



RIBBLE VALLEY
BOROUGH COUNCIL

320130231P

24 MAR 2013

PUBLIC

For office use only

Application No

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 planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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

Title:		First name:	
Last name:			
Company (optional):			
Unit:	House number:	House suffix:	
House name:	24		
Address 1:	PARK AVENUE		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 2HW		

2. Agent Name and Address

Title:	MR	First name:	ANDREW
Last name:	KNOWLES		
Company (optional):	SUNDERLAND PEACOCK & ASSOCIATES		
Unit:	House number:	House suffix:	
House name:	HAZELMERE		
Address 1:	PIMLICO ROAD		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 2AG		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF PROPOSED REPLACEMENT DWELLING

Has the building, work or change of use already started?

☐ Yes☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

N/A

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

N/A

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	ASHTON				
Address 1:	EASTHAM STREET				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	CLITHEROE				
County:	LANCASHIRE				
Postcode (optional):	BB7 2HY				
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:	<input type="text"/>	Northings:	<input type="text"/>		

Description:

N/A

5. 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 as possible: ☐

Officer name:

DIANE CAFFERTY

Reference:

RV/2012/ENQ/000173

Date (DD/MM/YYYY):

11/09/2012

(must be pre-application submission)

Details of pre-application advice received?

PRE-APPLICATION ADVICE FOR PROPOSED EXTENSIONS TO ASHTON, EASTHAM STREET, CLITHEROE, BB7 2HY

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)

N/A

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:

N/A

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

☐ Yes ☒ No

If Yes, please provide details:

N/A

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

N/A

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

N/A

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	Drawing references if applicable
Walls		RENDER AND STONE	<input type="checkbox"/>	<input type="checkbox"/>	
Roof		SLATE	<input type="checkbox"/>	<input type="checkbox"/>	
Windows		uPVC	<input type="checkbox"/>	<input type="checkbox"/>	
Doors		uPVC / WOOD	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)		AS EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing		AS EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input checked="" 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:

DRAWING NOS 4331-1 (EXISTING PLANS AND ELEVATIONS), 4331-2 (EXISTING SITE PLAN & LOCATION) AND 4331-3 (PROPOSED PLANS, ELEVATIONS AND SITE LAYOUT); DESIGN AND ACCESS STATEMENT DATED 11 FEBRUARY 2013; SITE LOCATION PLAN; BAT SURVEY DATED 12 FEBRUARY 2013

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

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

N/A – AS EXISTING (NO CHANGE PROPOSED)

13. 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 a 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 ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

14. Biodiversity and Geological Conservation

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

15. Existing Use

Please describe the current use of the site:

RESIDENTIAL DWELLING

Is the site currently vacant? ☒ Yes ☐ No

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

PRIVATE DWELLING

When did this use end (if known)?
DD/MM/YYYY
(date where known may be approximate)

N/A

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

N/A

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	<input type="checkbox"/>			
	Net tradable area:	<input type="checkbox"/>			
A2	Financial and professional services	<input type="checkbox"/>			
A3	Restaurants and cafes	<input type="checkbox"/>			
A4	Drinking establishments	<input type="checkbox"/>			
A5	Hot food takeaways	<input type="checkbox"/>			
B1 (a)	Office (other than A2)	<input type="checkbox"/>			
B1 (b)	Research and development	<input type="checkbox"/>			
B1 (c)	Light industrial	<input type="checkbox"/>			
B2	General industrial	<input type="checkbox"/>			
B8	Storage or distribution	<input type="checkbox"/>			
C1	Hotels and halls of residence	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
D1	Non-residential institutions	<input type="checkbox"/>			
D2	Assembly and leisure	<input type="checkbox"/>			
OTHER	Please specify	<input type="checkbox"/>			
		<input type="checkbox"/>			
	Total	<input type="checkbox"/>			

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	N/A			
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
1	N/A			

22. Site Area

Please state the site area in hectares (ha)

0.8

23. 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 a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. 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 (General Development Procedure) Order 1995 Certificate under Article 7

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):





13/02/2013

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

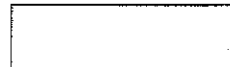
Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):







CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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

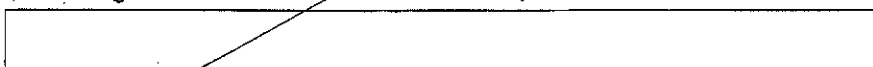
The steps taken were:




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):

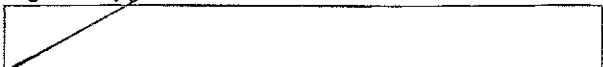




Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):







25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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):

13/02/2013

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):

26. 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.

3 copies of a completed and dated application form:



The correct fee:



3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



3 copies of a design and access statement:



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



27. 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):

03/02/2013

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

andrew@sunderlandpeacock.com

30. 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:

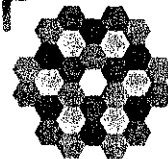
Telephone number:

Email address:

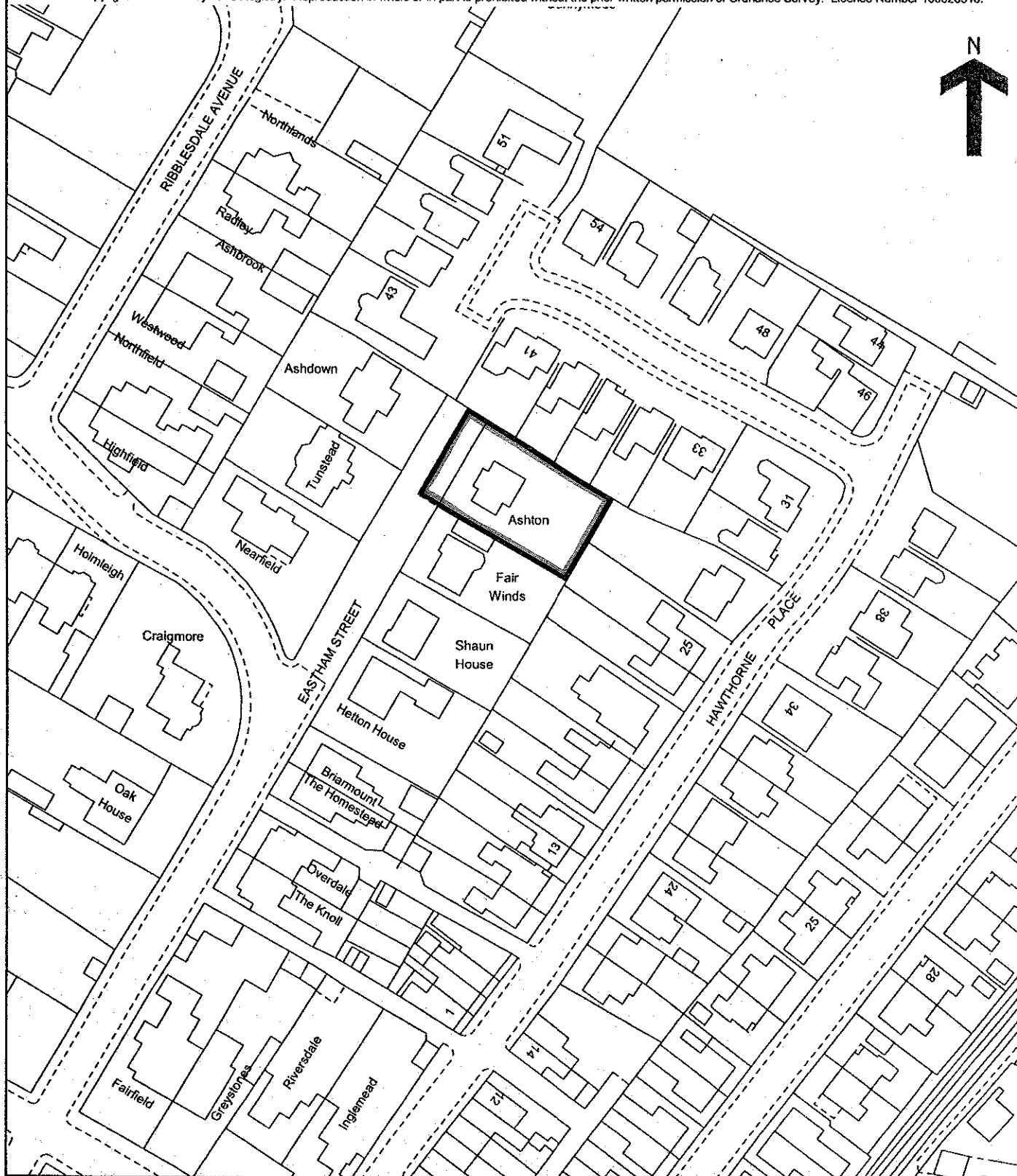
Land Registry
Official copy of
title plan

Title number LAN106136
Ordnance Survey map reference SD7442SW
Scale 1:1250 enlarged from 1:2500
Administrative area Lancashire: Ribble Valley

320130231P



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This official copy issued on 22 July 2010 shows the state of this title plan on 22 July 2010 at 09:21:37. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

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 19 - Title Plans and Boundaries.

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

320130231P

SUNDERLAND PEACOCK



**DESIGN AND ACCESS STATEMENT
FOR A REPLACEMENT DWELLING AT
ASHTON
EASTHAM STREET
CLITHEROE**



Date: 11th February 2013

Job No: 4331

SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELMERE, PIMLICO ROAD, CLITHEROE,
LANCASHIRE BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

INTRODUCTION

Ashton is a private dwelling constructed approximately 50 years ago. The property is situated on the North East side of Clitheroe with most of the properties in the area being of individual design.

The property is in need of complete renovation or replacement. The renovation / extension option has gained pre-application advice – Ribble Valley Borough Council Ref: RV/2012/ENQ/000173 (attached). We have been appointed to undertake an appraisal of the options and in summary a replacement dwelling is more economical to construct than the refurbishment and extension option. Also the improved thermal performance a new dwelling could offer was a major factor in our client's decision.

DESIGN

The proposed footprint of the house is sited directly over the existing property, although larger than the existing house. The South side of the house is a single storey garage and is sited 1m from the boundary and the North side of the house is sited approximately 4.5m from the boundary. Distances to the newly constructed houses to the North are approximately 13m and approximately 45m to the houses on Hawthorne Place.

The single storey element softens the side which is to the nearest neighbour and only a small window with obscure glazing is sited on this elevation, and a window to a first floor landing also of obscure glazing.

It is proposed to construct the house from a slate roof with render and stone as detailed on Drawing 4331-3. The scale and mass of the building is similar to those on Eastham Street, and will sit comfortably in the existing plot.

ACCESS

Level access will be via the front door including a WC to the ground floor.

ENERGY AND EFFICIENCY

It would not be possible to achieve the thermal efficiency from the existing dwelling that a new dwelling achieves. The proposed new dwelling would be highly efficient with greatly reduced energy bills.



RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Diane Cafferty
direct line: 01200 414501
email: Diane.Cafferty@ribblevalley.gov.uk
my ref: RV/2012/ENQ/000173
your ref:
date: 11th September 2012

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

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Dear Mr Johnson,

PRE APPLICATION ADVICE - PROPOSED EXTENSIONS TO ASHTON, EASTHAM STREET, CLITHEROE, BB7 2HY.

I am writing in response to your request for pre- application advice in respect of the above- named proposal. In short you propose a 2-storey side extension, single storey side extension and garage at the above-named property.

I visited the site on 5th September to consider the drawings submitted as part of your pre-planning enquiry.

Proposed 2-storey side extension

Although your enquiry form states that the 2 storey extension is permitted development, I must inform you at this stage that this would need planning permission as, based on the drawings provided, it would exceed 4m in height and, measuring at 4.1m, has a width greater than half the width of the original dwelling house, which measures 8m in width. I would add at this point that some of the dimensions on the drawings provided did not scale off accurately and therefore it may be that the proposals, in terms of the width of the proposed 2 storey extension, can be brought back in line with the permitted development rights set out in Class A of the General Permitted Development Order (GPDO) 2008. The proposed height however would still result in planning permission being needed.

I do not foresee any significant obstacles for gaining permission for this proposed 2-storey extension however, providing that the design and materials used would not result in a detriment to residential and visual amenity. Plans would be assessed in relation to the policies set out in the adopted Districtwide Local Plan (DWLP) and the Supplementary Planning Guidance (SPG) on Extensions and Alterations to Dwellings.

With these policies in mind, Policy H10 of the DWLP states that proposals to extend or alter residential properties will be considered on the basis of scale, design and massing of the proposal in relation to the surrounding area. Proposals that conform to the criteria set out in Policy G1 will be considered acceptable. Policy G1 of the DWLP sets out that proposals will be expected to provide a high standard of building design and landscape quality, whilst safeguarding residential amenity and highway safety.

Regard should be had to ensuring a good visual relationship between the proposed extensions and the original house and that these reflect the character of the original

house and the wider locality, with particular care given to the front elevation which will be viewable in part from the highway. It is also important that the proposed extensions respect the proportion, form and detailing of the original dwelling. Based on the drawings provided with this enquiry I do not consider the development to be inappropriate to the plot size and is unlikely to result in a cramped appearance, however I have concerns that the extension would dominate the original dwelling, contrary to guidance set out in the SPG, which requires extensions to appear subservient to the original dwelling. I would therefore suggest that the extension be set down in height from the main roof ridge and also reduced in width thereby reducing the dominant appearance of this 2-storey extension.

In terms of design features, I would suggest that you do not introduce features that are not in keeping with the original house and the overall locality. Materials should also match those of the existing building with particular care given to matching the existing colour, shape, texture and size of those used in the original house.

A side elevation has not been provided in the drawings for the 2-storey extension and therefore it is not possible to assess at this stage whether windows are proposed in the side elevation. If so, I would suggest that you ensure that windows are positioned in such a way that direct overlooking into the neighbouring garden of 'Fair Winds' is avoided. This will therefore be assessed as part of any planning application submitted. The impact on European Protected Species (bats) will also be assessed as part of the application process and I include a list of suitably qualified surveyors able to carry out these surveys for your convenience.

Proposed single-storey side extension

In relation to the proposed single storey extension, you state on your enquiry form that this will require permission. Based on the drawings and dimensions provided, I consider this to be Permitted Development and therefore does not require planning permission. I should make you aware my opinion is an officer opinion only given without prejudice. Should you require a legal determination that this is indeed the case, you should apply for a Lawful Development Certificate (LDC), which would provide a legally binding decision that would be of use should you sell the property in the future or should any complaints be received from neighbouring properties. I have enclosed a copy of the relevant application form for your convenience. The cost in this incidence would be £75.

As with the proposed 2-storey extension, it is important that design features are not introduced, which are not in keeping with the original house and the overall locality. Materials should match those of the existing building as far as is possible with particular care given to matching the existing colour, shape, texture and size of the original house.

Proposed garage

Although no proposed height measurements have been provided in relation to the garage, the GPDO sets out the limitations in terms of what would be acceptable for an outbuilding to be permitted development. This would involve the proposed outbuilding being no more than one storey with a maximum height limitation of 2.5m due to it being proposed within 2m of the boundary. If the garage is to be higher than this limit within the same location, planning permission will be required.

As part of any planning application, it is a standard requirement that parking provision for the property be shown on existing and proposed site plans. As a general rule, two off road parking spaces are required for a three-bedroom house and three off road

parking spaces need to be provided for a four-bedroom house. The proposed garage can contribute to meeting this requirement.

Based upon the information provided I consider that subject to the design alternations suggested, there are no significant obstacles at this stage for gaining permission, providing the points set out above are adequately considered.

Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre- application enquiry, which sought guidance on the general principle of development on this site.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

Yours sincerely



Diane Cafferty
Pre- planning Advice Officer

Mr David Johnson
114 Pimlico Road
Clitheroe
BB7 4PT