



RIBBLE VALLEY
BOROUGH COUNCIL

16 JAN 2013

For office use only

Application No.

Date received 320130088P

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:	Mr	First name:	M	Surname:	Clegg
Company name:					
Street address:	Brock House		Country Code	National Number	Extension Number
	Lower Lane		Telephone number:		
	Longridge		Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:	PR3 3SL				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Peter	Surname:	Bamber
Company name:	PGB Architectural Services Ltd				
Street address:	Lily Cottage		Country Code	National Number	Extension Number
	12 Glen Avenue		Telephone number:	01254820092	
	Knowle Green		Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR3 2ZQ		info@pgb-arch.com		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed new dwelling

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:	26	Suffix:	
House name:	Land Adjacent		
Street address:	Dilworth Lane		
	Longridge		
Town/City:	Preston		
County:			
Postcode:	PR3 3ST		

Description:

Land to the East of No 26 Dilworth Lane

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

Easting:	360896
Northing:	437336

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

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)/drawings(s)

Proposed new drive to serve the property

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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:

n/a

Description of *proposed* materials and finishes:

Through coloured render with coursed slate feature wall on South Elevation all with blue engineering brick up to dpc level

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Plain concrete tiles in grey

.. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

powder coated aluminium

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Glazed, powder coated aluminium

Boundary treatments - description:

Description of *existing* materials and finishes:

Existing hedges to North and East, wavy panel fence to the West, Hedge to be removed on roadside

Description of *proposed* materials and finishes:

Facing brick retaining wall to roadside all other boundaries to remain as existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

regular paving with all surface water drainage to soakaways

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

All lighting to be attached to the building

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:

Drawings 2599-001, 002 & 003 (Location plan)
2599 Design and Access Statement

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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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Outfall from sewerage treatment plant to existing culvert at rear of plot

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:

Garden

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

7. Residential Units (continued)

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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

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

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

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?

538

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:

Proposed detached dwelling

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

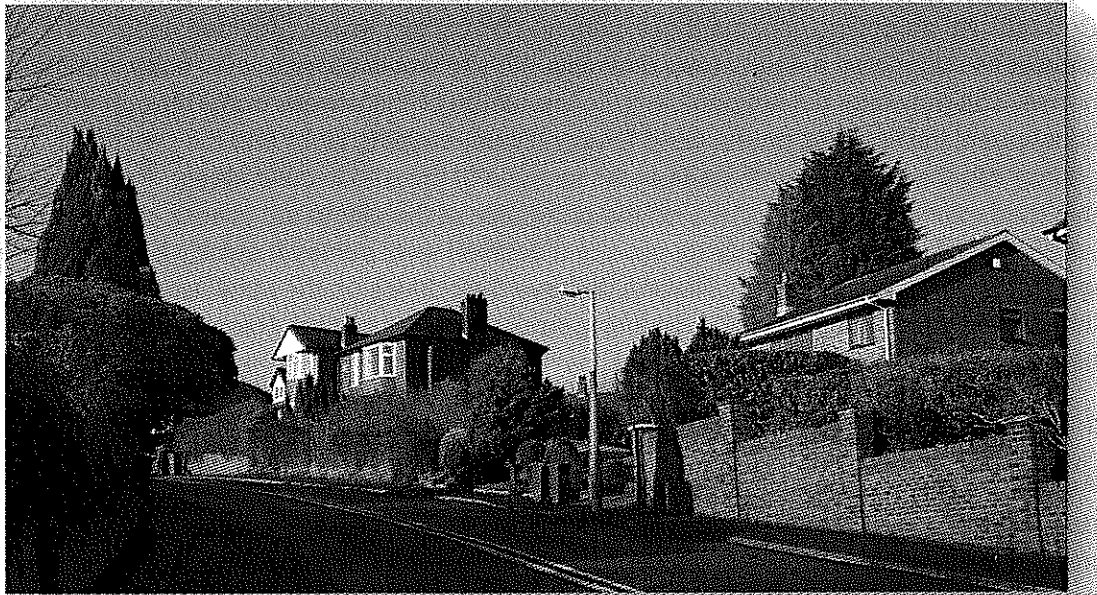
26. Declaration

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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Design and Access Statement



Proposed New Dwelling

Land
adjacent to

26 Dilworth Lane Longridge

DESIGN AND ACCESS STATEMENT

This plot was granted Outline Planning Approval on 16th April 2010 Application Reference 3/2010/0073. At that time the indication was that the two storey house was sited closer to No26 Dilworth (on the uphill side of the plot) with the drive into the site adjacent to Dilworth Cottage. As an outline scheme there were no contours or levels provided; indeed the elevations suggested a short steep drive into the site would provide level entry into the house. The drawings did not demonstrate the nature of the access from Dilworth and the consequent implications on the need for significant retaining walls and the practicality of getting into the site. Dilworth Lane at the location of this site is quite steep. Properties on this road mainly have their drives on the uphill side of the plot to aid access into the house without steps. Following the production of a detailed level survey it quickly became apparent why most of the properties on Dilworth do have their drives on the uphill side of the plot. For this reason this proposal is a Full Planning Application rather than Reserved Matters because the siting of the house and the location of the drive have changed.

1 Layout

As described above the location of the house, to enable level entry (without excessive retaining walls) is dependent upon a drive on the uphill side of the plot. Similarly manoeuvring of vehicles without an excessively steep drive for visitors with push chairs is also reliant on placing the house on the lower side of the plot. The house therefore is designed with a narrow gable end to minimise its impact on the street scene (similar to 24 Dilworth Lane). The L shaped house having a wing towards the rear. A garage is also provided but here the roof is designed to be as low as practical to get as much light into the rear North facing garden area as possible. The area at the front is kept as level as possible to ensure easier turning of vehicles and to keep the drive as shallow as possible.

2 Scale

The house approved in the Outline Application referred to a maximum ridge height of 8 to 8.5m. By keeping the L shaped footprint of the house narrow this has had the effect of keeping the ridge height down to 7.24m. The footprint of the approved house was 78.75sqm. This proposal (excluding the garage) has a footprint of 110.3sqm which includes the entrance porch feature at 7.2sqm. The garage is 6.2m x 6.5m and includes a utility and garden storage.

3 Landscaping

This proposal, with the benefit of a topographical survey, provides considerable more detail with spot levels, retaining walls, ramps, paved areas etc. All of these illustrate the challenges met to create a ramped approach for pedestrians and as shallow a drive as possible (concern in frosty situations drove this requirement – the consequences of a car sliding onto the highway not worth contemplating). The scheme details the extent of the retaining walls which have been designed to be no more than 900mm high against the highway and alongside the drive. The house has been set as low as possible to minimise impact on Dilworth Cottage and the adjoining retaining wall. 2No large conifer trees are to be felled relieving Dilworth Cottage of their dark shadow and revealing the sky to the windows on this gable.

4 Appearance

The building is designed in a contemporary style taking various materials from other properties on Dilworth Lane. It was felt that the retaining walls should be in facing brick to match other retaining walls on Dilworth. The house will have through coloured rendered walls with a coursed slate feature wall extending into the glazed entrance porch with its contemporary staircase. Windows will all be powder coated aluminium whilst the roof will use a more contemporary plain grey concrete roof tile rather than using slate. The main influence for the shape of the house has been the contours and the desire to create comfortable turning areas without steeply sloping drives. The inspiration for the gable end is taken from the nearby 24 Dilworth Lane with gable and bay window in a more traditional style. Whilst most of the properties on Dilworth Lane are hipped this is not exclusive and whilst hipped roofs were considered the applicant's choice fell on the gable feature (this can be re-considered if appropriate)



Figure 1 From the left: 24 and 26 Dilworth Lane. Tall conifers to right of 26 to be felled

5 Use

The proposal creates a 4 bedroom family residence with modern family kitchen and living space. However one of the overriding factors in the design was to ensure this was a light and airy space; hence the incorporation of the glazed entrance feature. The bay pronounces the principal Lounge and Master Bedroom whilst the garage with garden storage facilities meets the demands of every day households. The applicant is expecting to downsize to this house upon completion. They have a large family with many grandchildren – hence the importance of pushchair accessibility.

6 Access

The access has been discussed previously suffice to say that moving the drive to the West of the site gives better sightlines for people in sports cars (a hump in the road restricts visibility for low cars). The house is designed to meet accessibility needs with level entry into the house and onto the rear garden patios.



Figure 2 From the Left: 26 Dilworth Lane with tall conifers to rear to be felled. Dilworth Cottage directly behind conifers