

4. Site Address Details

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

House:	17	Suffix:	
House name:			
Street address:	Cowper Avenue		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 2HS		

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

Easting:	374185
Northing:	442205

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:

render and stone

Description of *proposed* materials and finishes:

render and stone, to match existing

Roof - description:

Description of *existing* materials and finishes:

slate and asbestos sheet

Description of *proposed* materials and finishes:

'lead' finish

11. (Materials continued)

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:

design statement
drawing no.1253/02a, 03a and 10a

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

320130152P

no.17 cowper avenue
clitheroe



design statement

no.17 cowper avenue

introduction

application

existing

policy

evaluation

proposed

appearance

amount

introduction

This design statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within and that a sustainable approach has been adopted.

The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy.

application

This householder planning application is for the demolition of an existing attached outbuilding and for the construction of a replacement extension to no.17 Cowper Avenue.

The extension will be used as a studio for the owners of the property.

existing

no.17 Cowper Avenue is a two storey terraced house located in Clitheroe.

The house has a gross floor area of approximately 125sqm (ground floor 70sqm, first floor 55sqm).

The Cowper Avenue elevation is finished in coursed stone, whilst the rear elevation is finished in render.

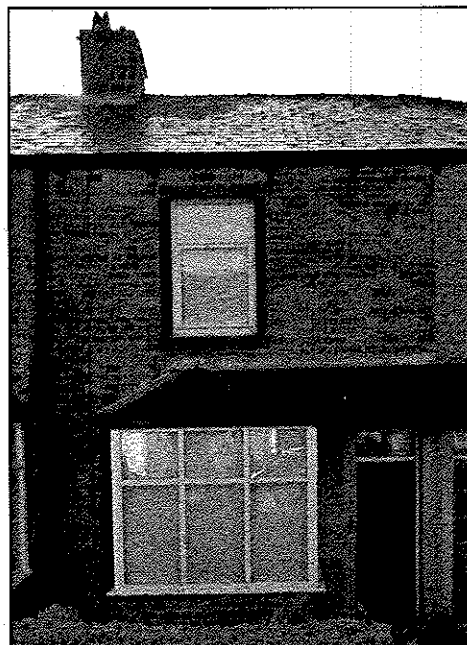
The roof is clad in slate, and the windows are white finished upvc.

The existing outbuilding (to be replaced) has part rendered walls and an 'asbestos' sheet roof.

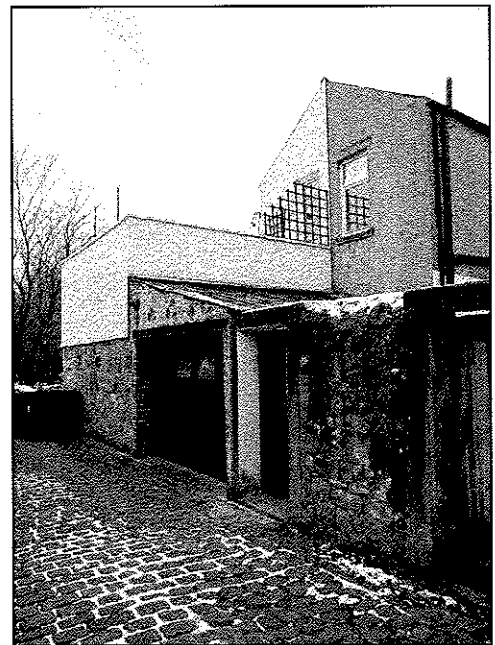
planning policy

RYBC's local plan confirms that Cowper Avenue is within the settlement boundary of Clitheroe (general policy G2).

Policy G2 is a general policy outlining general guidance for development within the settlements.



no.17 Cowper Avenue



existing garage to the rear of
no.17 Cowper Avenue

no.17 cowper avenue

introduction
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evaluation

The design process commenced with an appraisal of the existing property within its setting.

Careful consideration was given to the relationship of the proposals to the existing building and context.

The existing outbuilding (to be replaced) is situated to the west of the property and is currently used for storage.

proposed

The proposal, to replace the current outbuilding, is modest in scale and aims to address the shortcomings of the property by providing space for a local artist to practice his craft.

The roof profile is lifted to create an adequate ceiling height but is noticeably lower than the neighbouring adjoining garage.

The window facing the yard (north east) is in the same plane as the current windows, whilst the window facing the alley is at high level - as such neither create or exacerbate overlooking issues.

appearance

The proposal aims to respect and respond to the existing building, the setting and neighbouring properties.

Proposed materials will match the existing house and context - 'alien' materials have been avoided.

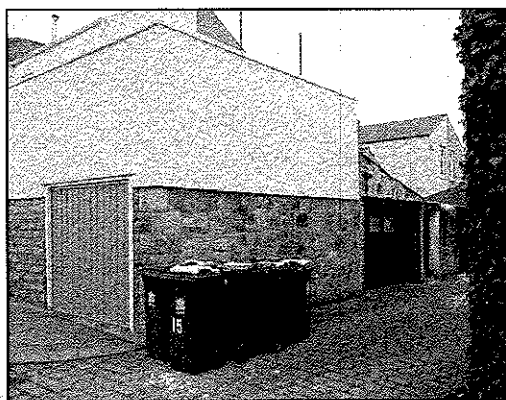
External walls will be finished in render, and the proposed roof is to be a flat roof construction finished with 'lead' detailing.

The existing stone alley wall is to be retained and the redundant timber folding door opening is to be closed up to match the alley wall.

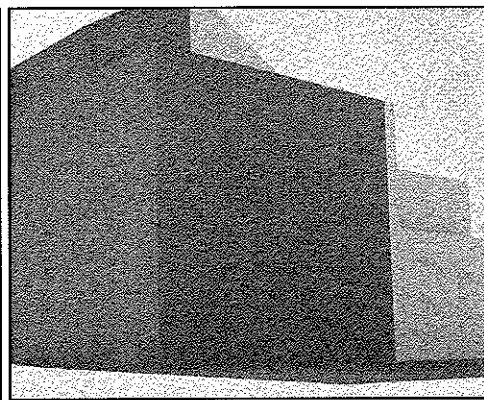
The extension will be stepped back from the alley wall to emphasise the alley wall and to minimise the presence of the extension.

amount

The resultant increase in gross floor area is approx. 0.7sqm - approx. 0.6% of the gross floor area of the house.



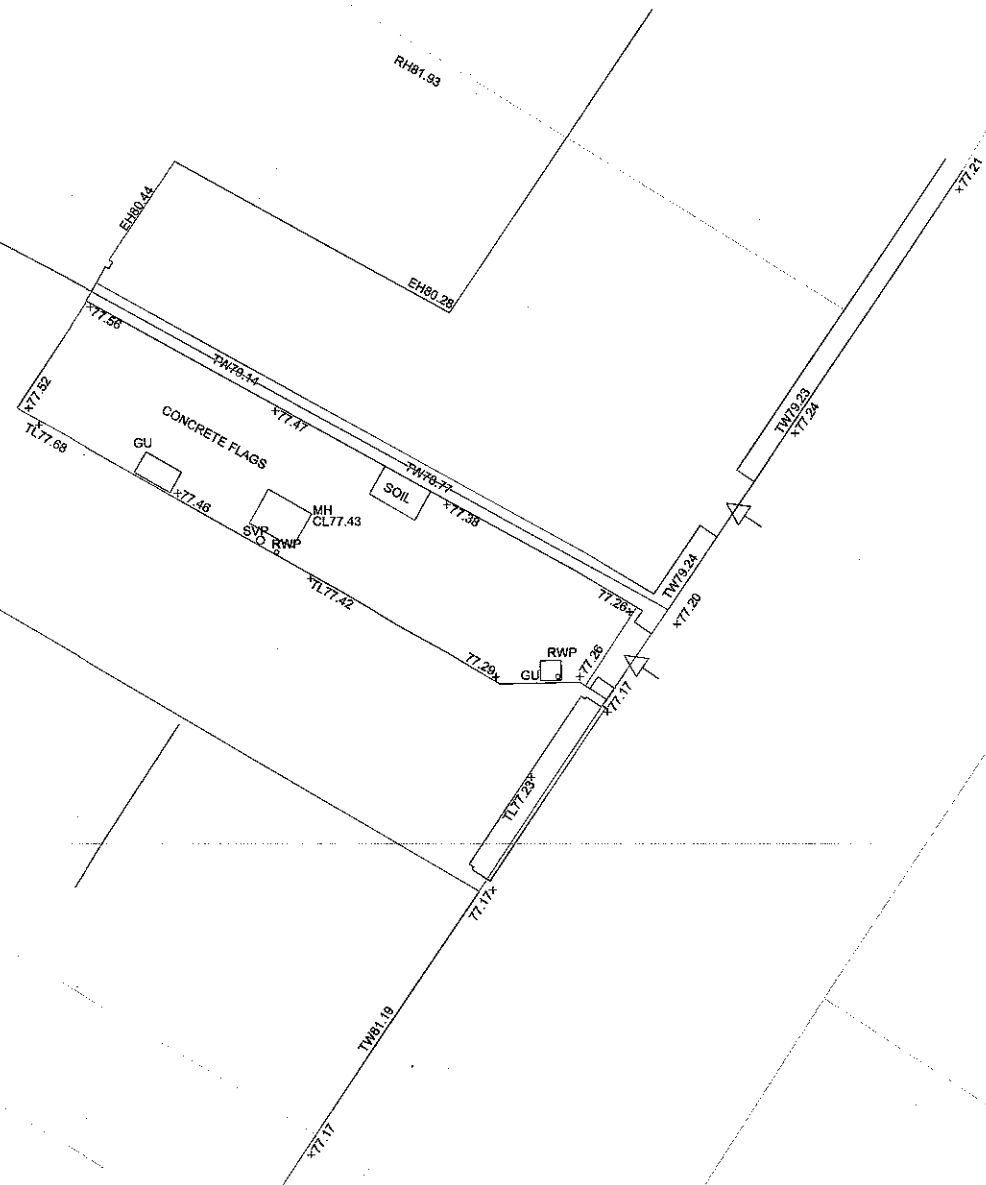
as existing
juxtaposition of the garages to no.17 and
no.19 Cowper Avenue



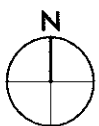
as proposed
juxtaposition of the massing to the rear of
no.17 (white) and no.19 (grey)

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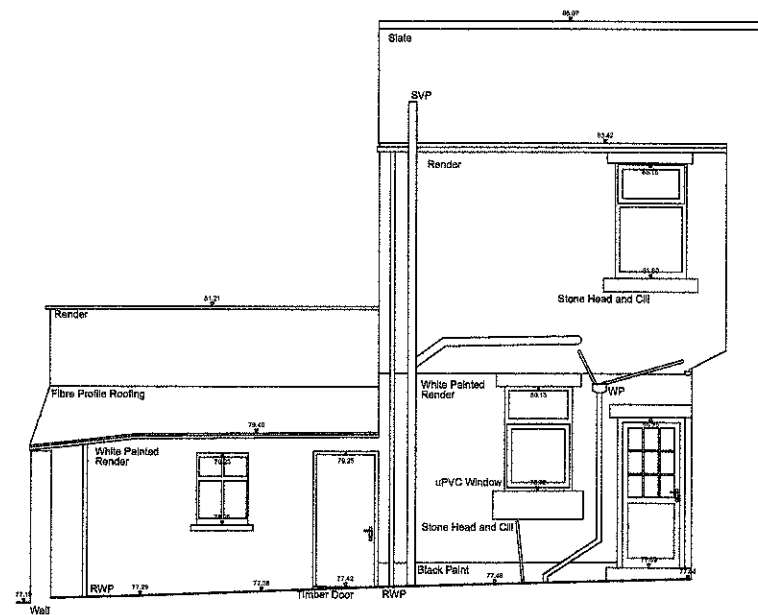
drg.no. **1253 / 02** rev. **A**
 na nov.12 1 to 50 @A1
 drawn. date. scale. 1 to 100 @A3



320130152P



existing east elevation



existing north elevation



rev.B 1 february 13 replacement hatching
rev.A 21 january 13 planning application

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mr rotherham
no.17 cowper avenue

existing ground floor plan
and rear elevation

arg.no. 1253 / 03 rev. B
na nov.12
drawn date scale 1 to 50 @A1
1 to 100 @A3

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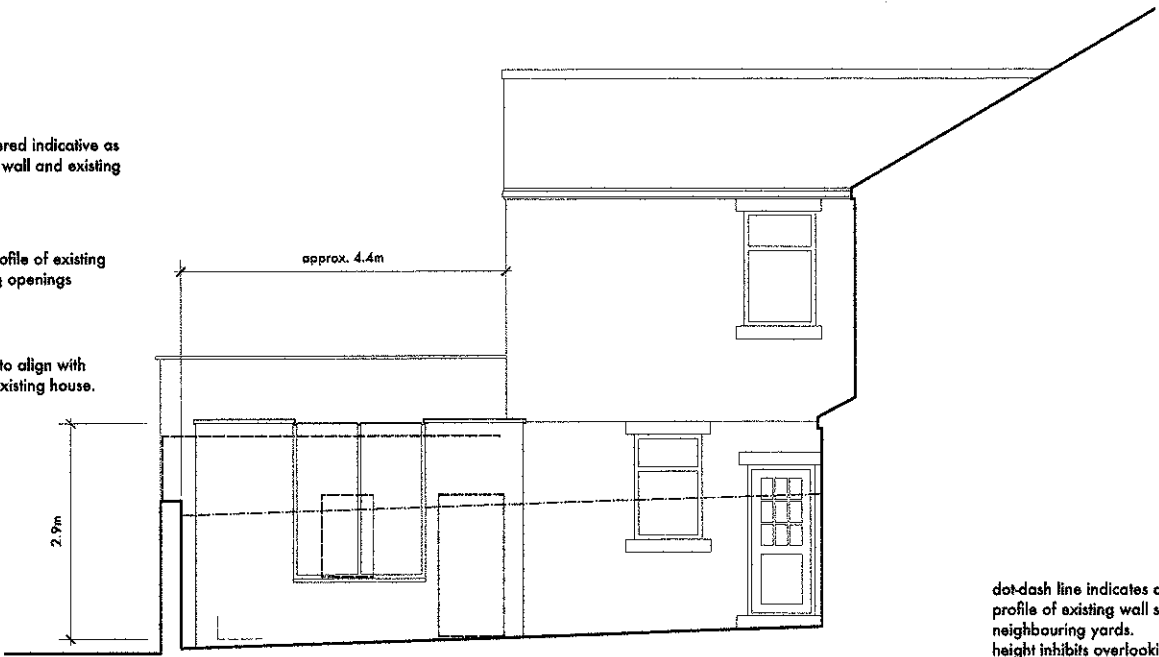
east elevation

existing wall to alley to be retained.
broken line indicates profile of existing outbuilding and existing opening
redundant door opening (broken line) to be removed, opening to be made good to match existing alley wall.

dimension to be considered indicative as between existing gable wall and existing boundary wall

broken line indicates profile of existing outbuilding and existing openings

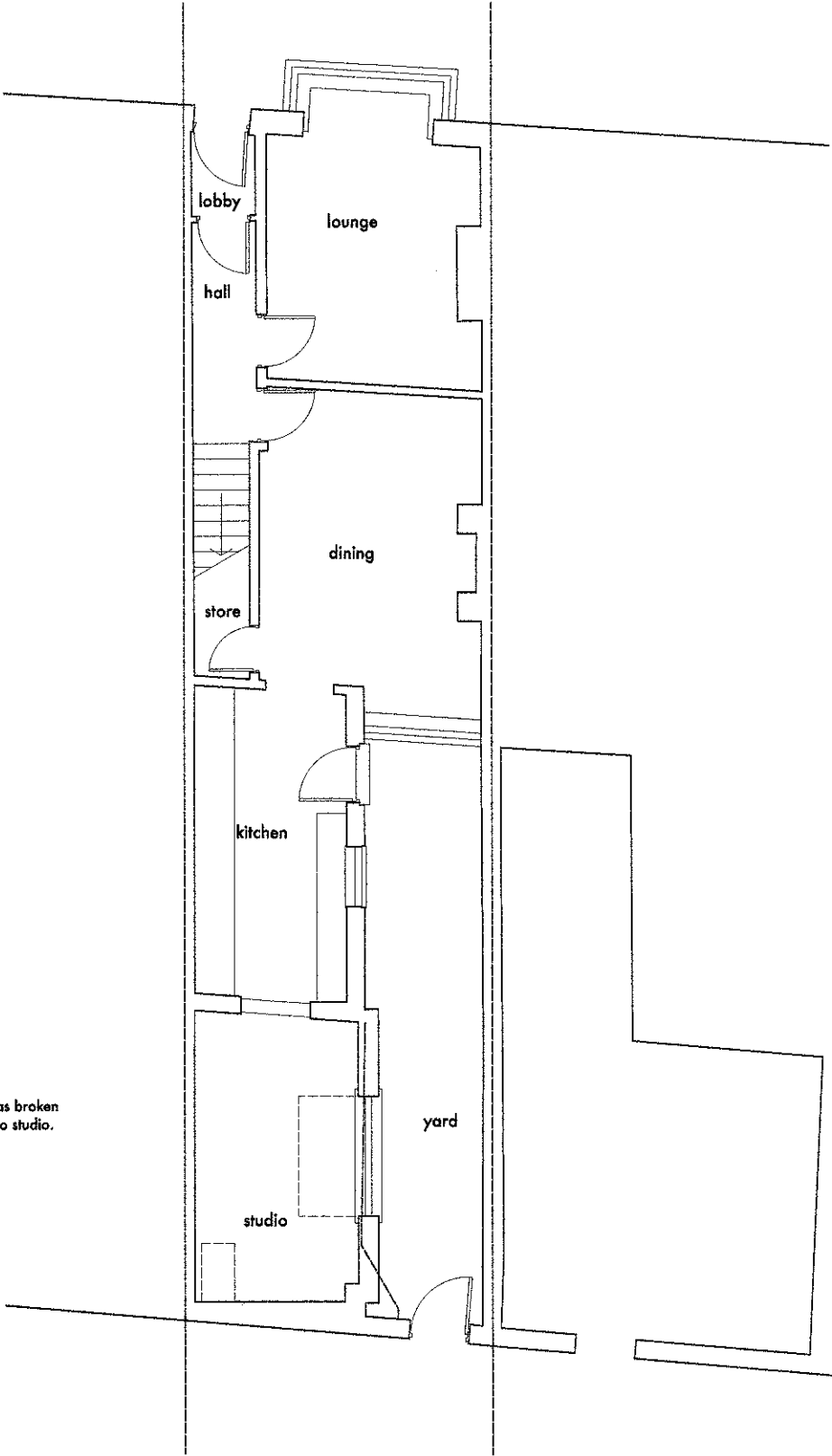
head of proposed wall to align with existing render line to existing house.



north elevation

dot-dash line indicates approximate profile of existing wall separating neighbouring yards.
height inhibits overlooking from studio.
studio walls to be finished in render - as existing rear elevation to house and outbuilding to neighbouring property.

windows to wrap onto roof (as broken line) to provide natural light to studio.



rev.B 1 february 13 dimensions added
rev.A 21 january 13 planning application

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proposed ground floor plan
and rear elevations

dra. no. 1253 / 10 rev. B
na dec.12 1 to 50 @A1
drawn date scale 1 to 100 @A3