



RIBBLE VALLEY
BOROUGH COUNCIL

09 JAN 2013

For office use only

Application No: 920130064P

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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

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: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

CONVERSION OF THE FORMER GARAGE PREMISES TO FORM A BUNGALOW (RESUBMISSION)

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)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	Former Garage		
Street address:	Branch Road		
	Waddington		
Town/City:	Waddington		
County:	<input type="text"/>		
Postcode:	BB7 3HR		

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

Easting:	372872
Northing:	443957

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:

Within the domestic curtilage please see drawing TAYLO_02A_DWG_02

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

Yes No

If Yes, please provide details:

In line with local authority collection policy

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):

Walls - description:

Description of *existing* materials and finishes:

Stone

Description of *proposed* materials and finishes:

As Existing

Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

As Existing

9. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

As Existing

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

As Existing

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:

DAS
Location Plan
TAYLO/02a Dwg1
TAYLO/02a Dwg2

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	1	1
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:

N/a

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

Garage

When did this use end (if known) (DD/MM/YYYY)?

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

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

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

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	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	54.8	0.0	0.0	0.0
Total	54.8	0.0	0.0	0.0

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:

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?

00.01 hectares

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: First name: Surname:
Person role: Declaration date: 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:

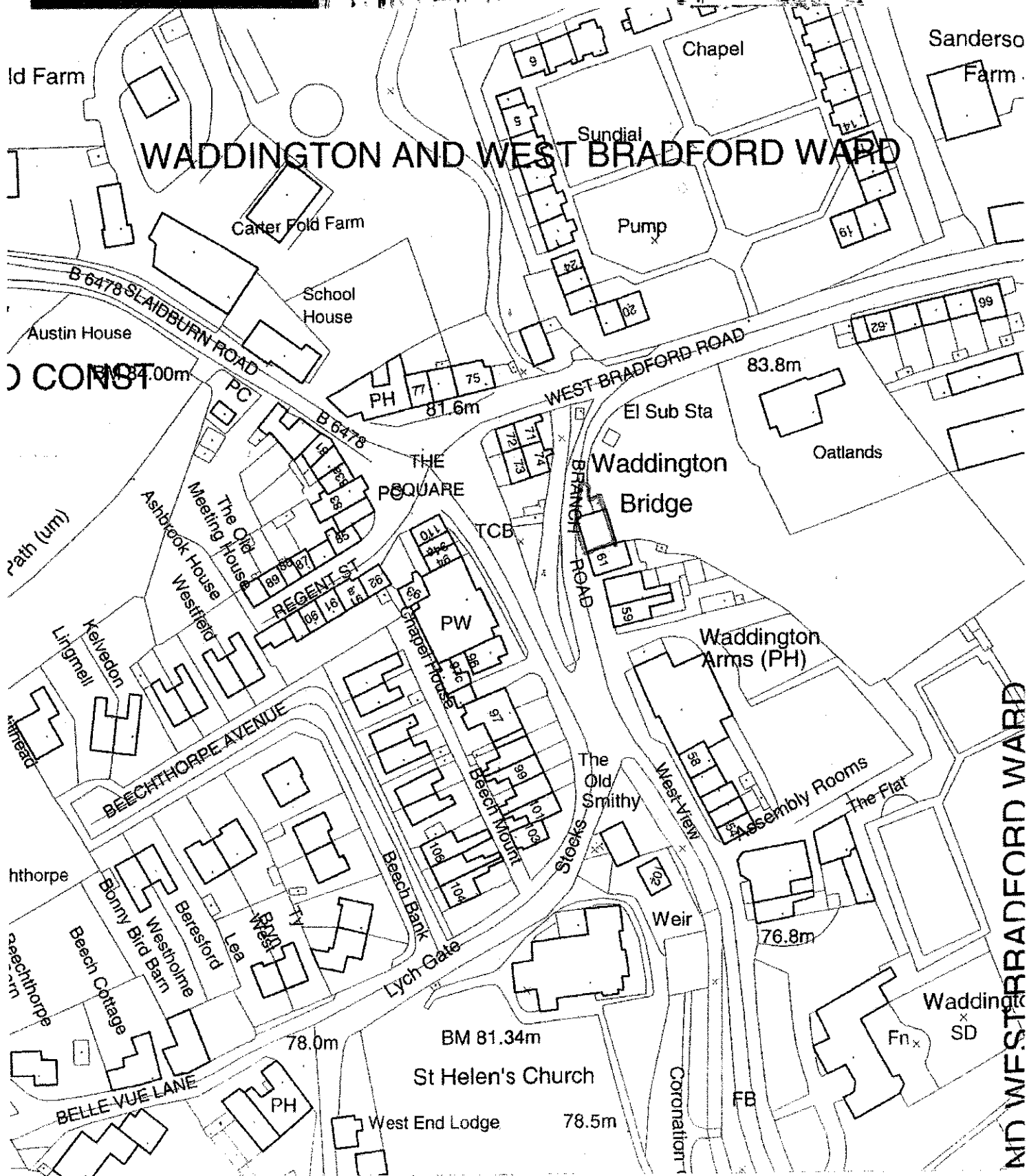
If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: 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



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Directors - Alan Kinder, Dip.T.P. (Leeds), MRTPI & Val Kendall

2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

Phone: 01282 834834 Fax: 01282 451666 Web: www.avalontp.co.uk Email: planning@avalontp.co.uk

Avalon Chartered Town Planning, Architectural & Surveying Services is the trading name of Avalon Town Planning Ltd
Company No 07852064. Registered in England and Wales

320130064P

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

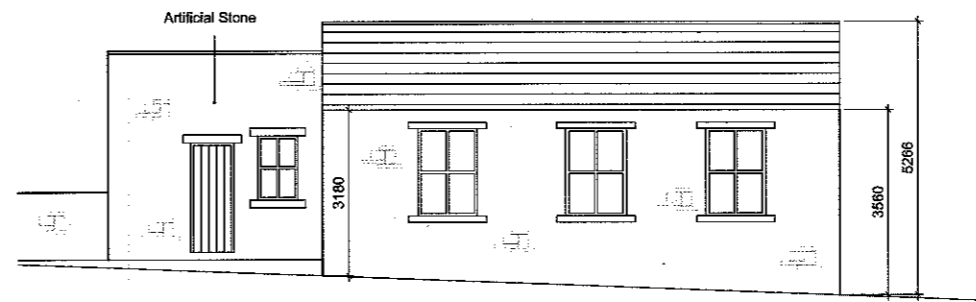
All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

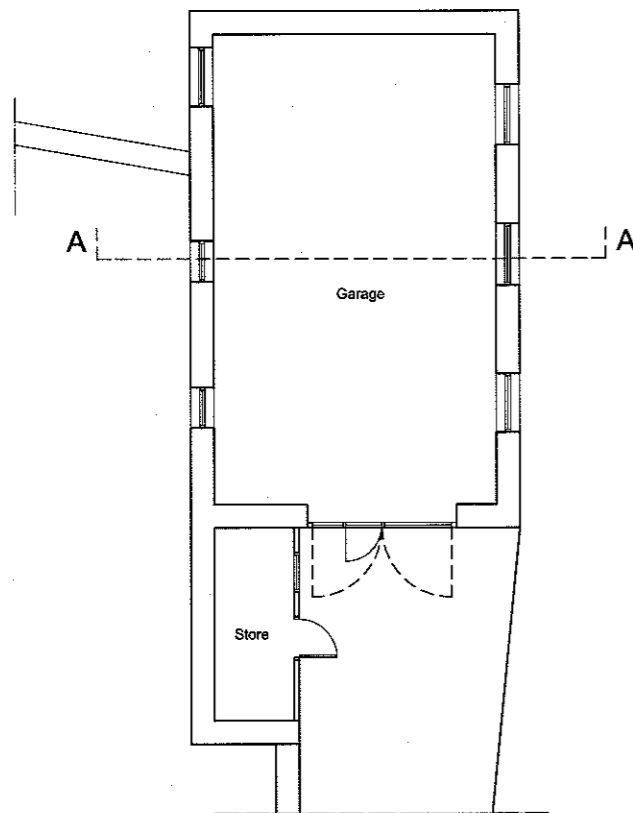
The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

Do not scale off the drawings, if in doubt ask.

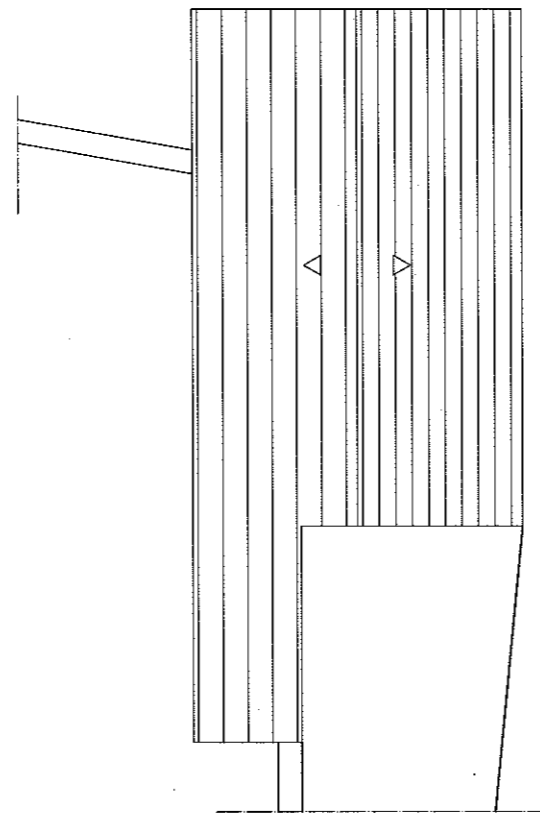
Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval



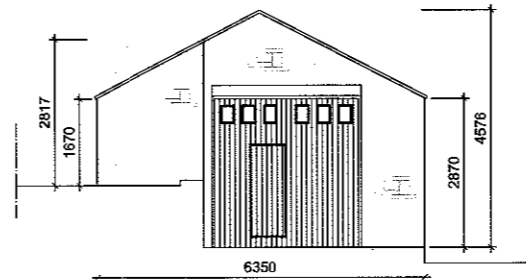
Front Elevation



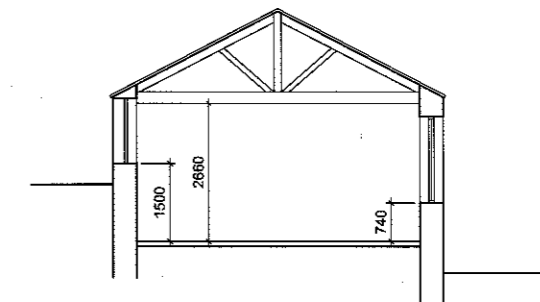
Floor Plan



Roof Plan

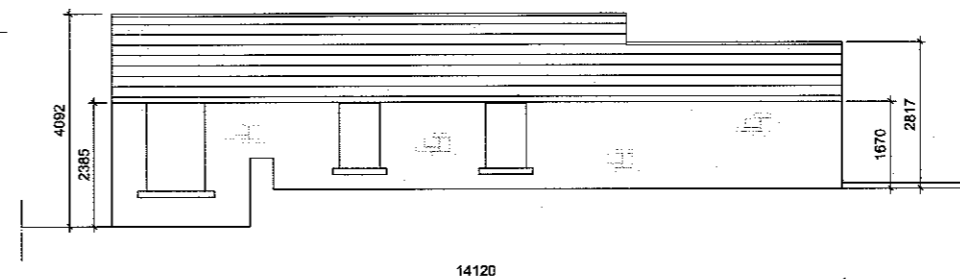


Side Elevation

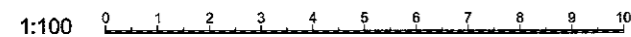


Section A-A

320130064P



Rear Elevation



Avalon RTPI
Chartered Town Planning
Town Planning - Architectural Design - Building Regulations - Surveying
Phone: 01282 834834 Fax: 01282 451666
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2 Rosdley Business Centre, Rosdley Road, Burnley, Lancashire, BB10 2TY

EXISTING PLANS, ELEVATIONS, & SECTION A-A	
Site: Conversion from a garage to a bungalow, The Garage, Branch Road, Waddington, Lancashire	
Client: Mr Colin Taylor	
Date: 09.01.13	Scale: 1:100 @ A2
Project No: TAYLO/02A Dwg 01	Drawn: ML / NYB
Amendments:	

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

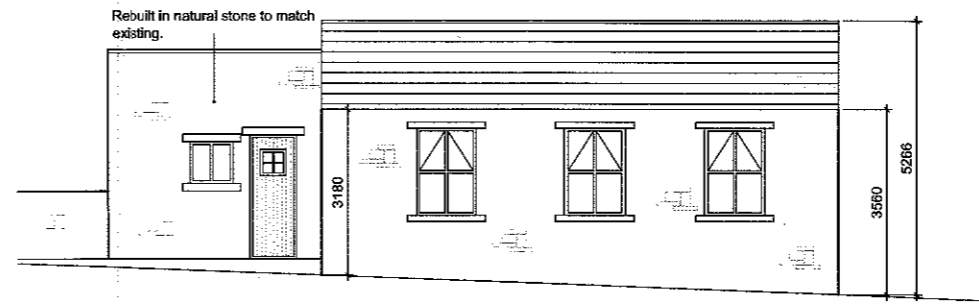
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All dimensions are in millimetres unless where explicitly shown otherwise.

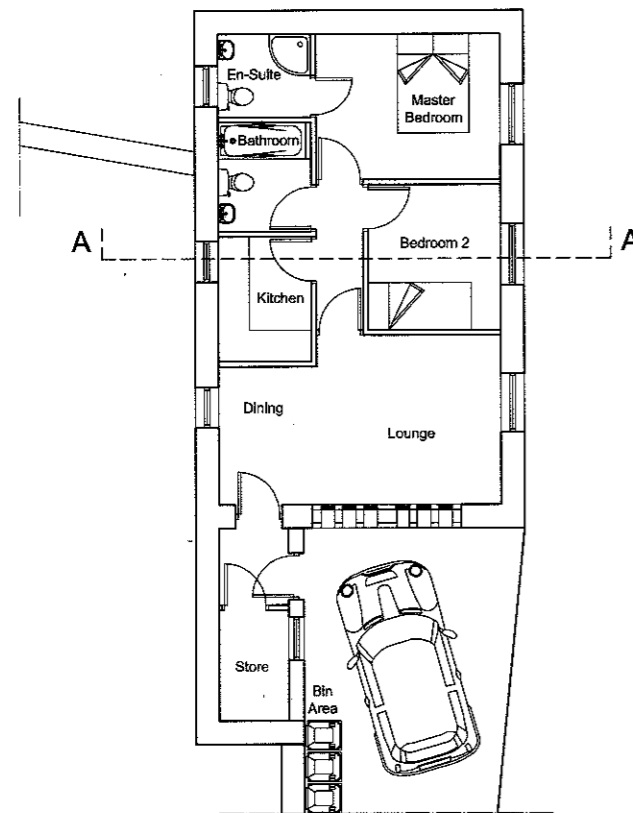
The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

Do not scale off the drawings, if in doubt ask.

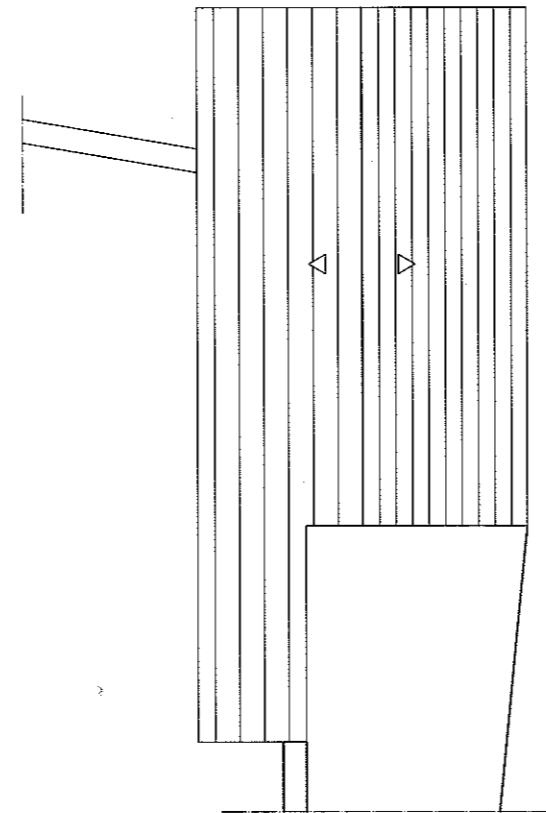
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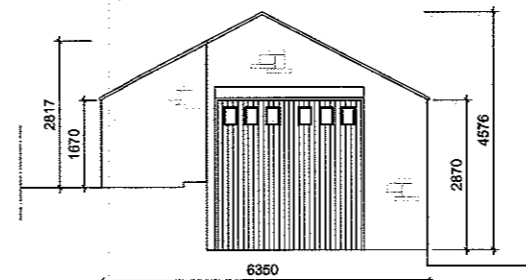
Front Elevation



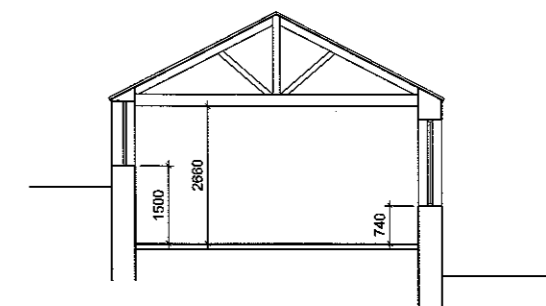
Floor Plan



Roof Plan

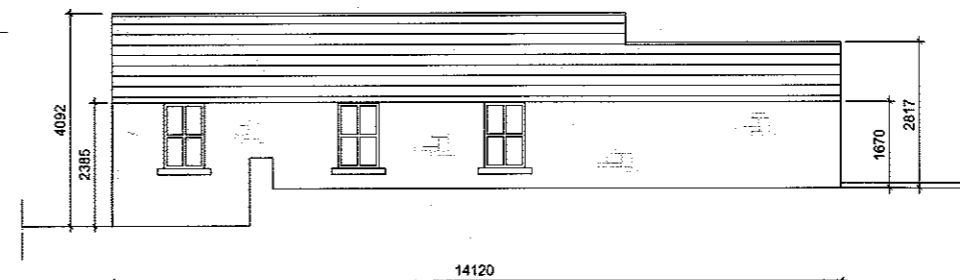


Side Elevation

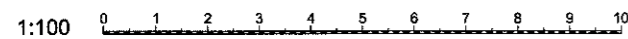


Section A-A

320130064P



Rear Elevation



Avalon RTPI
Chartered Town Planning
Town Planning - Architectural Design - Building Regulations - Surveying
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2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

PROPOSED PLANS, ELEVATIONS, & SECTION A-A	
Site: Conversion from a garage to a bungalow, The Garage, Branch Road, Waddington, Lancashire	
Client: Mr Colin Taylor	
Date: 09.01.13	Scale: 1:100 @ A2
Project No: TAYLO/02A Dwg 02	Drawn: ML / NYB
Amendments:	

Avalon

Chartered Town Planning



RTPI

mentalities of space - making of place

Town Planning - Architectural Design - Building Regulations - Surveying

320130064P

DESIGN AND ACCESS STATEMENT

**FORMER GARAGE
BRANCH ROAD, WADDINGTON, CLITHEROE**

**CONVERSION OF THE FORMER GARAGE PREMISES TO FORM A
BUNGALOW (RESUBMISSION)**

JANUARY 2013

Directors - Alan Kinder, Dip.T.P.(Leeds), MRTPI & Val Kendall
2, Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY
Phone: 01282 834034 Fax: 01282 451666 Web: www.avalontp.co.uk Email: planning@avalontp.co.uk

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1 ASSESSMENT

- 1.1 The application site comprises of a single storey stone built garage premises which fronts onto Branch Road in the centre of the village of Waddington.
- 1.2 The application site on a constrained site with traditional two storey cottage properties to the rear and the grounds/paddock area to the east between the application site and Outlands which fronts West Bradford Road. The site lies within the Waddington Conservation Area.
- 1.3 Land in the immediate vicinity is predominantly in residential.
- 1.4 The site is situated in the village settlement boundary as defined in the Local Plan proposals map.
- 1.5 The National Planning Policy Framework (NPPF) details government planning policy and supports in principle the provision of sustainable development.
- 1.6 The development plan includes Regional Spatial Strategy (RSS) policies and policies saved from the Ribble Valley Districtwide Local Plan adopted in 1998. Saved policies of particular relevance to the determination of this application are the following:
- G1 which details a number of development control criteria;
 - G4 which identifies the villages within which the rehabilitation and reuse of buildings would be acceptable;
 - ENV1 which protects the landscape an character of the Forest of Bowland Area of Outstanding Natural Beauty;
 - ENV16 which controls development within Conservation Areas;
 - EMP11 which regards the loss of employment land
 - H15, 16 & 17 which detail the issues relevant to the conversion of buildings to residential use
- 1.7 The emerging Core Strategy has been the subject of Regulation 19 consultation; further public consultation is scheduled on proposed alterations.

2 INVOLVEMENT

- 2.1 The revised proposal meets adopted policy and given the minimal adaptations to the building then it has not necessitated in engaging in formal pre-application advice with the authority. The revised scheme has been devised having assessed the detailed officer comments in the delegated file report associated with the previously refused scheme under ref 3/2012/0986.

3 EVALUATION

- 3.1 The premises the subject of this application have a long establish use as a garage/car repair workshop although it has remained largely vacant for a considerable number of years due to the fact that it cannot be utilised using modern machinery such as a vehicle lift due to the restricted head room.
- 3.2 In 2006 planning permission was sought for the creation of a first floor extension in order to make the premises more user friendly but consent was refused under application 3/2006/0410 due to the adverse impact on the Conservation Area setting.
- 3.3 At the time of the previous application there was a moratorium in terms of housing and since that date the building has largely remained unused. However the situation with housing provision has relaxed hence the desire to seek to secure a change of use to residential usage but with minimal external alterations so as not to adversely affect the buildings Conservation Area setting.
- 3.4 The previous submitted scheme under ref 3/2012/0986 was refused for specific detailed reasons in respect of certain aspects in the detailed design of scheme with the principal of the conversation being considered acceptable. The areas of concern have been addressed in the formulation of the revised scheme in order to ensure that the proposal does not detract from it conservation area setting.

4 DESIGN

USE

- 4.1 It is proposed to change the use from commercial use to a single unit of residential accommodation.

AMOUNT

- 4.2 The dwelling will have been modest in size providing a 2-bedroomed accommodation.

LAYOUT

- 4.3 The internal layout of the building is informed by both the constrained nature of the site and the rectangular form of the building which results in the provision of a relatively modest 2-bedroomed accommodation with a single off street parking space.

SCALE

- 4.4 The building will not be extended in any form and other than replacing the existing garage door with a fixed glazed screen then the appearance will remain as existing. The maximum height to ridge will be 5.26m with a corresponding height to eaves of 3.56m. The footprint of the building will be 6.35m with a maximum of 14.1m in length.

LANDSCAPING

- 4.5 The forecourt area at the front of the building will remain as existing with vehicular access direct off Branch Road. This area will also be utilised as an amenity area associated with the residential use of the building.

APPEARANCE

- 4.6 The dwelling will be created from this structure simply by internal adaptation with the external alterations kept to an absolute minimum with the existing double garage doors being retained rather than as previously being replaced by a fixed glazed screen. Equally the two planned velux windows in the rear elevation have been deleted from the scheme. The only other external changes relate to the entrance doorway and whilst it is proposed to transpose the doorway and window as they exist in the present elevation the opportunity is being taken to replace the existing artificial stone work in this particular element of the building, being a later adaptation, with natural stone to match the remainder of the building. In all other respects the building will remain as existing externally.

CRIME PREVENTION MEASURES

- 4.7 It is intended that the development will achieve Secure by Design status.

AMELIORATION OF CLIMATE CHANGE

4.8 The conversion will incorporate green technologies wherever possible.

5 ACCESS

5.1 Level access can be provided into the dwelling.