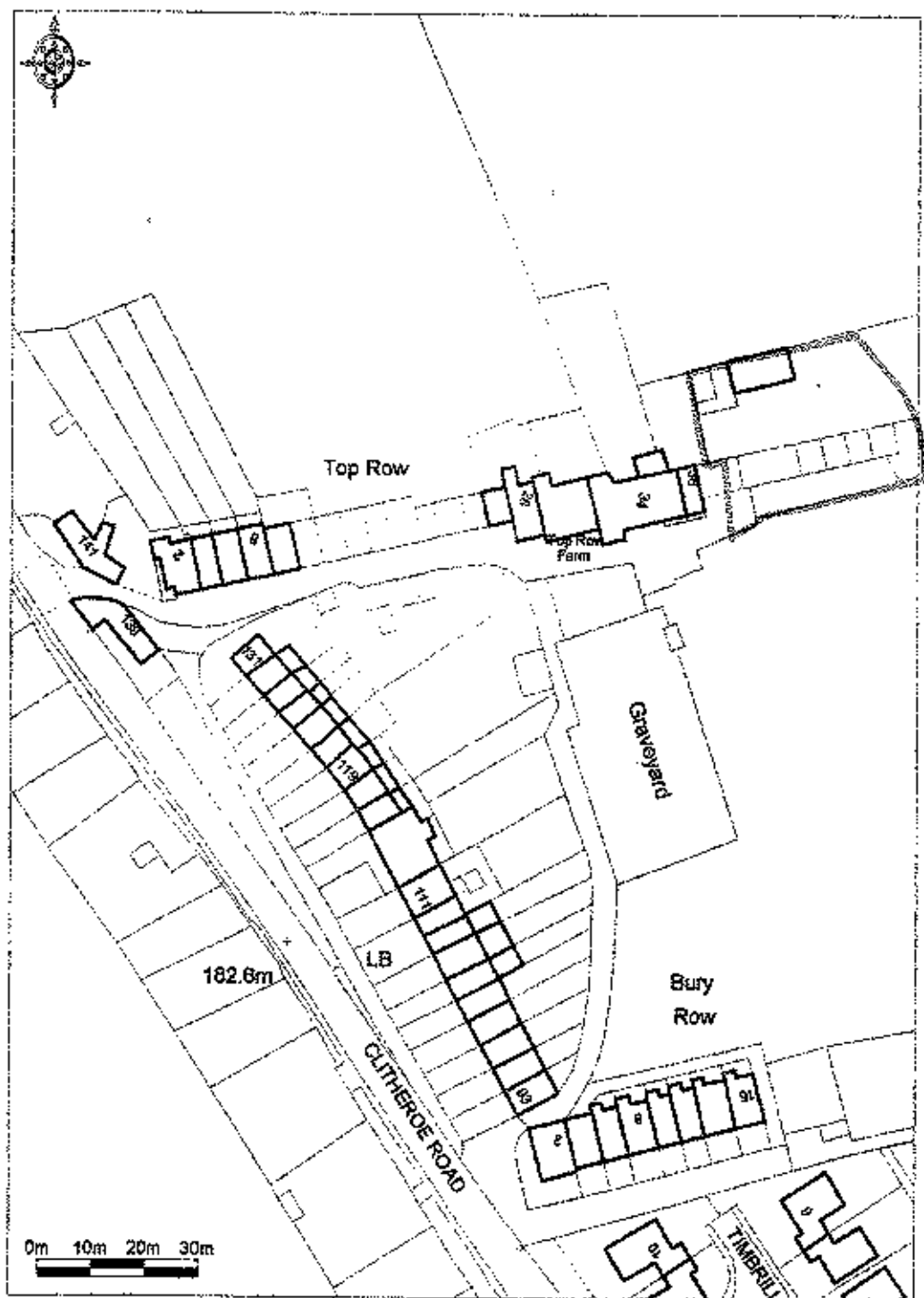
(A) None of the land to which the application relates is, or is part of an agricultural holding.

(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

Notice recipient				Date notice served
Name:	Sole tenant - not applicable			
Number:		Suffix:		
Street:				
Locality:				
Town:				
Postcode:				

320130051P



Promap

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DESIGN AND ACCESS STATEMENT

FOR THE

**PROPOSED RENOVATION OF
THE REDUNDANT COTTAGES**

AT TOP ROW

SABDEN

CLITHEROE

LANCS

FOR MR AND MRS GILL



Date: 19th December 2012
Author: Louise Gill B.Sc. (Hons.)

1. Development and Building Use

The proposed application site consists of two redundant cottages. To the west of these are more cottages that are now largely fallen down, the remaining walls are about as high as the first floor level would have been originally. To the east of the redundant cottages is a single storey stone built store, complete with monopitch roof.

It is proposed that one dwelling will be formed, by converting the redundant cottages and rebuilding on the footprint of the cottages that were originally to the west of the remaining building. It is proposed that the single storey store to the east will be demolished to make way for a parking area. The dwelling will be used purely for residential purposes.

The site has open views of the countryside to the north, east and south; the field to the south of the building is identified as a significant open space on the Sabden Conservation Area Townscape Appraisal Map. To the east of the building are the cottages forming Top Row. The application site falls within the Sabden Conservation Area boundary and the buildings are identified as buildings of townscape merit.

The cottages were constructed in the late 18th century; it is unclear when the cottages were last used as houses; records indicate they were still habited less than 100 years ago. Since then the cottages have been used to house cattle and store hay and materials. Minor rebuilding works are required to make the redundant cottages structurally sound and fit for conversion.

2. Layout

The layout of the proposal has been dictated by the existing building and the footprint of the partially fallen down cottages to the west, the store to the east will be demolished as part of the proposals. It is proposed that the redundant cottages will be renovated, there will be a re-build element to the west on the footprint of the partially fallen down cottages. Half of this will be two storeys to match the existing cottages and the remainder will be a single storey garage.

Demolishing the existing building to the east and rebuilding on the footprint of the cottages to the west ensures the new dwelling does not encroach on the surrounding open space. The proposed layout with the garage close to the access gate will minimise car movements in front of the house and provides a link to the existing parking areas at the end of Top Row. The gravel car parking area to the east ensures the views of the cottages from within the conservation area will not be obscured.

Internally the layout of the dwelling has been largely dictated by the position of the existing dividing walls between the cottages; door openings have been kept to a minimum to preserve the history and integrity of the cottages. Splitting up the layout of the house to make use of the existing dividing walls also meant that the existing window and door openings could be reused. This has ensured that external alterations have been kept to an absolute minimum, to conserve the character of the property.

3. Amount

The scale of the proposal is derived from the existing redundant cottages that are to be converted and the footprint of the partially fallen down cottages, where the re-build element is proposed. The proposal will result in a total of 179.8m² of residential accommodation being created.

4. Scale

The footprint of the proposed dwelling is as it is currently (excluding the store to the east), and measures 19.3m x 7m. It is proposed that the eaves height is increased slightly from 4.5m to 4.8m, this is to accommodate the increased first floor thickness that will be required to meet current building regulation standards, whilst ensuring the first floor area is still useable.

5. Appearance

As mentioned earlier, the existing openings have been reused to keep external alterations to an absolute minimum, to conserve the character of the property. The openings within the new build element reflect the adjacent cottages;

consequently the most prominent south elevation has been designed to ensure it is still clearly distinguishable as three cottages, albeit with the most western cottage having an attached garage.

The cottages are identified in the Sabden Conservation Area appraisal, as a "derelict building at the east end of Top Row" and the cottages are listed as one of the weaknesses within Sabden Conservation Area. The cottages, although structurally sound, require a schedule of improvements to return them to their former glory. The cottages will require re-roofing, the existing corrugated sheeting will be replaced and the grey slate that will be used will vastly improve the appearance of the cottages. It is proposed that conservation style Velux windows will be installed where indicated on the proposed plans.

The majority of the stonework requires re-pointing, this will be done sympathetically. Painted timber windows and doors will be installed throughout, this type of window and door would have been used originally in the cottages and will enhance the buildings character. UPVC windows have been identified as one of the main threats to the character of Sabden Conservation Area; they would look out of place in a dwelling of this age and style and consequently will not be used. The re-use of the cottages would stop them continuing to fall into disrepair and in turn improve their appearance, thus removing one of the conservation areas negative features and enhancing the conservation area.

6. Landscaping

The proposed landscaping within the site has been kept to a minimum. To the most prominent south elevation a gravel track will provide access to the car parking area to the east, thus ensuring the views from the significant open space to the south will not be harmed by the domestic curtilidge. The existing cottages on Top Row have gardens to the north; this is what is proposed for this dwelling. This will ensure the amenity space serving the dwelling will not be viewed from the significant open space to the front of the dwelling.

7. Access

The redundant cottages are accessed via a gate from Top Row; this access to the site will be retained. A gravel access track will be provided across the front of the dwelling to access the proposed car parking area to the east.

PLANNING SUPPORT STATEMENT**REINSTATEMENT OF FORMER COTTAGES TO CREATE ONE DWELLING HOUSE****TOP ROW, SABDEN****1 INTRODUCTION**

1.1 The proposed development involves the restoration of three former cottages immediately to the east of Top Row Sabden. The buildings are shown on the Sabden Inset Map of the Ribble Valley District-wide Local Plan as being within the village boundary.

1.2 Although originally constructed and used as three separate cottages with attached storage, the buildings have for many years been used as storage in connection with Cockshotts Farm, Sabden, which is owned and operated by the applicant. The applicant is assisted, full time, by his son who currently lives at home. The son is shortly to be married but has been unable to find an affordable house within the village, close to his place of work. The restoration of the cottages would allow the son to live in close proximity to his work and would have the added benefit of improving the appearance of the area and prevent further deterioration of these buildings which have local historical importance.

1.3 Before submission of this application advice was sought from the Council on the proposed restoration. A comprehensive reply was received reference RV/2012/ENQ/00200 dated 20th November 2012. This response offered significant support for the proposal but suggested some amendments and improvements. This application reflects the pre-application advice offered and this Statement explains how the advice is reflected in the submitted scheme.

2 PLANNING POLICY

2.1 As noted above the former cottages fall within the Local Plan village boundary for Sabden. The land immediately to the north is a compound attached to the cottages and falls outside of this boundary. This area will be kept as open land and used for garden purposes. The whole application site is within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) where the policy seeks to protect, conserve and enhance the character of the area.

2.2 The pre-application advice points out that the application site is within the Sabden Conservation Area and that the former cottages are buildings of townscape merit. However, it is also noted that the current state of the buildings with their semi-derelict appearance is a weakness in the Conservation Area. Sympathetic restoration of the cottages would be in-line with the Conservation Area Management Guidance. It is also noted that the area in front of the cottages is designated as a significant open space and the openness of this land should be preserved.

2.3 Up-to-date planning policy is set out in the National Planning Policy Framework (NPPF) and the pre-application advice considers paragraph 55 of this document which seeks to promote sustainable development in rural areas. By providing local housing for a rural worker, improving a heritage asset and bringing a redundant building back into use, the application proposal is in accordance with the NPPF.

3 THE PROPOSAL

3.1 As explained more fully by reference to the plans and the Design and Access Statement the proposal involves the restoration of the West and Middle cottages and the rebuilding of part of the East cottage. The existing fenestration and building access arrangements would be largely retained but the ridge height would be increased by 1.2m to allow for acceptable modern headroom on the first floor. The Structural Survey which forms part of this application (as required by the pre-application advice) shows that the proposed works can be carried out without major re-building. Existing materials will be reused wherever possible and any new materials would be to match these. The proposed design will retain the character of the buildings involving minimum changes to the appearance commensurate with the new use. As such the proposal complies with the AONB and Conservation Area requirements.

3.2 Because the proposal involves the restoration of a rural building the applicant has carried out a bat survey. This report, which forms part of the application, shows that the presence of bats is unlikely but suggests measures to be carried out during the restoration works.

3.3 Specific comment was made in the pre-application advice regarding the open area to the front of the cottages. The original draft proposals have been amended to remove a parking area from this land which is now retained as an open space.

3.4 Access to the proposed dwelling will be from Clitheroe Road and along Top Row. The applicant has pointed out that this route is currently used by agricultural vehicles and that the use of the buildings as a single dwelling house will reduce traffic levels. In the event the pre-application advice reports that the Highway Authority have no objection to the proposal

4 CONCLUSIONS

4.1 The submitted scheme has had careful regard to the pre-application advice. It has been established that the proposed use in this location complies with planning policy. By improving the buildings in a sympathetic manner the proposal is in accordance with both AONB and Conservation Area policies. In addition, the proposed use will benefit the local economy by bringing forward investment and provide housing for a local rural worker. It therefore meets both the sustainable development and design requirements of current planning policy.