



06 FEB 2013

For office use only

Application No. **320130185 P**

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:	Ms	First name:	Rachel	Surname:	O'sullivan
Company name:					
Street address:	Michaelmas Cottage, Old Clitheroe Road				
	Dutton				
Town/City:	Preston				
County:					
Country:					
Postcode:	PR3 2YU	Telephone number:		REDACTED	
		Mobile number:			
		Fax number:			
		Email address:	REDACTED		

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:	hitchen
Company name:	peter hitchen design ltd				
Street address:	14 Church Lane		Telephone number:	Country Code	National Number
	Whalley				
	CHURCH LANE				
Town/City	Clitheroe		Mobile number:		07850405126
County:	LANCASHIRE		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	bb7 9sy		info@peterhitchendesign.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed new timber framed garage and workshop within the residential curtilage of Michaelmass Cottage

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:		Suffix:	
House name:	Michaelmas Cottage		
Street address:	Old Clitheroe Road		
	Dutton		
Town/City:	Preston		
County:			
Postcode:	PR3 2YU		

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

Easting:	365606
Northing:	439756

Description:

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

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:

larch weatherboarding to remain untreated

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

cement fibre profiled sheets

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

hardwood timber

9. (Materials continued)

320130185P

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

powder coated (brown) roller shutter garage door
timber workshop door

Boundary treatments - description:

Description of *existing* materials and finishes:

trees and small shrubs and post /wire fence

Description of *proposed* materials and finishes:

as existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

gravel hogging

Description of *proposed* materials and finishes:

gravel hogging

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:

design and access statement
drawings phd/100 - 400
location plan

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	0	0
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):

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:

detached dwelling and associated land

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

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

320130185P

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?

00.80 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: Mr First name: PETER Surname: HITCHEN

Person role: Agent

Declaration date: 06/02/2013

☒ 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: Mr First Name: PETER Surname: HITCHEN

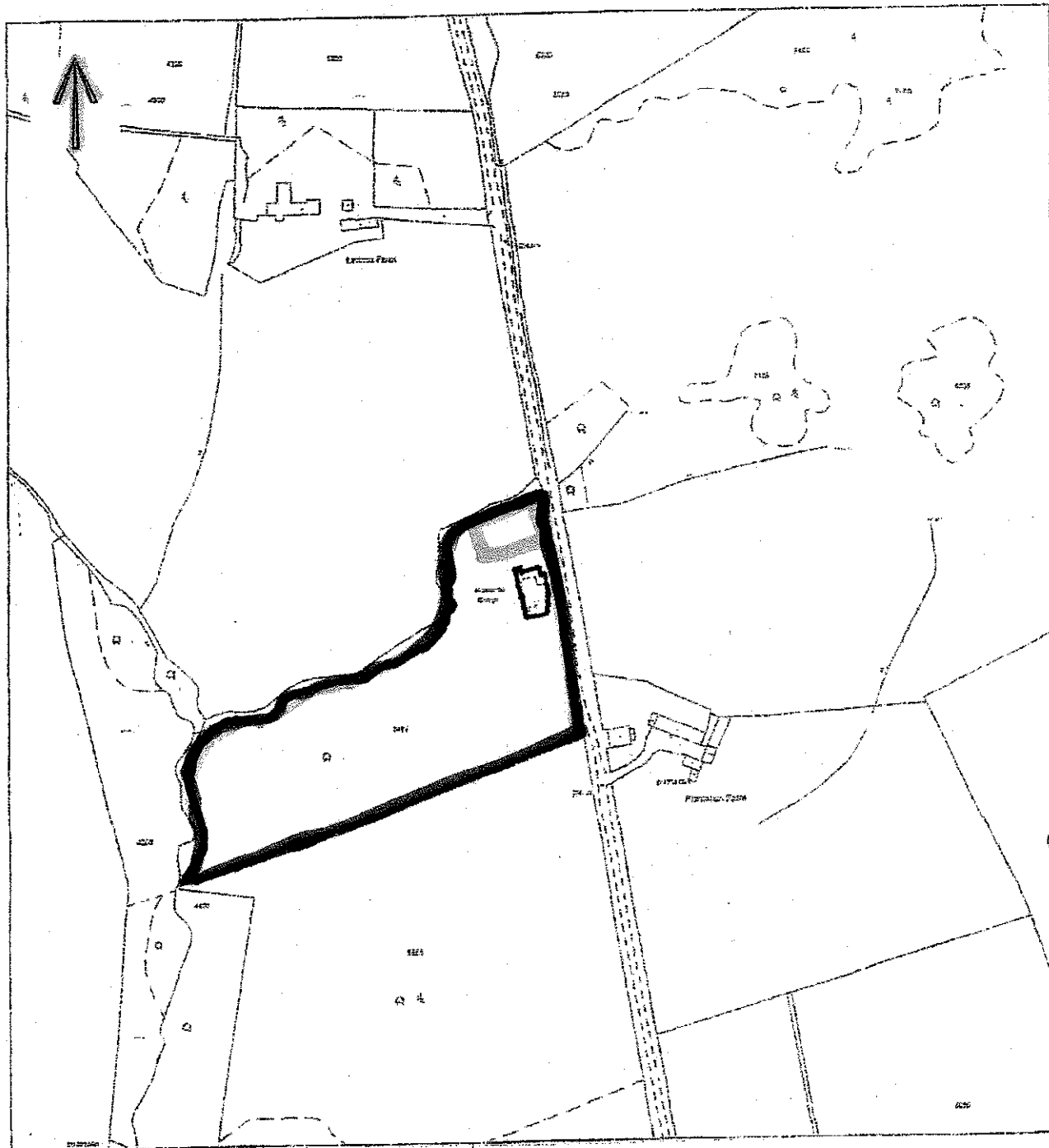
Person role: Agent

Declaration date: 06/02/2013

☒ 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 06/02/2013



LOCATION PLAN SCALE 1:2500

320130185P

320130185 P

PLANNING STATEMENT
PROPOSED NEW GARAGE AND WORKSHOP
MICHAELMASS COTTAGE
OLD CLITHEROE ROAD
DUTTON

1. Introduction

1.1 This statement accompanies the planning application for a new garage and workshop on land within the curtilage of Michaelmass Cottage. The site is located within the boundaries of the Bowland Area Of Outstanding Natural Beauty and within the parish of Dutton. No formal pre-consultation has been carried out with the Local Authority but this is a logical addition to the residential use. The cottage received planning approval for redevelopment works to the existing house on 3/2/2012 (planning reference 3/2011/1002)

1.2 Analysis of the site area leads to the conclusion that the design proposal submitted with this statement complements the house and the lifestyle of the occupants. This statement describes the justification for the proposal and addresses the context of the unadopted lane and other dwellings/developments close by. The proposal will not impact on the rural setting by virtue of the proximity of the garage to the house and the fact that it is sited within an established residential curtilage.

2. Design Principles and Concept

2.1 The site has an area of 0.80 hectare (approx), incorporating an existing detached dwelling and ancilliary buildings. A careful evaluation has been undertaken of the capacity of the site to accommodate the garage and workshop within the large garden area to the north of the house and parallel to the lane.

2.2 The application recognises the sensitive nature of the site and the locality. The site is designated as Open Countryside (Policy ENV3 and G5 and H2) and as stated lies within the AONB close to the boundary.

2.3. The site has a boundary to the east which borders the access lane. There is an existing entrance in the north west corner which will be removed and a new access from the Lane closer to the house and in front of the garage is proposed as the plan demonstrates. The character of the area is of a ribbon development of properties along the lane culminating at Moor Game Hall on the edge of Longridge fell and this proposal is entirely in keeping with the local characteristics. The site cannot be viewed from the public highway although the lane is a public right of way and there is a footpath to the west joining the lane approximately 100 yards north of the property.

2.4 The site is not overly remote and is currently allocated for residential use. This proposal has no effect on the access, parking or amenity space arrangements of the neighbouring dwellings on the lane.

2.5 A safe access, as shown on the plan is proposed off the lane across the verge and between existing trees which are adjacent to the boundary as the existing condition.

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3.0 Layout And Proposed Materials

3.1 A key component of the proposed design is to ensure the garage respects the character of the area and the developments within a rural setting. The building will be timber framed standing on a concrete slab area with a blockwork inner leaf and finished with external larch weatherboarding to match the house as previously approved. The roof is to be cement fibre typical of an agricultural stock building. The garage door will be powder coated brown to blend with the timbers.

3.2 The existing access is to be retained with improvement works only to the land drainage across the entrance.

3.3 The vehicles will enter the site as existing but be able to manoeuvre within the forecourt into the new garage. This arrangement allows for the retention of a vegetable plot and stops cars from parking against the edge of the embankment.

3.4 A key factor of the site is that the boundary vegetation offers some concealment to the lane and the proposal will retain the trees along the boundary with only light trimming necessary as the natural barrier is an important aspect of the Lane.

4.0 Scale

4.1 The footprint area shown on the accompanying plan demonstrates a ground coverage area of approximately 47 sqm for the development including the attached work space. It is a maximum depth of 5.5m with a height of 3m to the eaves and 4m to the ridge as an upper limit.

4.2 The dimensions of the proposal allow for a work space dedicated to the occupants of the property to encourage a live/work lifestyle for the owners as the rural location is not on a public transport route and is approximately 1.5m from the main Longride to Clitheroe Road. This is significant as working from home is on the increase and a dwelling of this type and location should have the space to facilitate this.

4.0 Landscaping

4.1 The site has considerable vegetation growth and some trees, whilst the garden contains shrubs such as elder and blackthorn etc. There are a number of young silver birch trees and oak trees on the boundary to the lane. They are maintained and present a natural statement along the boundary. They will all be retained and maintained with the exception of a few young birch trees and the larch tree immediately to the north of the house.

4.2 The boundary to the north is a mature leylandii hedgerow which will remain undisturbed. The applicant wishes to retain the vegetation to the boundaries and will only prune it where it is overgrown and overhanging to a significant extent from within the site area.

4.3 The history of the Lane has been researched and in the past as can currently be seen, the predominant frontage enclosure is stock fencing, stone walls and natural features. No

320130185P

additional security is proposed to the boundaries other than the reinstatement of a post and wire fence.

4.4 The land will be remodelled only to allow level access into the garage and the surface finish will be a gravel hogging laid over a terram matting to prevent any weed growth. It is important that the land remains free draining and avoids surface water run off or flooding problems.

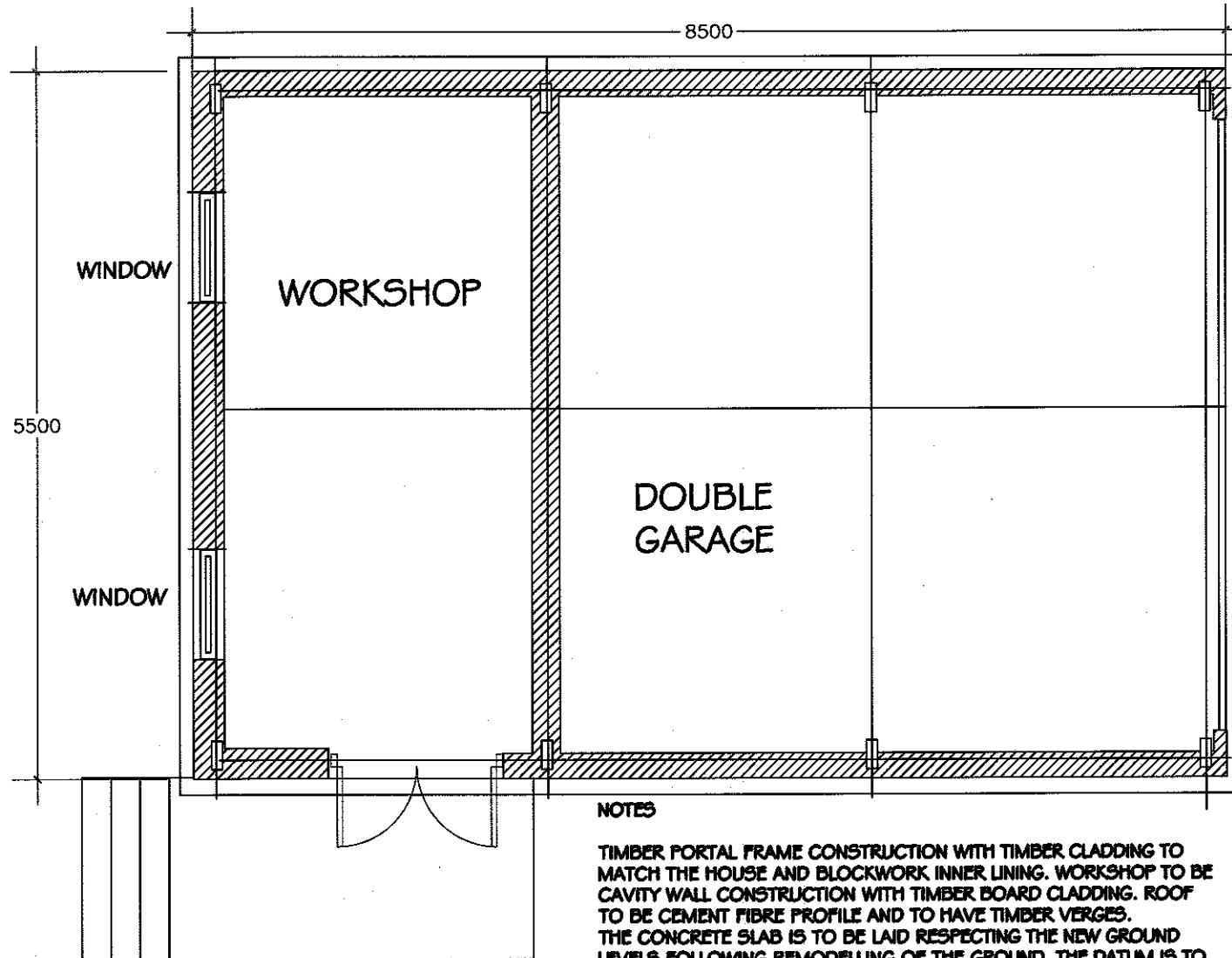
4.5 Please refer to the accompanying plan drawings PHD/MC/100 , 200 , 300 & 400 the location plan and associated photographs taken in January 2013.

Statement prepared 6.2.2013

Peter Hitchen RIBA

PHD Ltd
14 Church Lane
Whalley
Lancashire
BB7 9SY

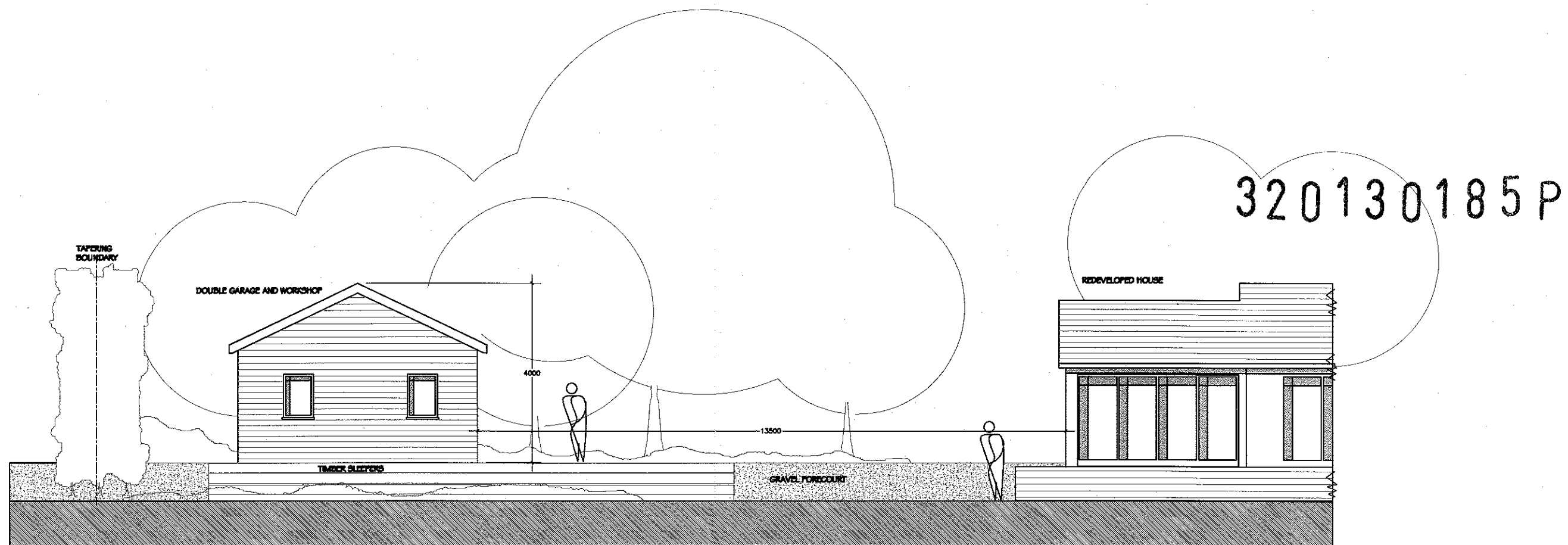
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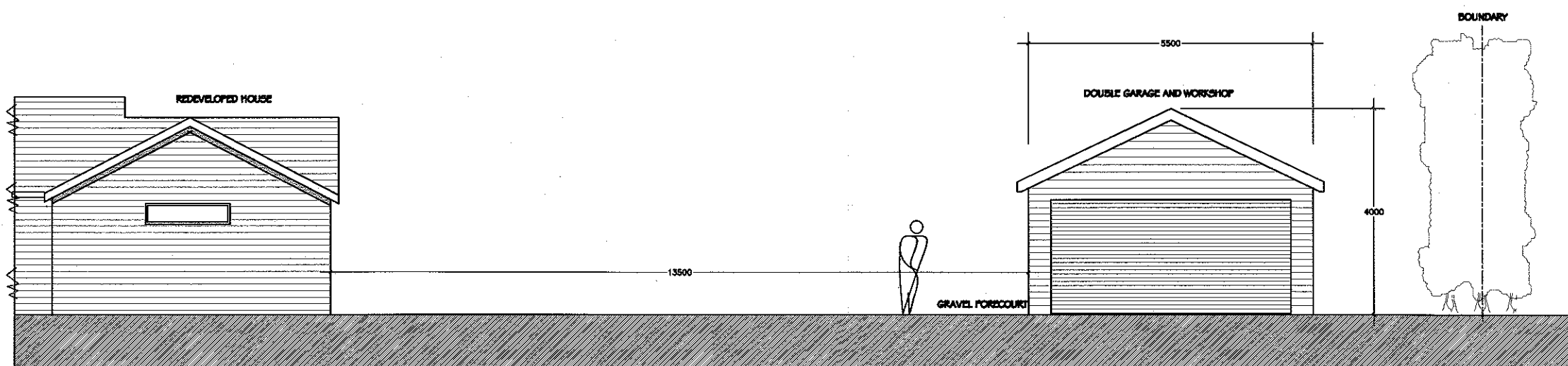
NOTES

TIMBER PORTAL FRAME CONSTRUCTION WITH TIMBER CLADDING TO MATCH THE HOUSE AND BLOCKWORK INNER LINING. WORKSHOP TO BE CAVITY WALL CONSTRUCTION WITH TIMBER BOARD CLADDING. ROOF TO BE CEMENT FIBRE PROFILE AND TO HAVE TIMBER VERGES. THE CONCRETE SLAB IS TO BE LAID RESPECTING THE NEW GROUND LEVELS FOLLOWING REMODELLING OF THE GROUND. THE DATUM IS TO BE AGREED FOLLOWING A DETAILED SITE SURVEY.

MICHAELMASS COTTAGE , OLD CLITHEROE ROAD , DUTTON
PROPOSED ELEVATIONS 1: 50 (A4) JANUARY 2013 PHD/200

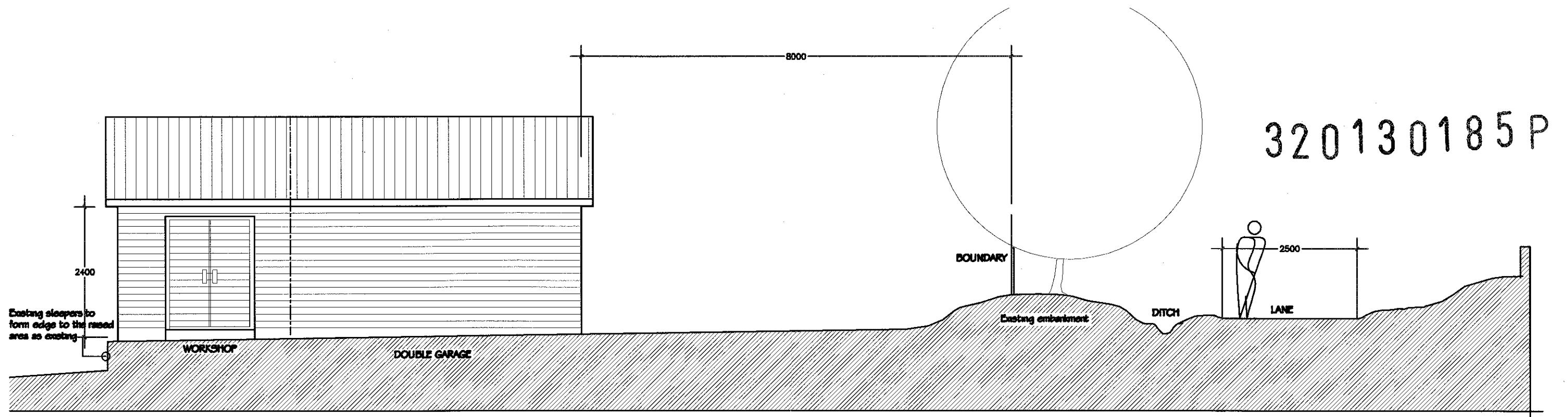


ELEVATIONAL CROSS SECTION D - D

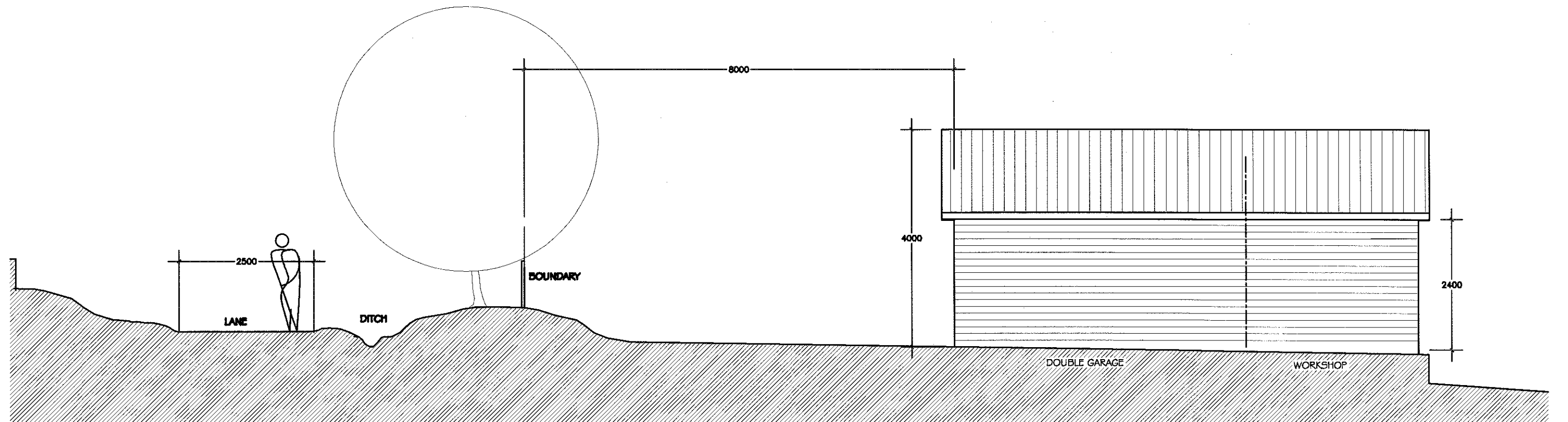


ELEVATIONAL CROSS SECTION C - C

MICHAELMASS COTTAGE , OLD CLITHEROE ROAD , DUTTON
 PROPOSED ELEVATIONS 1: 100 (A3) JANUARY 2013 PHD/400

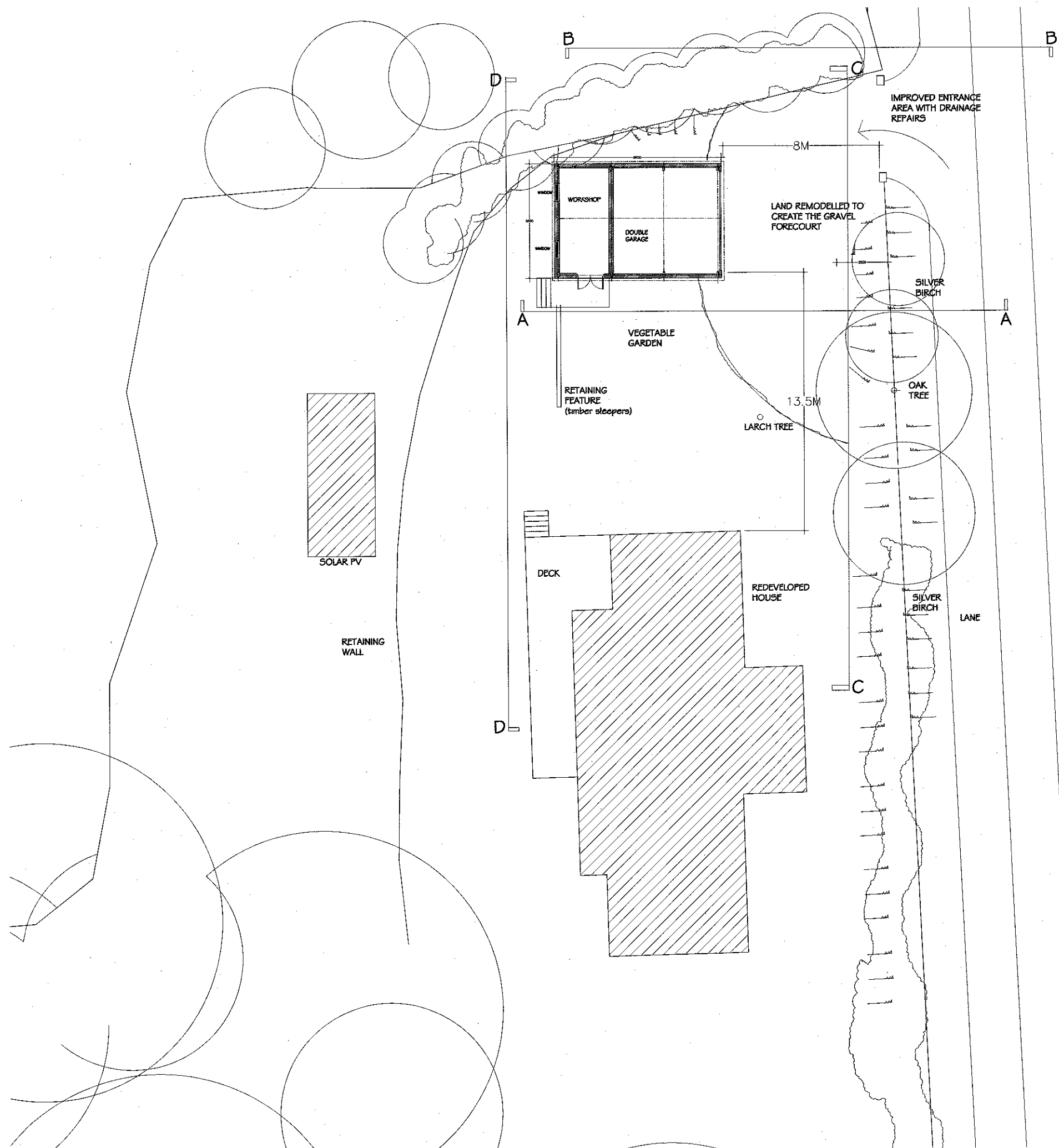


ELEVATIONAL CROSS SECTION A-A



ELEVATIONAL CROSS SECTION B - B

MICHAELMASS COTTAGE , OLD CLITHEROE ROAD , DUTTON
 PROPOSED ELEVATIONS 1: 100 (A4) JANUARY 2013 PHD/300



320130185P

REFER TO THE SUPPORTING DRAWINGS ON
PHD/100, 200 & 300 FOR THE SECTIONAL
ELEVATIONS AS HIGHLIGHTED ON THIS PLAN.
REFER ALSO TO THE PLANNING STATEMENT
AND THE LOCATION PLAN



MICHAELMASS COTTAGE
OLD CLITHEROE ROAD
DUTTON

PROPOSED GARAGE AND WORKSHOP

SITE PLAN

PHD/100 JANUARY 2013
1:100 (A1)