



07 FEB 2013
ATTENTION OFF

For office use only
Application No: 320130162 P
Date received 7/2/13
Fee paid £ 172.00 Receipt No: 7596

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address				2. Agent Name and Address			
Title:	MR	First name:	GUY	Title:		First name:	
Last name:	DUNFORD			Last name:			
Company (optional):				Company (optional):			
Unit:	House number:	House suffix:		Unit:	House number:	House suffix:	
House name:	BLACK HALL FARM			House name:			
Address 1:	GARSTANQ ROAD			Address 1:			
Address 2:	CHIPPING			Address 2:			
Address 3:				Address 3:			
Town:	PRESTON			Town:			
County:	LANCASHIRE			County:			
Country:	UK			Country:			
Postcode:	PR3 2QJ.			Postcode:			

3. Description of Proposed Works

Please describe the proposed works:

CONSTRUCTION OF A SMALL LINK BUILDING BETWEEN THE KITCHEN WINDOW AND THE WORKSHOP ENTRANCE ; AND THE CONVERSION OF THE WORKSHOP INTO A HABITABLE SPACE , TO INCLUDE A DOWNSTAIRS BATHROOM .

THE PROPOSED LINK BUILDING WILL BE CONSTRUCTED OF STONE AND SLATE AND WILL HAVE AN EXTERNAL DOORWAY AND WOOD FRAMED WINDOWS .

3. Description of Proposed Works (continued)

Has the work already started? Yes No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed? Yes No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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, extinguishments and/or creation of public rights of way? Yes No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/ drawing(s):

6. 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)

Please tick if the full contact details are not known, and then complete as much possible:

Officer name:

Reference:

Date (DD MM YYYY):
(must be pre-application submission)

Details of the pre-application advice received:

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/ drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe:

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

If Yes, please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	STONE	STONE	<input type="checkbox"/>	<input type="checkbox"/>
Roof	SLATE	SLATE	<input type="checkbox"/>	<input type="checkbox"/>
Windows	WOOD FRAMED	WOOD FRAMED	<input type="checkbox"/>	<input type="checkbox"/>
Doors	N/A.	SOLID WOOD	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

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:


11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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

Signed - Applicant:  Or signed - Agent: _____ Date (DD/MM/YYYY): 5/2/2013

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant: _____ Or signed - Agent: _____ Date (DD/MM/YYYY): _____

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant: _____ Or signed - Agent: _____ Date (DD/MM/YYYY): _____

11. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. 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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

5/2/2013

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | | |
|--|---|--|
| The original and 3 copies of a completed and dated application form: <input type="checkbox"/> | The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building: <input type="checkbox"/> | The correct fee: <input type="checkbox"/> |
| The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input type="checkbox"/> | | The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): <input type="checkbox"/> |
| The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input type="checkbox"/> | | The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): <input type="checkbox"/> |

14. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

17. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

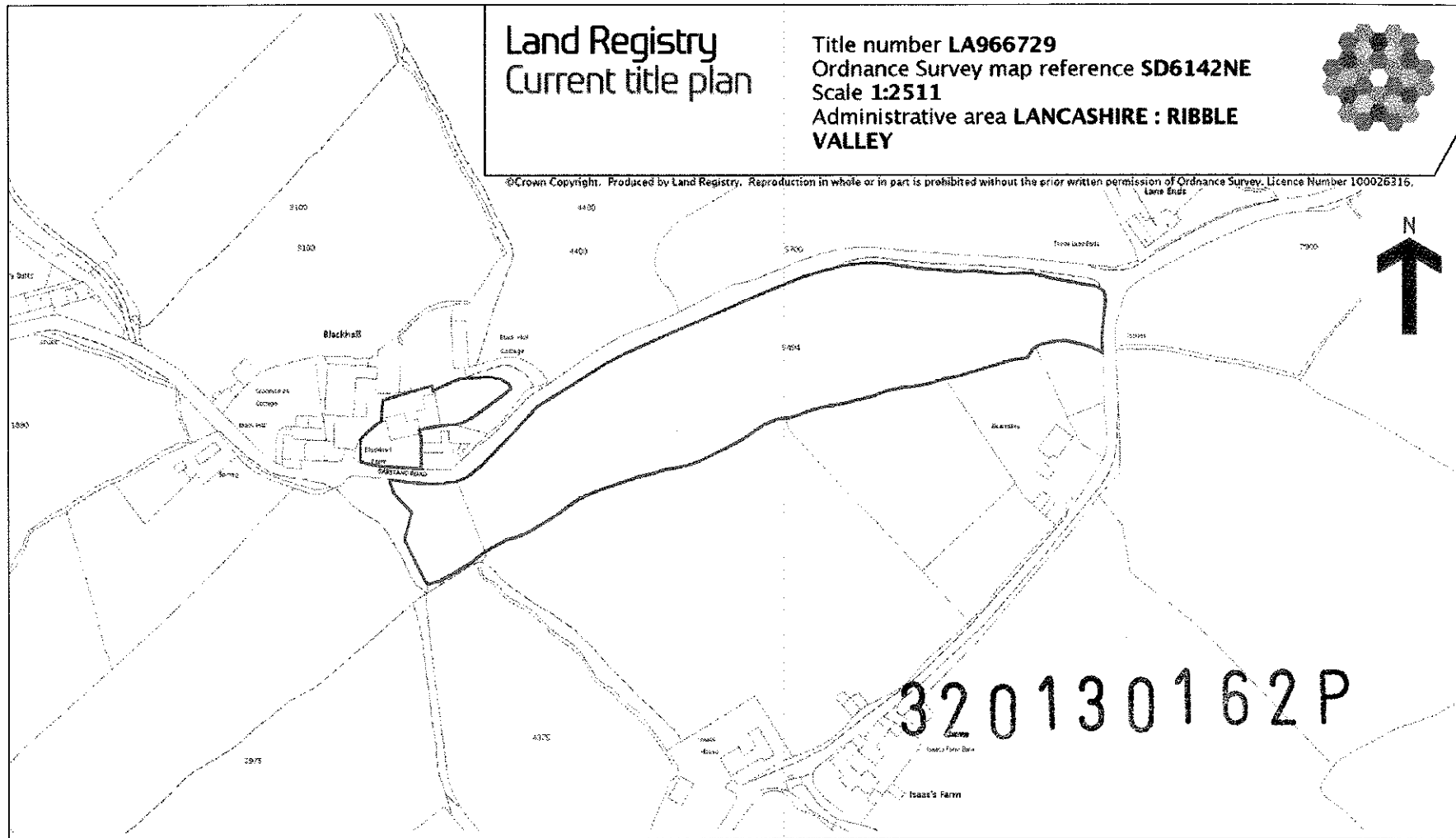
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



This is a copy of the title plan on 2 OCT 2009 at 11:33:35. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.

This title is dealt with by Land Registry, Fylde Office.

Scale 1:1250

Black Hall Farm, Garstang Road,
Chipping, PR3 2QJ

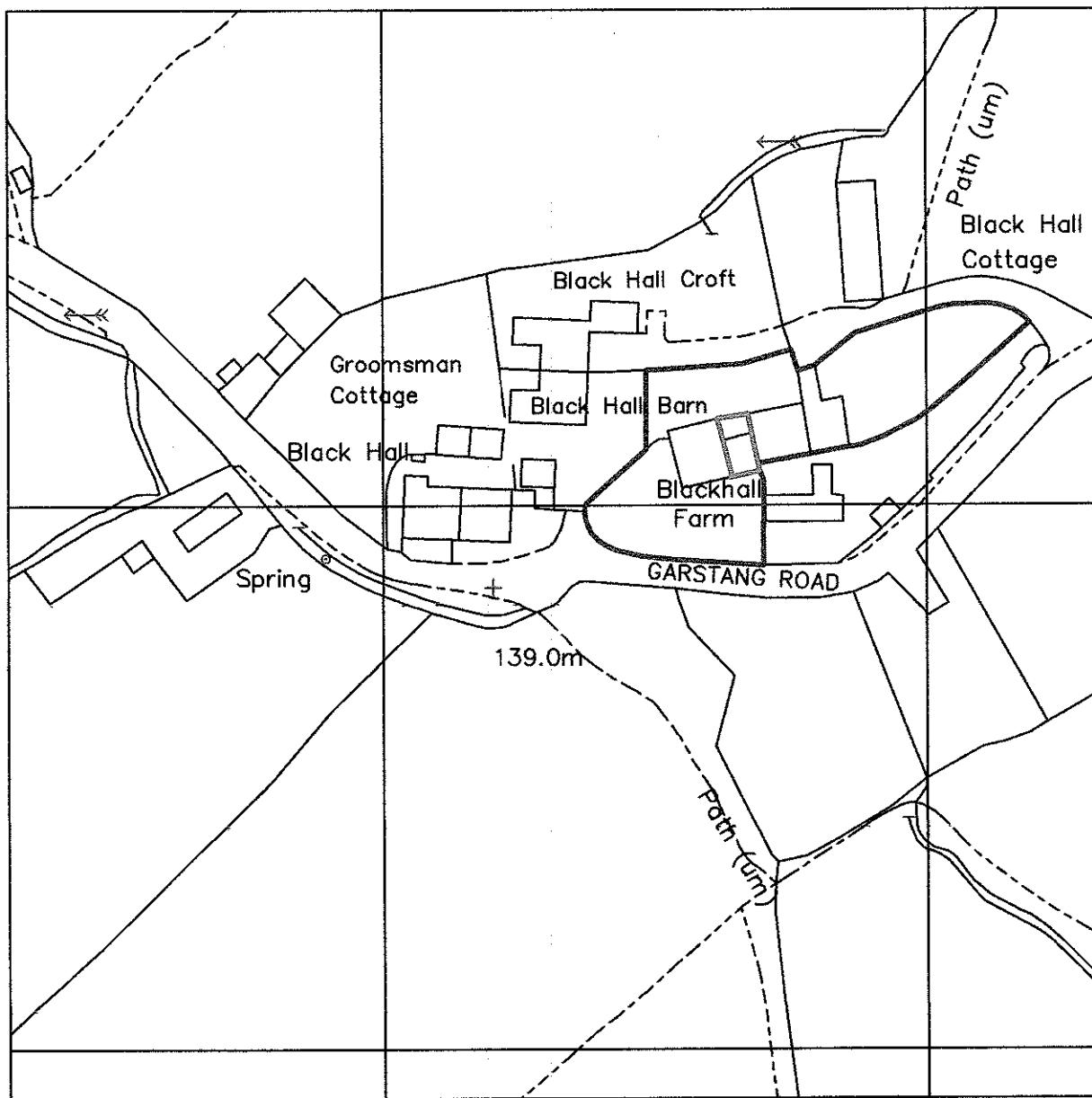
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-2991m

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361431m

Metres



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HERITAGE STATEMENT

IN SUPPORT OF A PLANNING APPLICATION FOR
Rear Single Storey Extension and conversion of derelict workshop into annex accommodation

AT

Black Hall Farm, Garstang Road, Chipping, Preston

HISTORY

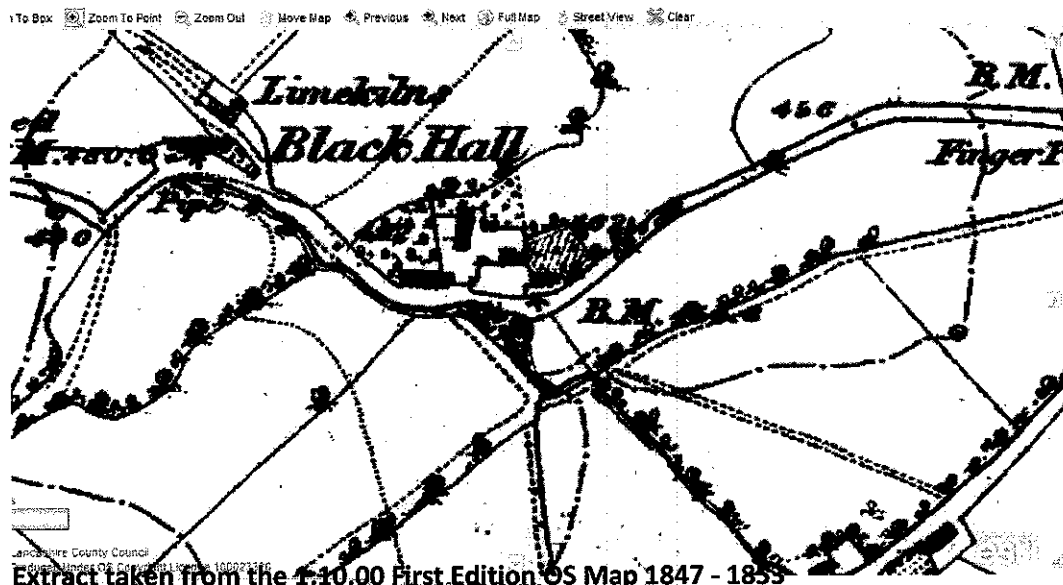
Black Hall Farm (formally Black Hall) is a grade II listed building which was listed in 1967 and given IoE Number 182952 on the English Heritage Register of Listed Building. The property has a plaque on the first floor which reads TA 1755. The listing status specifies the following regarding the listing

'SD 64 SW CHIPPING GARSTANG ROAD 4/66 Black Hall Farmhouse 13.2.67 (formally listed as Black Hall) II P House, 'TA 155' on 1st floor plaque. Squared sandstone with slate roof. Double-pile plan with central entry and end stacks. 2 storeys. Windows have architraves. To the left of the door is one of 3 lights with square mullions. To the right is one formerly of 2 lights now with its mullion removed, with 2 similar windows on the 1st floor. The doorway has a moulded cornice and projecting keystone. The surround is now plastered and covered by a modern porch. To the right is a one bay extension of early to mid C19th date.

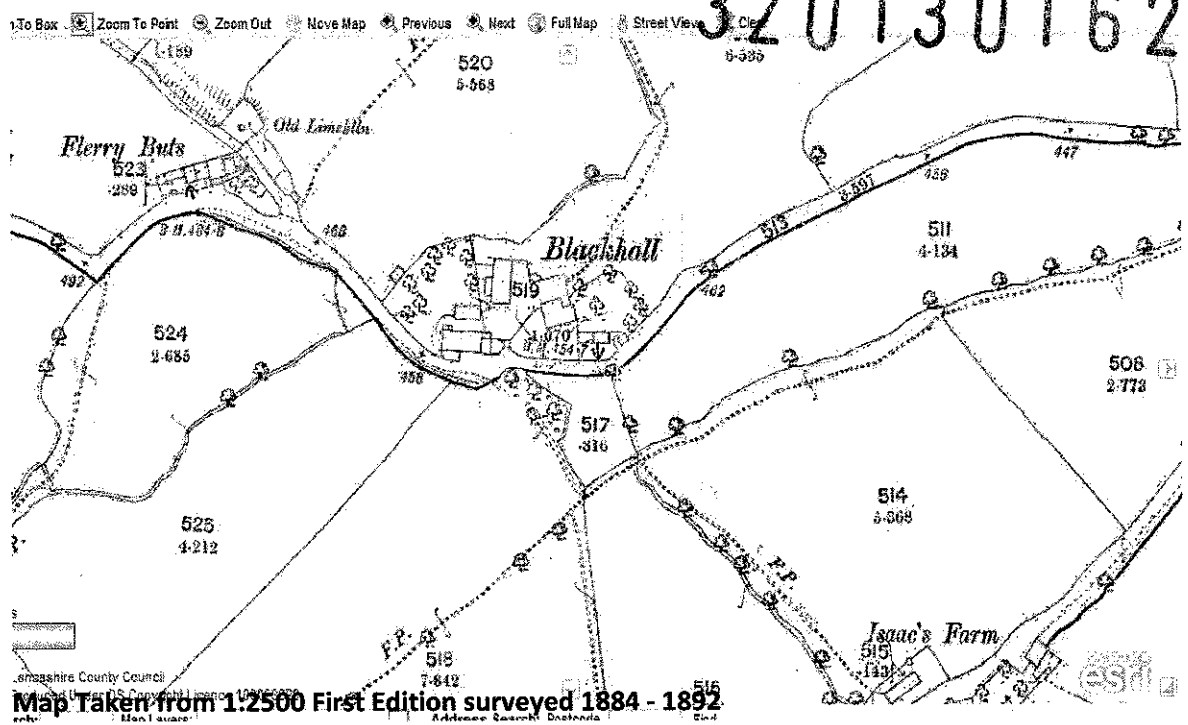
This information has been taken from the original listing and the photograph on the images of England website shows the building in 2001. This photo clearly shows that the modern porch has been removed since the original listing and the keystones and moulded cornice above the front doorway are visible, as they are today.

Historically Black Hall Farmhouse was a traditional farm house which utilised the surrounding barns for storage and agricultural use. In recent time planning permission has been granted to convert these barns into residential dwellings and the farm house itself has not been utilised as a farmhouse for approximately 10 years.

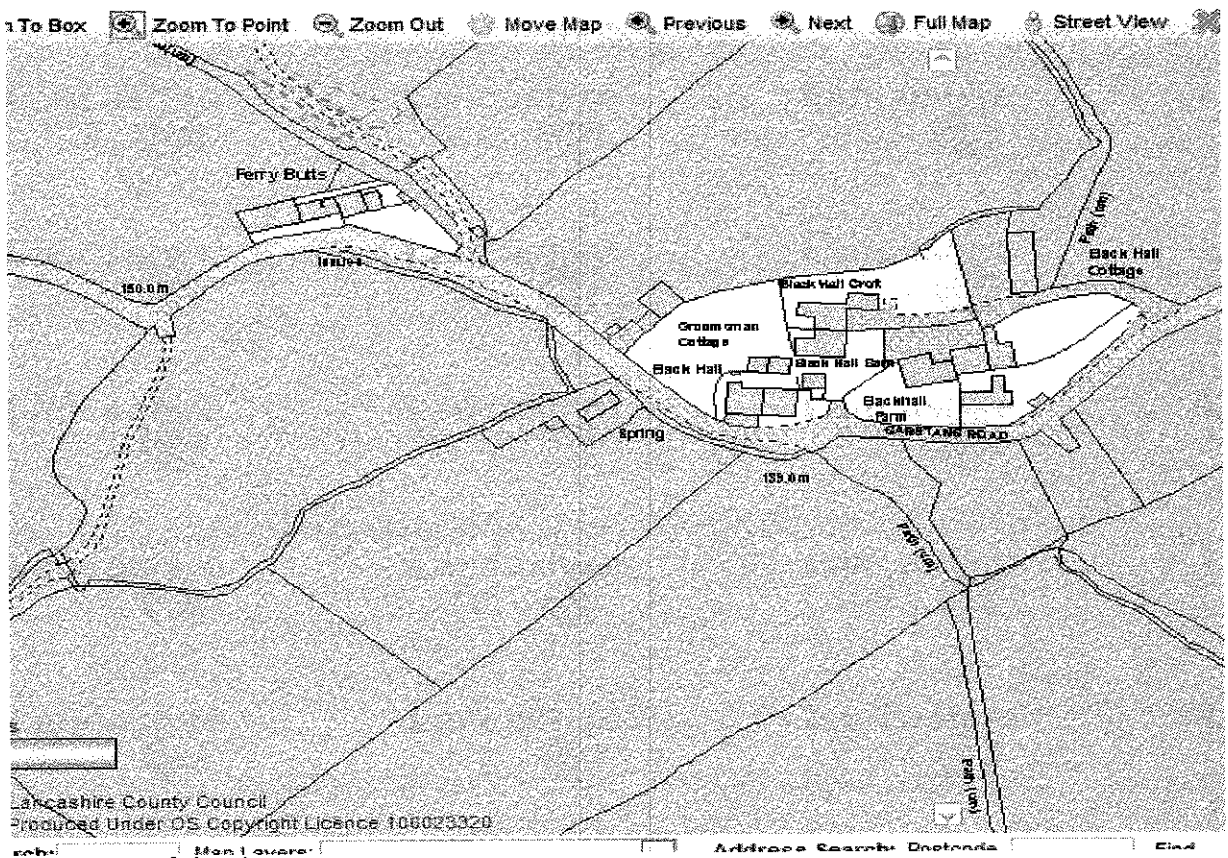
The current owners moved into the property approximately two years ago, and have not done any works to the property since their purchase.



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Map Taken from 1:2500 First Edition surveyed 1884 - 1892



Current Map of the site

The maps shown above clearly show that Black Hall Farmhouse has been situated on this site for some time, and during this time the size of the building has not been altered. The foot print of the house remains the same, however extensive landscaping works have taken place and more buildings have been constructed around the periphery of the site. This was due to the conversion of the adjacent barns to allow for adequate access. The footpath to the rear of the site has been moved

further north however this was done between 1853 – 1854. This shows that Black Hall Farmhouse as a significant building on the periphery of the village and has been part of the landscape for some significant time.

APPLICATION

The current owners are seeking to apply for planning permission to convert a derelict workshop on the ground floor of the property located within the C19th extension. This conversion will provide an extra bedroom and bathroom for guests (the applicant's mother and brother are both physically impaired). The applicants are looking to build a single storey extension to provide a link to the workshop conversion to the main dwelling; this will also include the removal of the kitchen window to be replaced with a door opening. The single storey extension will have a roof constructed from reclaimed natural slates and walls constructed from random natural sandstone

The workshop has become redundant in terms of use for modern living, and it is hoped that by providing a living space and bathroom within this area, it will allow this part of the building to become functional again. This part of the building will be used by the applicants Mother and Brother who are both physically impaired. This will allow them to visit the applicants in the future for respite care (my client is a registered nurse) or for them to reside permanently with the applicants if necessary without having to alter the main fabric of the listed building.

SITE AND SURROUNDINGS

Black Hall Farm is situated approximately $\frac{3}{4}$ of a mile outside of chipping village situated within a small cluster of dwellings ranging from a cottage to barn conversions, as one time all the surrounding properties would of been within the curtilage of Black Hall Farm.

Black Hall Farm is a detached property with a garden mainly laid to lawn to the front, with a garage and parking facility to the rear.

IMPACT ON THE LISTED BUILDING

No impact to the visual aspect of the dwelling will occur to the front of the property. The main visual impact will occur to the rear, but it is planned that the proposed materials as mentioned above will ensure there is no adverse impact on the building.

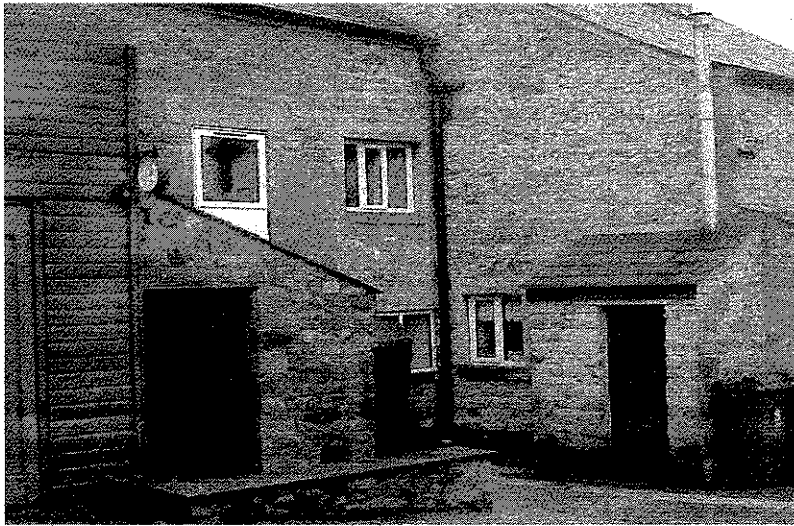
The original farm house has not altered internally since construction with the original window and door openings being visible. However on the rear of the property a boiler store and wood shed have been constructed out of natural random stone with slate roofs.

As no significant alterations have taken place to the original building it is not envisaged that this extension will be of detriment to the cumulative impact on the listed building.

It should be noted that the applicants are aware that a velux window has been put in the attic of the C19th part of the building; this window is not of a conservation type and if the Local Authority felt it was necessary the applicants would replace this window as necessary.

The photographs below show the rear of the property where the extension and conversion will take place.

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Design and Access Statement

In Support of a Revised Planning Application for

**The Construction of a Link Building and conversion of
workshop into habitable space**

**Mr Guy and Mrs Caroline Dunford
Black Hall Farm
Garstang Road
Chipping
PR3 2QJ**

Amount

This retrospective application is for the construction of a link building which will form a link from the workshop to the main part of the dwelling.

Use

The conversion of the workshop will allow the applicants additional living space at ground floor level. By taking out the existing kitchen window and creating a doorway, the extension will be linked directly to the main house and will provide access to the additional living space without having to go outside, as is currently the case

This conversion is necessary for the applicants to provide care for their mother who has been seriously ill for the past 12 months. The applicant's mother went into hospital in September 2011 and had an operation on her back; this went wrong and led to serious infections. The only way to cure these infections was to amputate her leg and she had her leg amputated in July 2012. This has left her wheelchair bound and although she can transfer from chair to chair etc, she cannot get up stairs, or walk with the aid of crutches. She also has severe rheumatoid arthritis which makes her mobility reduced and may mean that she cannot be fitted with a prosthetic leg in the future.

Both of the applicant's parents are elderly 71 and 73 and the applicant is being relied on more and more to provide basic care for her parents. As it stands her parents cannot even visit for a short period of time due to not having the basic functions such as a toilet or washing facilities on the ground floor.

This application would allow the applicants to provide respite care for her father who struggles all day every day to provide care for her mother. In addition to this as her parents age care will be provided on a more frequent basis and may even lead to her parents moving in on a permanent basis. The applicant is a registered nurse and can provide the right care for her mother.

The new entrance doorway would also provide external access to the downstairs bathroom and a fire exit in line with current fire safety regulations.

Layout

The layout can clearly be seen on the attached plans; the layout of the room is a simple arrangement to make use of the original features such as window and door openings. The conversion will provide modest accommodation and will enhance the building. Whilst still being sympathetic to the original building.

Scale

The scale of the development has been carefully considered to ensure that the collective changes to the listed building are not detrimental. And that the proposed scheme works with the listed building and not against it.

Landscaping

No further soft or hard landscaping is proposed as part of this application.

Appearance

No impact to the visual aspect of the dwelling will occur to the front of the property. The only visual impact will occur to the rear, but it is planned that the proposed materials as mentioned above will help to reduce any adverse impact on the building.

The original farm house has not altered internally since construction with the original window and door openings being visible. However on the rear of the property a boiler store and wood shed have been constructed out of natural random stone with slate roofs.

Access

Access to the property will remain from the drive accessed from Garstang Road.

Process

This application has been resubmitted as a new application, fully taking on board the reasons for refusal on the previous applications, see below:

'The proposal has an unduly harmful impact upon the character (including setting) and significance of the listed building because the extension would be incongruous, visually intrusive, dominating of the historic build in materials and siting and suburban in form and will result in the loss of important historic fabric. This is contrary to Policies ENV20, ENV19 and G1(a) of the Ribble Valley Districtwide Local Plan.'

The style of the extension has been altered significantly to be traditional in appearance and use materials sympathetic to the original dwelling. The roof will be constructed from reclaimed natural slates and the walls will be constructed from random natural sandstone, this will ensure that the new extension will blend seamlessly into the existing dwelling.

The external walls will be built outside of the existing door and window lintels to preserve them as features in the new link room.

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The slate roof will be pitched at such an angle as to ensure the roofline fits below the middle floor window.

The applicant's circumstances have altered significantly since the first application and it is now essential that they can provide basic facilities for their extended family, the house in its current form cannot accommodate this, without having to do significant alterations to the main dwelling which would have more of an impact on the listed building than the proposed works.