

09 JAN 2013

For office use only

Application No: 320130063 P

Date received

Fee paid £

Receipt No:

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

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	Stephen	Surname:	Bennett
Company name:					
Street address:	2 Pinfold Farm Barn				
	Preston Road				
	Ribchester				
Town/City:	Preston				
County:	Lancashire				
Country:	UK				
Postcode:	PR3 3YD				
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

Title:	Mr	First Name:	KARL	Surname:	ZALDATS
Company name:	KARL ZALDATS ARCHITECT				
Street address:	HATHERSAGE BARN				
	MOORSIDE LANE				
	WOODPLUMPTON				
Town/City:	PRESTON				
County:	Lancashire				
Country:					
Postcode:	PR4 0TB				
Telephone number:	Country Code	National Number	Extension Number		
		01772 691712			
Mobile number:		07770976548			
Fax number:					
Email address:	kzarchitect@btinternet.com				

3. Description of Proposed Works

Please describe the proposed works:

DEMOLITION OF EXISTING SINGLE STOREY OUT BUILDING AND ERECTION OF NEW SINGLE STOREY GRANNY ANNEXE

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

House: 2 Suffix:
House name: Pinfold Farm Barn
Street address: Preston Road
Ribchester
Town/City: Preston
County:
Postcode: PR3 3YD

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

Easting: 363801
Northing: 436315

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

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:

RENDERED MASONARY WALLS

Description of *proposed* materials and finishes:

NATURAL STONE WALLS TO MATCH EXISTING CONVERTED BARN + ADJACENT OUT BUILDINGS

Roof - description:

Description of *existing* materials and finishes:

CORROUGATED ASBESTOS SHEETS ON TIMBER ROOFSTRUCTURE

Description of *proposed* materials and finishes:

NATURAL SLATE ROOFS TO MATCH EXISTING CONVERTED BARN + ADJACENT OUT BUILDINGS

11. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

NOT APPLICABLE

Description of *proposed* materials and finishes:

uPVC DOUBLE GLAZED UNITS

Doors - description:

Description of *existing* materials and finishes:

PAINTED TIMBER

Description of *proposed* materials and finishes:

uPVC DOUBLE GLAZED UNITS

Boundary treatments - description:

Description of *existing* materials and finishes:

VARIOUS

Description of *proposed* materials and finishes:

VARIOUS AS EXISTING

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

CONCRETE

Description of *proposed* materials and finishes:

EXISTING CONCRETE

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

144/11A PROPOSALS, 144/12 EXISTING, 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: First name: Surname:
Person role: Declaration date: ☒ 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: First Name: Surname:
Person role: Declaration date: ☒ 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

320130063P

DESIGN + ACCESS STATEMENT

**DEMOLITION OF EXISTING DETACHED OUTBUILDING +
CONSTRUCTION OF DETACHED SINGLE STOREY GRANNY ANNEXE
2 PINFOLD FARM BARN
PRESTON ROAD
RIBCHESTER
PRESTON**

Applicant: **Mr + Mrs S Bennet**
2, Pinfold Farm Barn
Preston Road
Ribchester
Preston
PR3 3YD

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

January 2013

DESIGN AND ACCESS STATEMENT

DEMOLITION OF EXISTING OUT BUILDING + CONSTRUCTION OF A SINGLE STOREY GRANNY ANNEXE TO 2, PINFOLD FARM BARN, PRESTON ROAD, RIBCHESTER

1 ASSESSMENT

- 1.1 The application site is situated on the north east side of Preston Road, Ribchester and is half of a pair of semi detached dwellings of an established converted barn. The site is entered by a shared access which also serves the adjacent Farm House and holiday lets. The existing building is single storey, and is situated to the bottom of the rear garden area. Directly to the south east of the building is a relatively new stone built double garage/store and attached to that at the rear is a stable block. There is a rear garden/yard area accessed via an existing drive/parking area.
- 1.2 The building is of traditional masonry construction, with a pitched roof. The walls are render on masonry. The duo pitched roof is covered in corrugated asbestos sheets on timber members.
- 1.3 There is an existing concrete drive accessed from the front of the converted barn, and the rear garden is a flagged patio area with timber decking near the building to be demolished.
- 1.4 The building was probably built during the early 1900's as a shippon to the farm.
- 1.5 Currently the building is being used as storage and is in porr condition.
- 1.6 The site is situated outside the designated 'Conservation Area'.

2 INVOLVEMENT

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

DESIGN AND ACCESS STATEMENT

DEMOLITION OF EXISTING OUT BUILDING + CONSTRUCTION OF A SINGLE STOREY GRANNY ANNEXE TO 2, PINFOLD FARM BARN, PRESTON ROAD, RIBCHESTER

3 EVALUATION

- 3.1 The applicants Mr & Mrs S Bennet who are the owners of this property, have lived in the barn since its conversion, and the applicants brother lives in the other half of the converted barn. The proposed Granny Annexe is to provide accommodation for the families relatives.
- 3.2 The applicants own a horse and other small animals, and the other outbuildings are used as storage for maintenance machinery and feed. The adjacent paddock is used to graze the horse.
- 3.3 There is plenty of external hard standing to park and manoeuvre vehicles on site to the rear, side and front of the property, including, the families cars, trailers, vans and the like.
- 3.4 The contents of the building to be demolished will be housed in the adjacent large detached garage/store.
- 3.5 The current building to be demolished has a volume of approximately 145m^3 where as the proposed new building has a volume of approximately 222m^3 , which equates to an overall increase in volume of about 53%.
- 3.6 The actual foot print of the existing is approximately 44m^2 and the proposed foot print is about 62m^2 , resulting in an increase of about 41%.
- 3.7 The existing floor area is approximately 36m^2 and the proposed floor area is approximately 46m^2 , which equates to an overall increase in floor area of about 28%.
- 3.8 The nearest elevation of the existing and proposed buildings to the single storey rear element of the existing converted barn, is about 10m. Due to the increase in width, the ridge height increases by about 450mm, and as the proposed is single storey, and is to be pulled away from the shared boundary with No 1, it will have little/no impact on the adjacent property No 1.

DESIGN AND ACCESS STATEMENT

DEMOLITION OF EXISTING OUT BUILDING + CONSTRUCTION OF A SINGLE STOREY GRANNY ANNEXE TO 2, PINFOLD FARM BARN, PRESTON ROAD, RIBCHESTER

3 EVALUATION (Cont.)

- 3.9 Access into the new building is around to the rear of the property and will have no impact on both Nos 1+2.
- 3.10 The proposed building will be constructed of stone walls and slate roof to match with the existing barn and more recent garage building, and will enable the garden area to this end of the site to be kept neat, tidy and presentable.
- 3.11 To the rear of the garden is a high fence which shields the neighbouring timber stable block belonging to the owners of No 1. Beyond that there are fields.

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 is only seen by a few residents to the rear of the property. The rear windows to the single storey element of the converted barn are those to the kitchen areas.
- 4.3 The height of the extension has been determined by the pitch of the slate roof, and the eaves height of the existing and proposed are about the same.
- 4.4 The internal layout of the proposed annexe is simple, basic and minimal providing a basic lounge with kitchen area, a double bedroom and a separate bathroom.
- 4.5 The new walls are to be masonry walls faced with stone, which increases the wall thickness and as a consequence the foot print of the building.

DESIGN AND ACCESS STATEMENT

DEMOLITION OF EXISTING OUT BUILDING + CONSTRUCTION OF A SINGLE STOREY GRANNY ANNEXE TO 2, PINFOLD FARM BARN, PRESTON ROAD, RIBCHESTER

4 DESIGN (Cont.)

- 4.6 The proposed building straddles the foot print of the existing with the long elevation parallel to the main converted barn being the on the same line, and the rear gable being pulled away from the shared boundary between Nos 1+2, which reduces the impact on the neighbours garden, and allows access for maintenance around the new building.
- 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 stone faced masonry walls and pitched slate roofs.
- 4.8 The adjacent farm house has past Planning History and there is a 3 bed low key single storey Holiday let adjacent, which is larger than the building proposed on this application.
- 4.9 The proposed building 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 the applicants later years.
- 4.10 Generally the building will adopt a traditional method of construction consisting of insulated cavity masonry walls faced with stone, insulated concrete floors, insulated timber roof structures, high performance uPVC framed glazed units.
- 4.11 The design incorporates the principals outlined by the guidance "Secure by Design" by incorporating new windows and doors that will have high security locks.
- 4.12 The proposals have no noticeable impact on the landscape, or the streetscape and townscape.

DESIGN AND ACCESS STATEMENT

DEMOLITION OF EXISTING OUT BUILDING + CONSTRUCTION OF A SINGLE STOREY GRANNY ANNEXE TO 2, PINFOLD FARM BARN, PRESTON ROAD, RIBCHESTER

5 ACCESS

- 5.1 The existing access arrangements from the main road around to the property, No 2 Pinfold Farm Barn, remains with out the need for alterations.
- 5.2 Visibility both ways from the established wide site entrance is good.
- 5.3 Adequate parking and safe manouvering exists within the site.
- 5.4 The refuse and recycling containers remain in the existing area between the gable of the house and the garage, which is within easy distance for collection.
- 5.5 Access into and within the building will meet with the current requirements of Part M of the Building Regulations in terms of Access for All, and the site is relatively level allowing easy access into and out from the building.

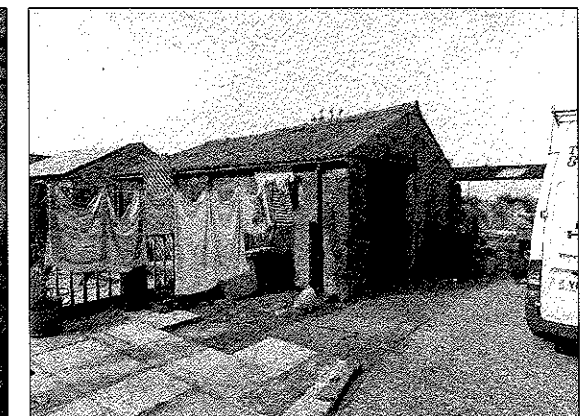
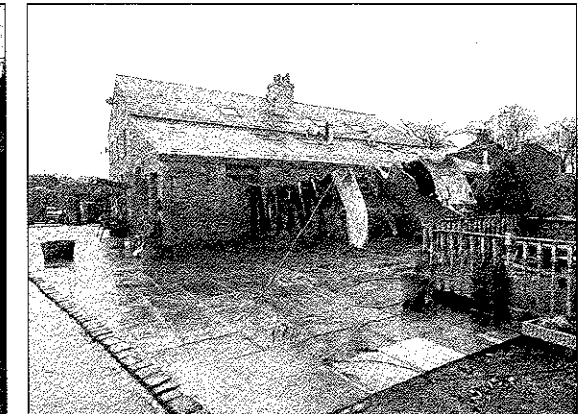
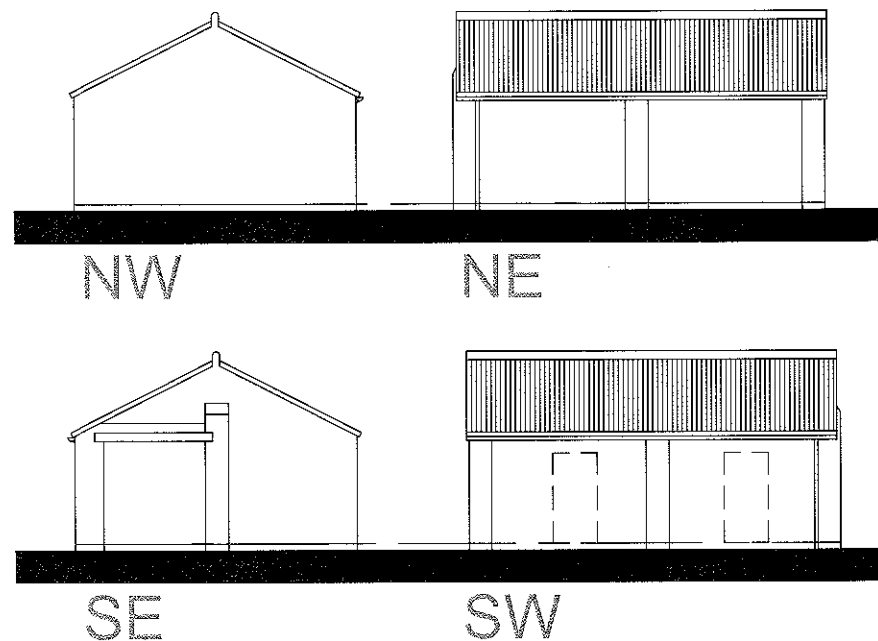
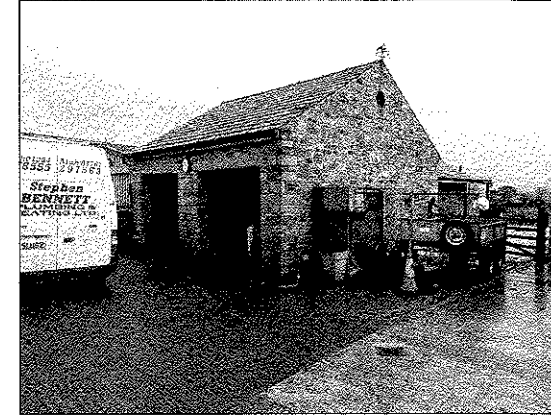
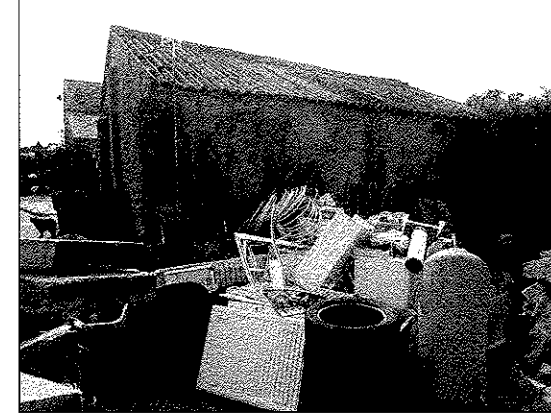
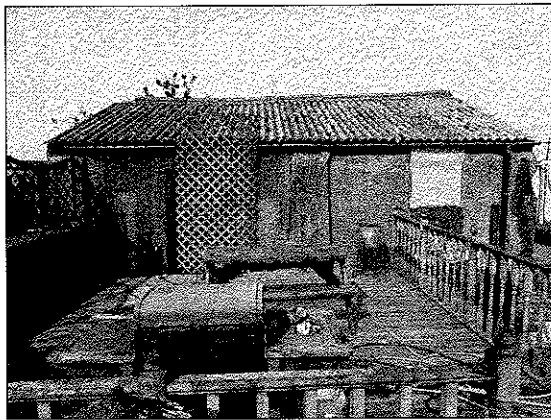
January 2013

KZA/144

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Hathersage Barn
Moorside Lane
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Preston
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EXISTING MATERIALS:
WALLS - RENDERED MASONRY
ROOF - CORRUGATED ASBESTOS
SHEETS ON TIMBER ROOF
STRUCTURE

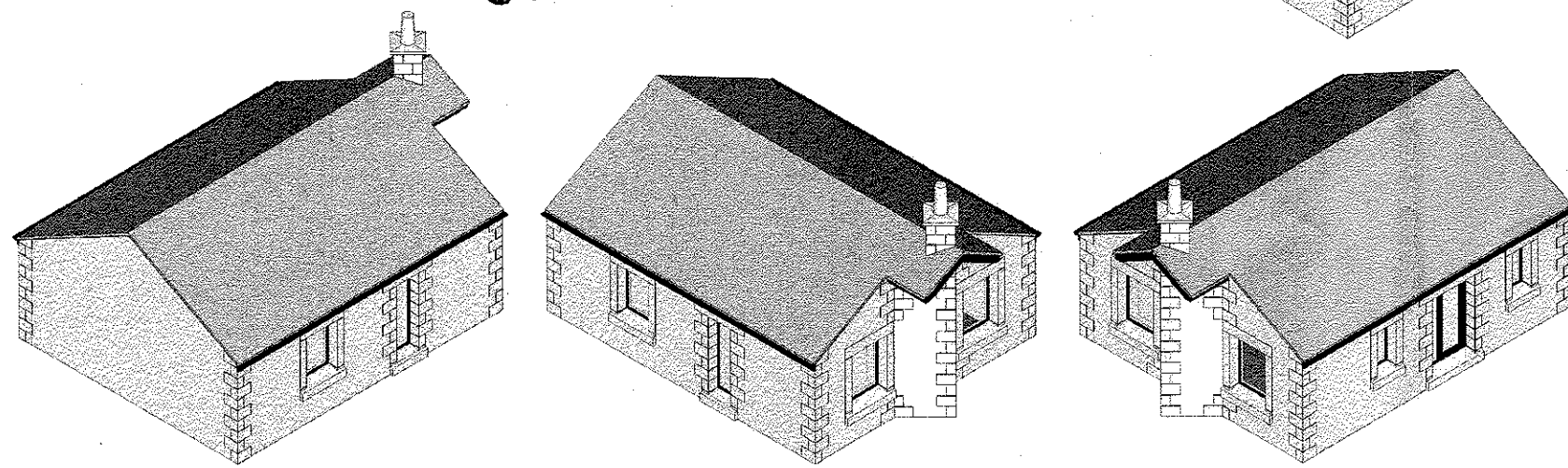
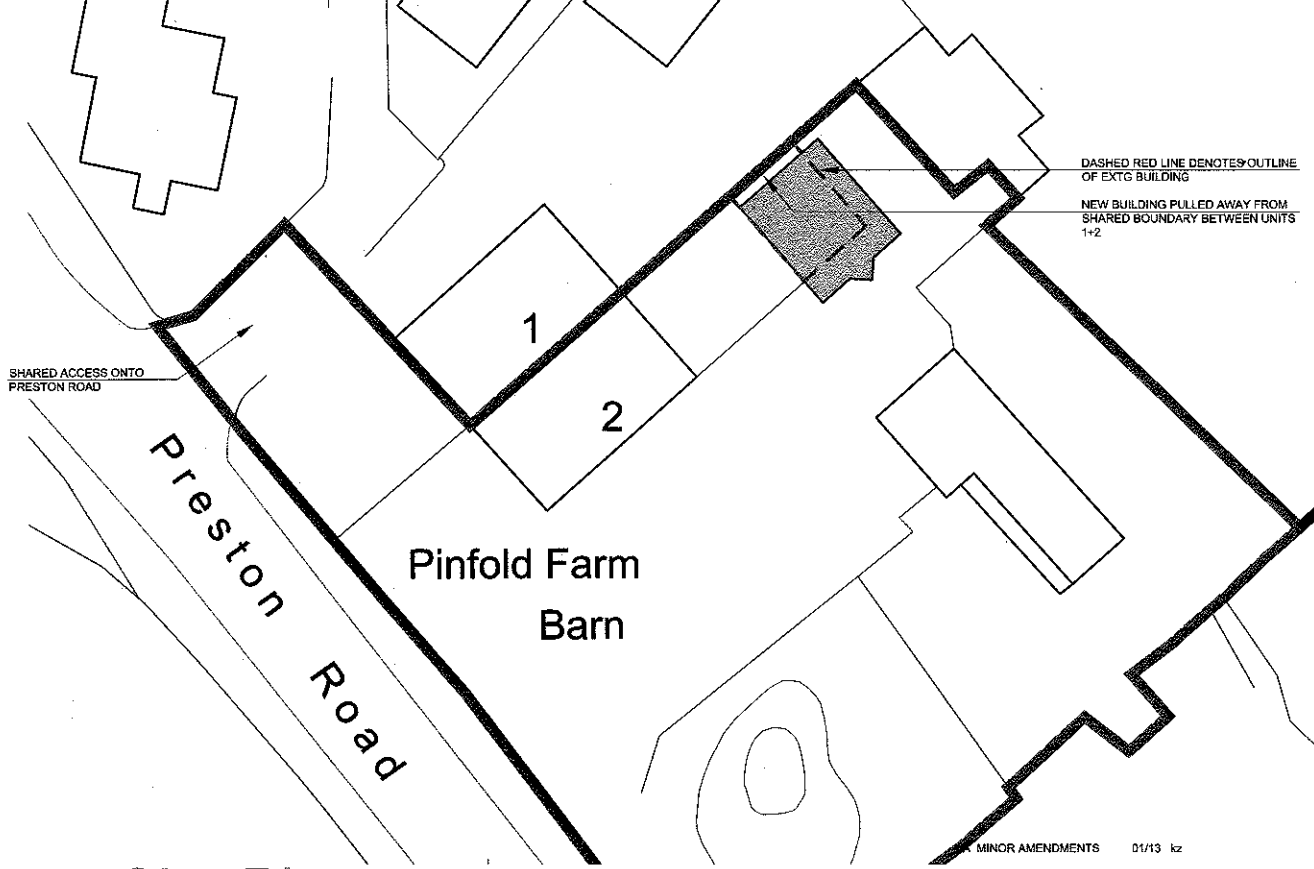
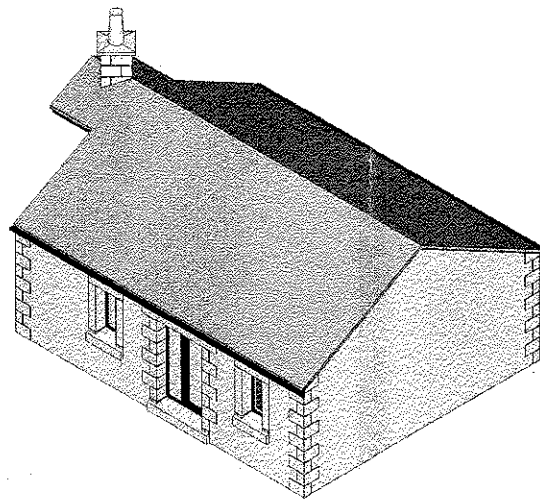
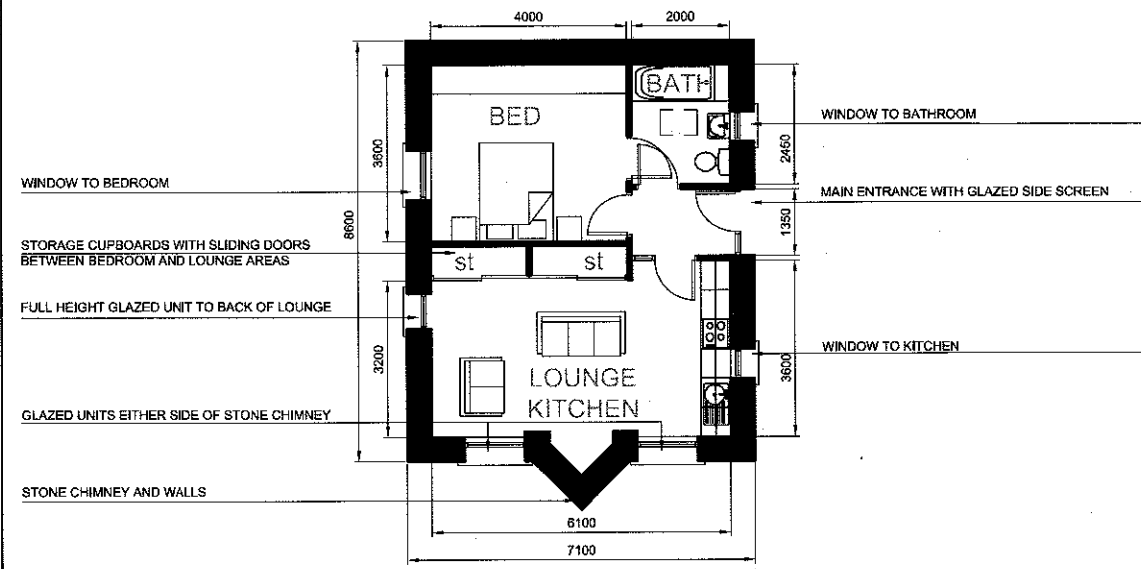
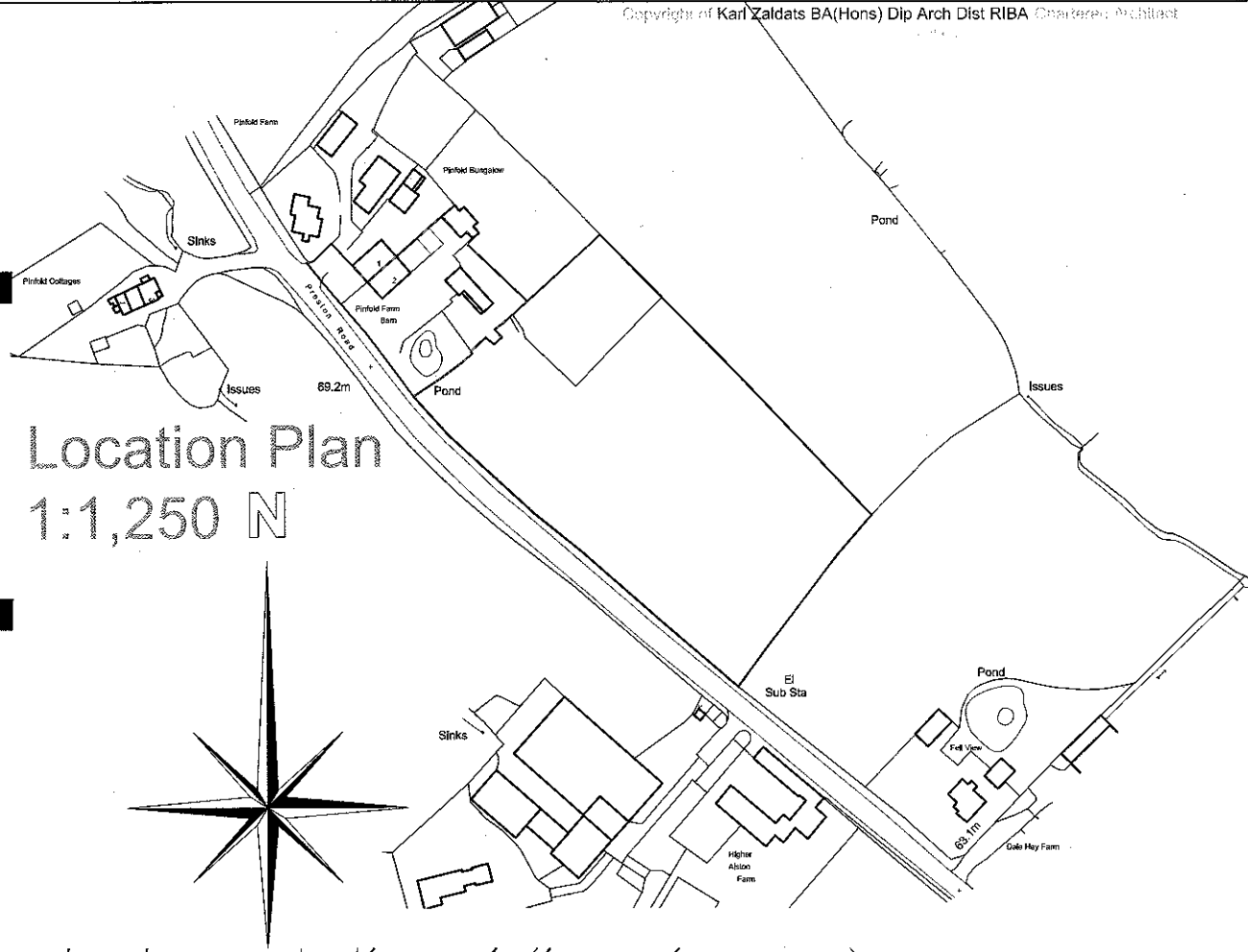
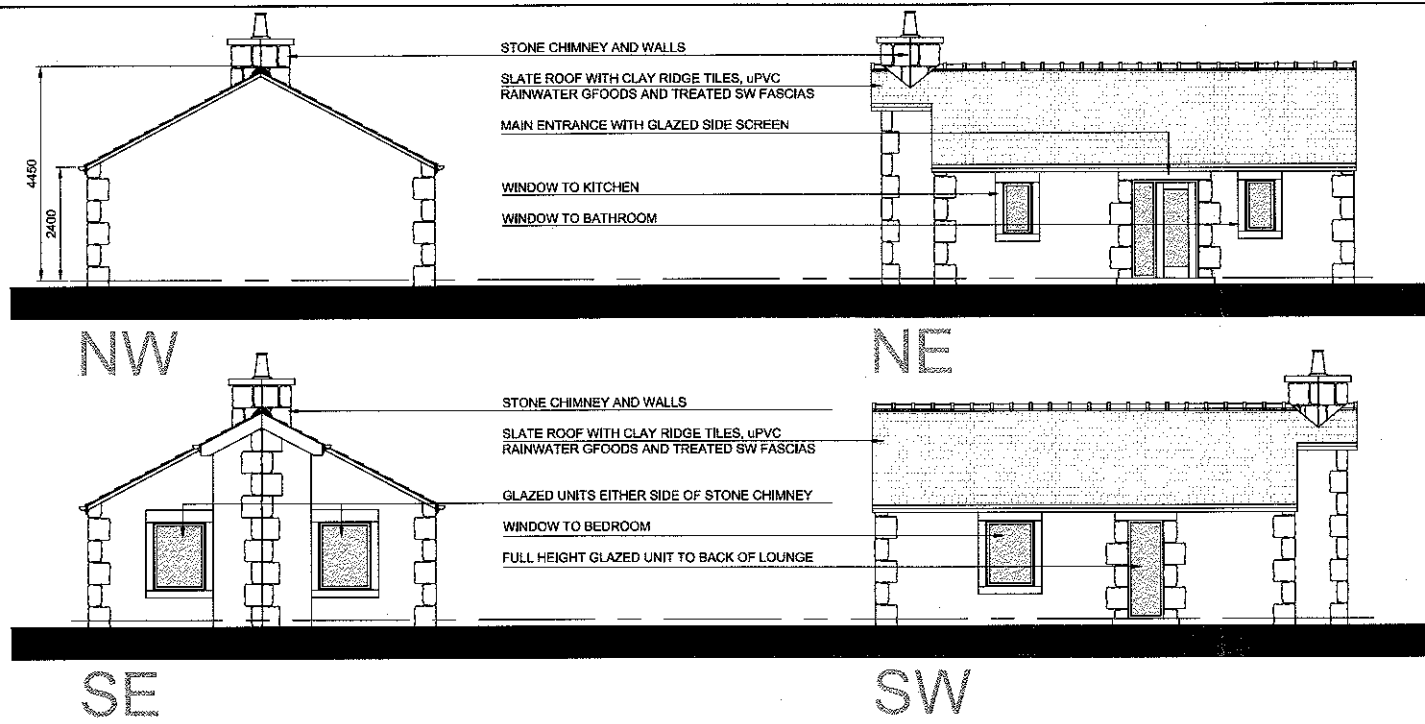
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PROJECT 2 Pinfold Barn
Preston Road
Ribchester

TITLE Existing
Outbuilding

JOB 144 DWG NO 12 REV SCALE 1:75 @ A1 DATE 01/13 DRAWN kz

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320130063P

Site Plan
1:200

PROJECT 2 Pinfold Barn
Preston Road
Ribchester

TITLE Granny Annexe
Proposals