

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	2. Agent Name and Address
Title: MR First name: ANDREW Last name: CALDERBANK Company (optional): Unit: ☐ House number: 3 House suffix: ☐ House name: Address 1: ASPEY FOLD Address 2: Address 3: LANGRIDGE Town: County: LANCS. Country: Postcode: PR3 2YB	Title: MR First name: ALAN Last name: LOYD-HAYDOCK Company (optional): A.L.H. DESIGN SERVICES Unit: ☐ House number: ☐ House suffix: ☐ House name: BARLEY COTTAGE Address 1: BRENNERY STREET Address 2: LANGRIDGE Address 3: Town: County: LANCS Country: Postcode: PR3 3NB

3. Description of the Proposal

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

DEMOLITION OF EXISTING GARAGE, AND REPLACEMENT GARAGE

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):

(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):

(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):

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

Easting: Northing:

Description:

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:

Reference:

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

Details of pre-application advice received?

advised to lower roof, which has been incorporated in our latest design.

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)

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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:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

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:

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	ASBESTOS.	BLOCK/RENDER	☐	☐	
Roof	ASBESTOS.	SLATE	☐	☐	
Windows		TIMBER	☐	☐	
Doors	TIMBER	METAL.	☐	☐	
Boundary treatments (e.g. fences, walls)	FENCE/ STONE WALLS	TO MATCH.	☐	☐	
Vehicle access and hard-standing	GRASS !!	HARDCORE/ CRUSHER RUN.	☐	☐	
Lighting			☐	☐	
Others (please specify)			☐	☐	

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:

LOCATION PLAN, EXISTING SITE PLAN 0342/01, 0342/05, 0342/10A

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	1	- 1
Light goods vehicles/ public carrier vehicles		1 VAN.	+ 1
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):

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:

VACANT DISUSED GARAGE

Is the site currently vacant? ☒ Yes ☐ No

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

RESIDENTIAL

When did this use end (if known)? DD/MM/YYYY 01/01/07
(date where known may be approximate)

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

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							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g) =								Totals (a+b+c+d+e+f+g) =							
Social Rented							Social Rented								
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g) =								Totals (a+b+c+d+e+f+g) =							
Intermediate							Intermediate								
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g) =								Totals (a+b+c+d+e+f+g) =							
Key worker							Key worker								
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a+b+c+d+e+f+g) =								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): 0

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	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER Please specify	☐				
	☐				
Total					

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	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
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

22. Site Area

Please state the site area in hectares (ha) 156.41 m² 0.456 ha

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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:

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	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

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)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)
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):

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:

<i>A. Thompson</i>

Date (DD/MM/YYYY):

14.03.2013

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



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



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:

<i>A. Thompson</i>

Date (DD/MM/YYYY):

14.03.2013

(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):

Country code: Fax number (optional):

Email address (optional):

allanlloydhaydock@hotmail.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:



TITLE NUMBER
LAN38200

LANCASHIRE : RIBBLE VALLEY

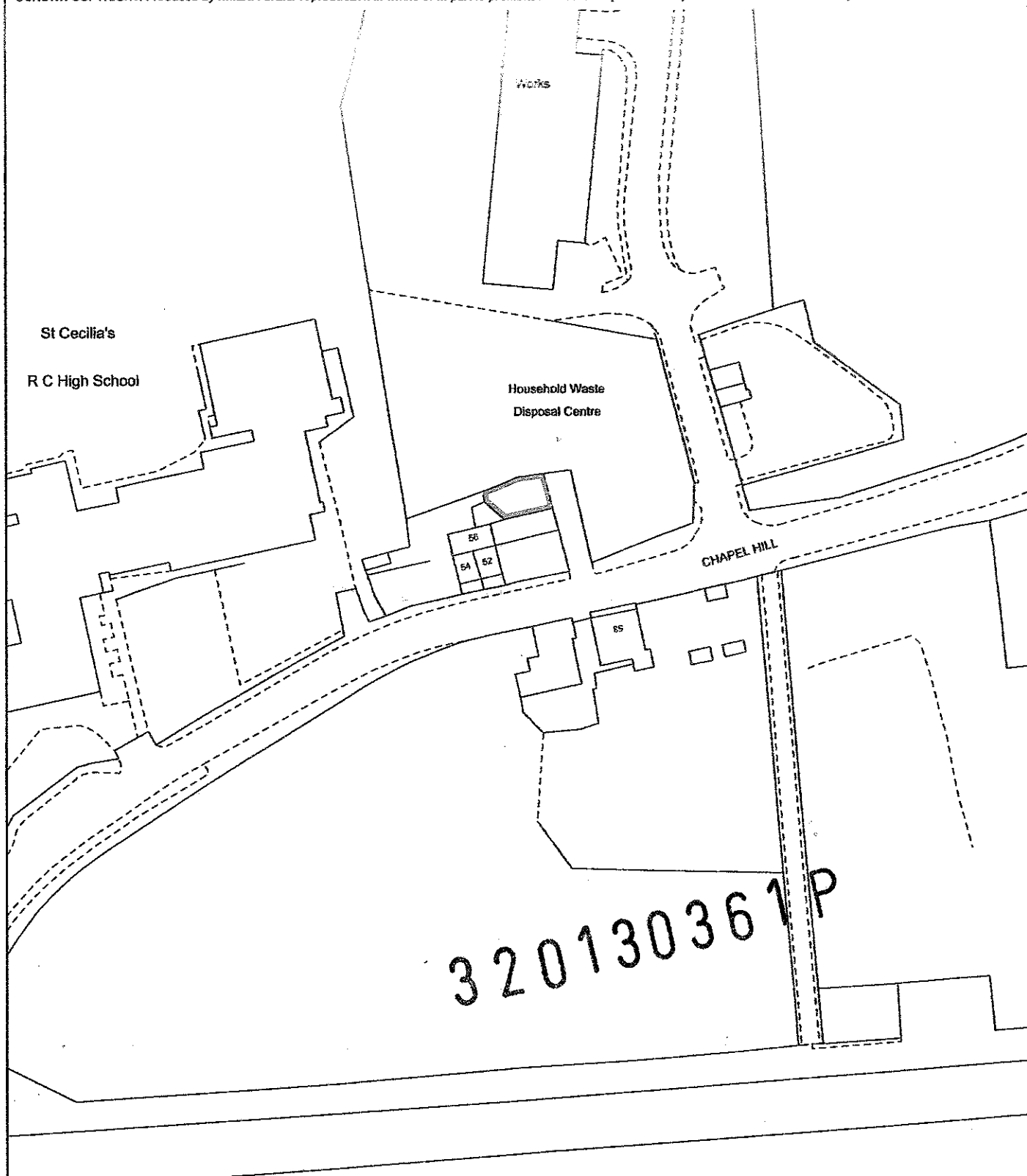


ORDNANCE SURVEY MAP REFERENCE:

SD6036NW

SCALE 1:1250 Enlarged from 1/2500

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This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on **14 October 2006** at **11:34:06**. It may be subject to distortions in scale.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 14 October 2006.

This title is dealt with by the **District Land Registry for Lancashire**.



**DESIGN AND ACCESS STATEMENT IN SUPPORT OF PROPOSED
REPLACEMENT GARAGE,
AT
VACANT LAND, CHAPEL HILL, LONGRIDGE, LANCs.**

This statement is prepared in support of the previously submitted Planning Application made on behalf of Mr A. Calderbank, 3 Aspey Fold, Longridge, Nr Preston, Lancs,

1.0 SITE VACANT LAND CHAPEL HILL, LONGRIDGE

The existing site is located on the fringe of the Longridge town and behind a row of stone cottages, and accessed off the adopted road known as chapel hill, this is also bounded on the sides by the household waste disposal centre. The existing garage is of a asbestos type material and thus is in fact hazard, due to its decreasing life period,, and the site is now becoming overgrown with vegetation

The land it seems has been infilled over the years and this is apparent due to the adjoining house building having a side extension built on it which is a full storey height lower than the land where the existing garage is located, and indeed has stone retaining walls on 3 elevations. Access to the garage is an un-made/un-adopted access road, which allows for vehicles to access to the rear of the properties also on chapel riseKing Street, and this is bounded by houses gables of stone, and is designated as an area of conservation. The development would have no impact on any of the items above as the extension is within the client's boundary of ownership, outwith the un-made road area. Although the predominant use of the land is residential it is overlaid with a relatively pattern of built commercial development.

The new garage is accessed off the un-adopted road and is built in sympathy with the environment and are in natural rendered blockwork, with timber doors and windows. The roof is to be tiled to match the existing, and a glazed aperture is to be placed over the double doors to allow light to naturally flood through to the cellar area, and first floor storage space. The footprint of the extension is 52.49m², and is to be used solely as a residential property, which is easily distinguishable.

Internally the client wishes to build up a stairwell which leads down to the cellar, and to the first floor, this will allow for the whole of the ground and cellar level to be useable,

2..0 DESIGN MATTERS

The design proposal in brief

The building at present is a single storey prefabricated garage with a floor area of approx. 18.56m², (ground, first floor and cellar areas) and a volume of 59.39m cu. The client wishes to demolish the garage and rebuild it in more modern materials whilst also creating a cleaner environment and make it a more desirable and useable building by modifying the internal spatial arrangement to form a cellar from the rear to the lower ground level. The proposed design will attempt to maximise the site, whilst providing a solution and a design for the property. We have also looked at creating a store at first floor level,.

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Design proposal described.

The existing site has open aspects to 3 faces and the rear elevation overlooks the existing cottages to the south, but provides limited options with regards to possible future extensions due to its proximity with the surrounding boundaries and the un-made access road. However we believe that there is scope to develop the existing site to maximise effect without imposing on the surrounding units and list some of the design issues discussed during the development process :-

- It was decided to demolish the existing garage for safety, and also from a health and safety issue, and build a new traditional garage
- It was decided to utilise the existing ground levels, and excavate into the ground to get down to the level of the adjacent house storey, and then back fill so that a cellar could be used for storage etc. This will be carried out in rendered walls with slate roof coverings.
- By using attic trusses we can also utilise the first floor area to create additional storage space, although only minor in size, its space would be beneficial to the user as his existing premises are cluttered and indeed storage is at a premium.
- Externally the building will be in traditional masonry and render with the new doors and windows, and some possible stone detailing around the corners.

The Preferred design

The small building has little or no effect on the main appearance of the street scene and will hardly be visible from the main road, when compared against that of the adjoining household waste sites prefabricated and cladded building

The building is in sympathy to the surrounding buildings and has been built in materials to match that already on the site and does not overshadow onto the adjoining buildings.

As mentioned previously the extension was kept primarily to the north westerly elevation to avoid overlooking , and overshadowing.

After consultation with the client it was decided not to detract too much from the existing house, but to maximise the potential of the site, but not to cause a controversial building in order to secure a more favourable approval and also limit the amount of works to be carried out. We are of the opinion that by bringing demolishing the existing garage and replacing it with a more traditional we will create a more distinguished elevation whilst also allowing the building to function correctly.

3 2 0 1 3 0 3 6 1 P

CAR PARKING

The existing parking problems are such that only one car can be parked, and the site is overgrown, it is therefore better for all that 2 spaces are provided within the footprint of the building, and can be locked away safely, and no change in demands has been recognised as shown on the drawing.

SUMMARY

To summarise the following should be considered:-

The replacement building has very little impact, if any on the appearance of the street scene and is located to adjacent buildings and is therefore not causing an obstruction to any rights of way.

The proposal responds positively to the context of the site and is sympathetic to the immediate surrounding buildings. The works have very little impact on the surrounding dwellings in the form of overshadowing due to its position on the north westerly side of the property. In fact when looking at it in winter solstice, the solar shading has absolutely no effect.

The amenity space is un affected.

The materials chosen for the project are complimentary to those used in the immediate vicinity, but are also in keeping with current construction and the surrounding district.

Finally, we believe the building is in align with modern demands for spatial requirements, and in our opinion does not detract from the existing quality of the surrounding buildings.

3 2 0 1 3 0 3 6 1 P

NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT.
ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR, PRIOR TO
PLACING ORDERS OR COMMENCING ANY OF THE RELEVANT WORKS.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE PLAN AND THAT FOUND ON
SITE ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

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CHAPEL HILL

Rev. Date Description
A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lanc
PR3 3NB, Tel & Fax : (01772) 785719

Client
Mr A Calderbank,
3 Aspey Fold,
Off Highfield Drive
Longridge,
Nr Preston, Lancs.

Job/Scheme Title
DEMOLITION OF THE EXISTING
ASBESTOS GARAGE AND
ERECTION OF NEW GARAGE AND
STORE AREA, AT
LAND TO THE REAR OF CHAPEL
HILL, LONGRIDGE

Drawing Title
EXISTING SITE PLAN

Job/Scheme Number	Drawing Number
0342/93	Drawing No 01
Scale	Date
1/200th	Aug 08
Drawn	Checked
a.t.l-h.	

NOTES
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT.
ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR, PRIOR TO
PLACING ORDERS OR COMMENCING ANY OF THE RELEVANT WORKS.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE PLAN AND THAT FOUND ON
SITE ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.

320130361P

CHAPEL HILL

Rev. Date Description
A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lancs.
PR3 3NB, Tel & Fax : (01772) 785719

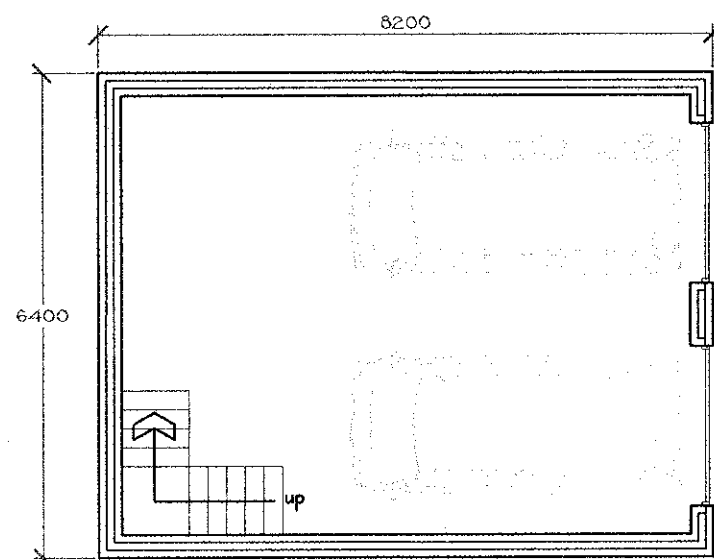
Client
Mr A Calderbank,
3 Aspey Fold,
Off Highfield Drive
Longridge,
Nr Preston, Lancs.

Job/Scheme Title
DEMOLITION OF THE EXISTING
ASBESTOS GARAGE AND
ERECTION OF NEW GARAGE AND
STORE AREA, AT
LAND TO THE REAR OF CHAPEL
HILL, LONGRIDGE

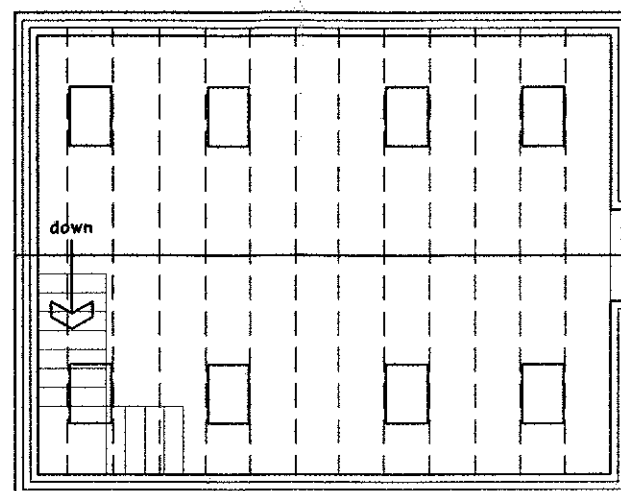
Drawing Title
PROPOSED SITE PLAN

Job/Scheme Number	Drawing Number		
0342/93	Drawing No 05		
Scale	Date	Drawn	Checked
1/200th	Aug 08	a.t.l-h.	

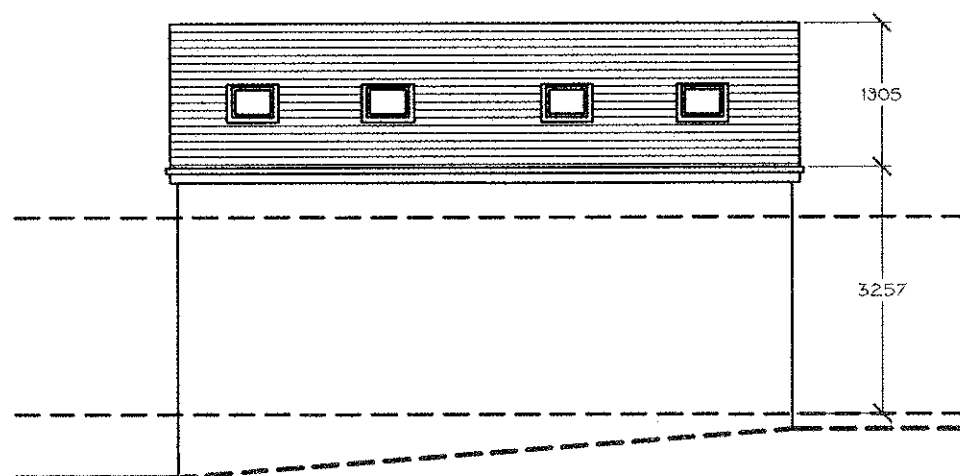
NOTES
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT.
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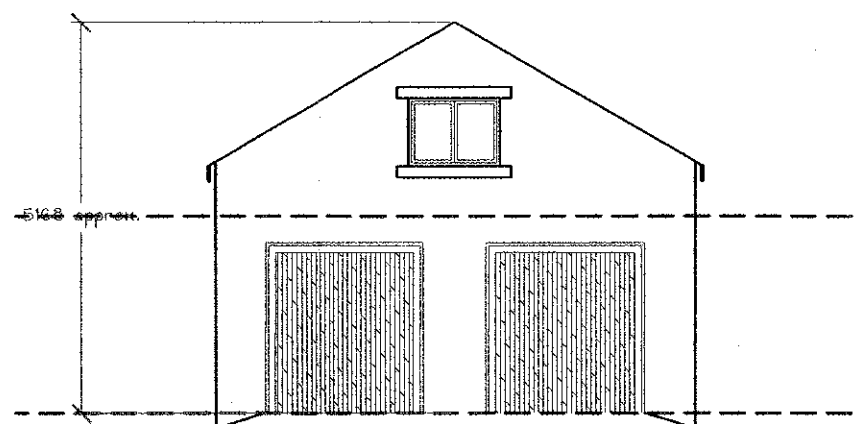
GROUND FLOOR PLAN



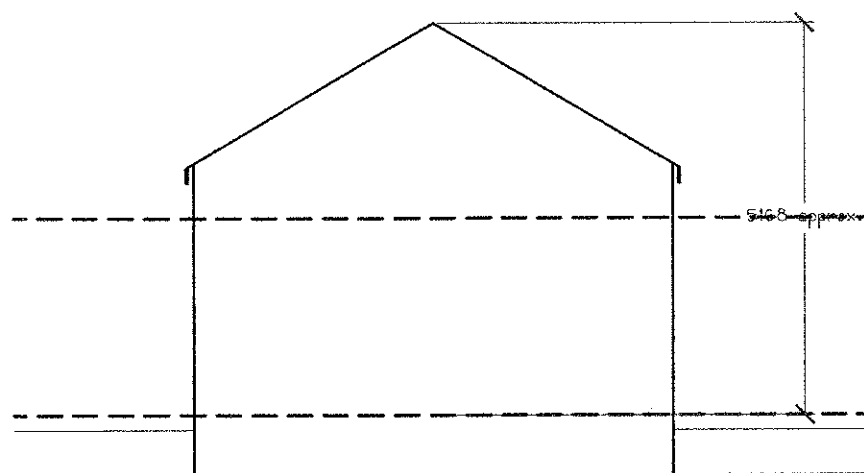
FIRST FLOOR PLAN



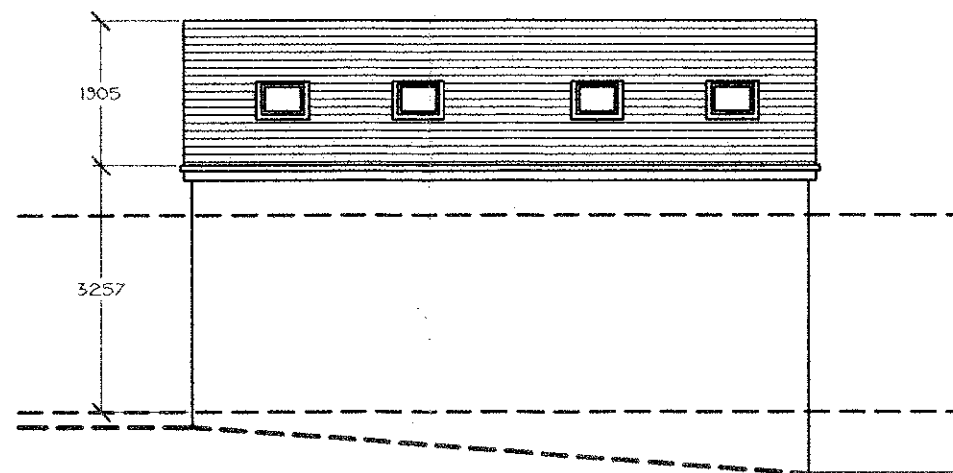
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

320130361P

B 12.03.13 lower ground omitted and elev. added
A 08.10.08 ridge/eaves height reduced

Rev.	Date	Description
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Job/Scheme Title

DEMOLITION OF THE EXISTING
ASBESTOS GARAGE AND
ERECTION OF NEW GARAGE AND
STORE AREA, AT
LAND TO THE REAR OF CHAPEL
HILL, LONGRIDGE

Drawing Title

PROPOSED PLANS & ELEVATIONS

Job/Scheme Number	Drawing Number
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0342/93 Drawing No 10B

Scale	Date	Drawn	Checked
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1/100th Aug 08 a.t.l-h.