



RIBBLE VALLEY  
BOROUGH COUNCIL

320131013P

25 NOV 2013

FOR THE  
ATTENTION OF

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

## 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](http://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

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 2. Agent Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 3. Description of Proposed Works

Please describe the proposed works:

Increase the height of existing Barn Arch opening

### 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:  NGDDY BARN

Address 1:  NGDDY LANE

Address 2:

Address 3:

Town:  BILLINGTON

County:  LANCASHIRE

Postcode (optional):  BB7 9ND

### 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:

MARK BALDY

Reference:

RV/2013/ENG/00063

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

need for PP and a new separate window opening not supported!

### 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<br>(where applicable) | Proposed         | Not<br>applicable                   | Don't<br>Know            |
|---|--------------------------------|------------------|-------------------------------------|--------------------------|
| Walls                                       | natural<br>Stone               | natural<br>stone | <input type="checkbox"/>            | <input type="checkbox"/> |
| Roof  |                                |                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Windows                                     |                                |                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Doors                                       |                                |                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Boundary treatments<br>(e.g. fences, walls) |                                |                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Vehicle access and<br>hard-standing         |                                |                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lighting                                    |                                |                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Others<br>(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:

Plans and supporting statement attached

# 11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed 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 no body except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



22/11/13

## 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\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

| Name of Owner / Agricultural Tenant | Address | Date Notice Served |
|-------------------------------------|---------|--------------------|
|                                     |         |                    |
|                                     |         |                    |
|                                     |         |                    |
|                                     |         |                    |
|                                     |         |                    |

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

## 11. Ownership Certificates and Agricultural Land Declaration (continued)

### 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\* and/or agricultural tenants\*\* of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

|  |
|--|
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| Name of Owner / Agricultural Tenant | 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):

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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### 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\* and/or agricultural tenant\*\* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

|  |
|--|
|  |
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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):

|  |
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|--|

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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## 12. 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:



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:



The correct fee:

No fee required



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:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable) and Article 12 Certificate (Agricultural Holdings):



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



### 13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

### 14. Applicant Contact Details

Telephone numbers

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| Country code:        | National number:     | Extension number:    |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |

|                      |                           |
|----------------------|---------------------------|
| Country code:        | Mobile number (optional): |
| <input type="text"/> | <input type="text"/>      |

|                      |                        |
|----------------------|------------------------|
| Country code:        | Fax number (optional): |
| <input type="text"/> | <input type="text"/>   |

Email address (optional):

### 15. Agent Contact Details

Telephone numbers

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| Country code:        | National number:     | Extension number:    |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |

|                      |  |
|----------------------|--|
| Country code:        | Mobile number (optional):                |
| <input type="text"/> | <input type="text" value="07769583393"/> |

|                      |                        |
|----------------------|------------------------|
| Country code:        | Fax number (optional): |
| <input type="text"/> | <input type="text"/>   |

Email address (optional):

### 16. 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:

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07235

Lancashire Coun

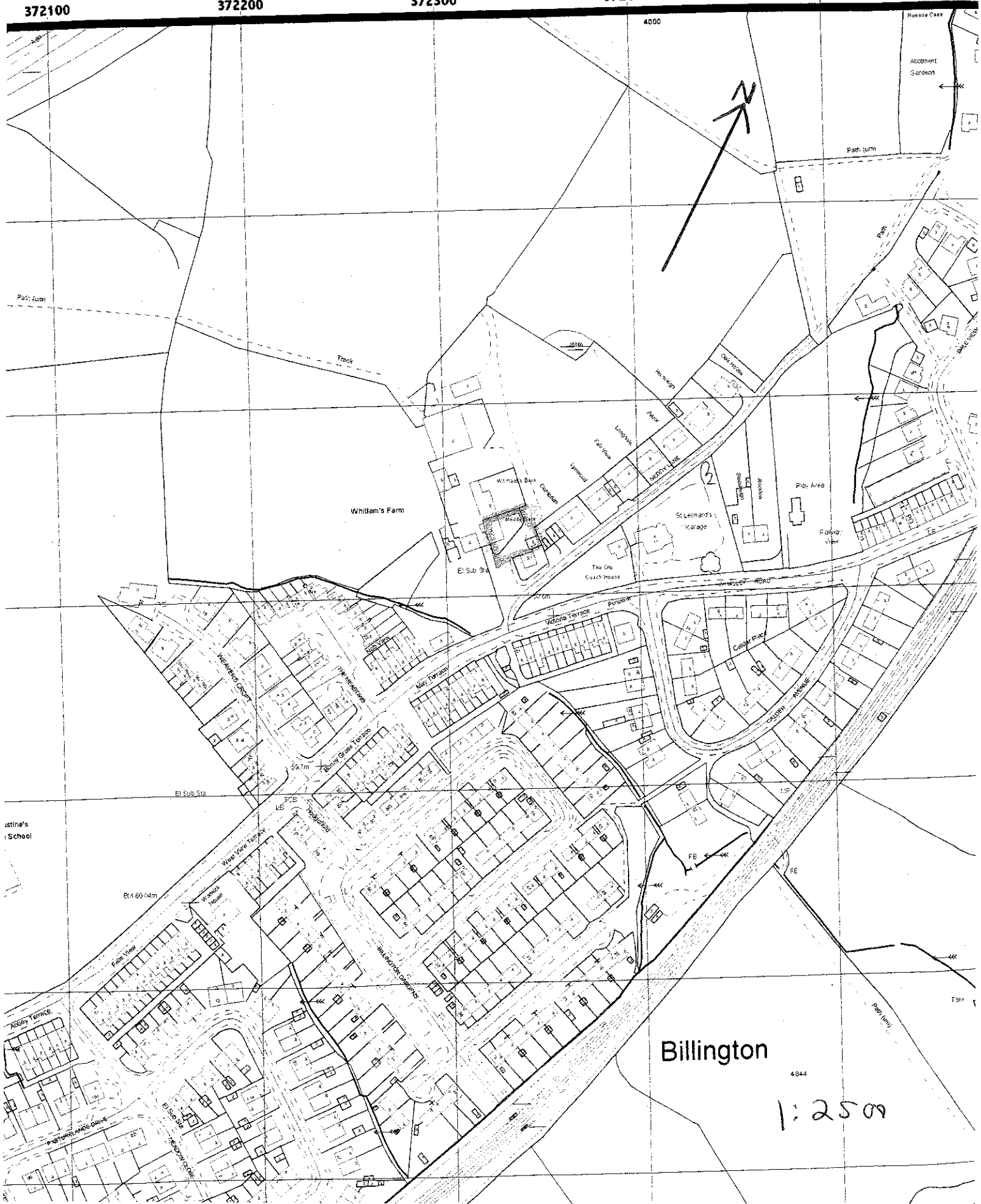
372100

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372500



320131013P

**1 Introduction**

- 1.1 This Planning Supporting Statement has been prepared in accordance with the provisions of Circular 1/2006 and all subsequent planning legislation. It supports a planning application made to Ribble Valley Borough Council for development set out in the accompanying forms and plans.
- 1.2 In preparing this statement reference is made to the Development Plan, the Core Strategy and the National Planning Policy Framework together with the drawings/plans.
- 1.3 Pre-application discussions have taken place with the planning authority (RV/2013/ENQ/00063). These have informed the details contained in the application submission.
- 1.4 As detailed below, and set out in the accompanying plan, the proposal seeks consent for the increase in height of the existing arched barn opening to facilitate an internal improvement to the residential amenity of the occupier.

**2 Planning History**

- 2.1 Planning consent was granted in 1993 (3/93/0639) for conversion of the barn into a pair of semi-detached dwellings. A condition was attached that removed permitted development rights hence the need for the application. As a consequence, this application does not generate a planning fee.

**3 The Development Plan**

- 3.1 In preparing this supporting statement and the planning application, full regard has been made to the relevant policies in the Core Strategy together with the requirements set out in Supplementary Planning Guidance. National Planning Policy Framework has also been considered. There are no specific planning policies against which to assess the proposal though it is clear that National Planning Policy Framework fully supports such a proposal.

**4 Appraising the context**

- 4.1 *assessment:* The application site is located within the Urban Area of Billington in that part now predominantly residential in character. It is surrounded by residential development of varying types, design and densities.



# Planning, Design and Access Statement

## Trevor Hobday Associates

- 4.2 Residential use is the authorised use; the proposed development is permitted save for the imposition of a planning condition that removes that right
- 4.3 In assessing this proposal, the development Plan is a material consideration. The relevant policies have been considered and referred too in putting together this supporting statement.
- 4.4 In appraising the overall context of the proposal, it is submitted that the development is fully supported by the advice contained in the National Planning Policy Framework, together with the policies in the Core Strategy and Local Plan. The proposal is wholly self-contained and secure and compliments other development within the Urban Area. It is in a wholly sustainable location and will meet all sustainable planning objectives.

### **5 Design Principles**

- 5.1 In identifying the design principles for the scheme, the applicant has sought and engaged professional consultants. In turn, in putting together the application and supporting evidence, they have had regard to the existing site, its condition and location in the immediate locality together with the fact that it is designated as being within an urban area as identified in the Core Strategy.
- 5.2 With the exception of the alteration to the front (North) elevation, the development would have no material or adverse effect upon the character of the immediate locality.

#### **5.3 Amount**

- 5.3.1 The submitted plans indicate the extent of the development. The existing footprint and mass of the building will remain as it is. The existing internal floor space will remain unchanged.
- 5.3.2 The submitted plans indicate that the existing elevations are of natural stone under a pitched slate roof. The proposal will not materially alter the external appearance of the barn in any adverse or significant way.

#### **5.4 Layout**

- 5.4.1 The internal layout of the property will not change

# Planning, Design and Access Statement

## Trevor Hobday Associates

### **5.5 Scale**

- 5.5.1 The detailed plan sets out the context of the proposed alteration to the elevation. There will be no other changes or alterations.
- 5.5.2 In terms of overall scale, given the site's location, the proposal meets the requirements of the Core Strategy. Further, the proposal accords with the advice contained National Planning Policy Framework.

### **5.6 Appearance**

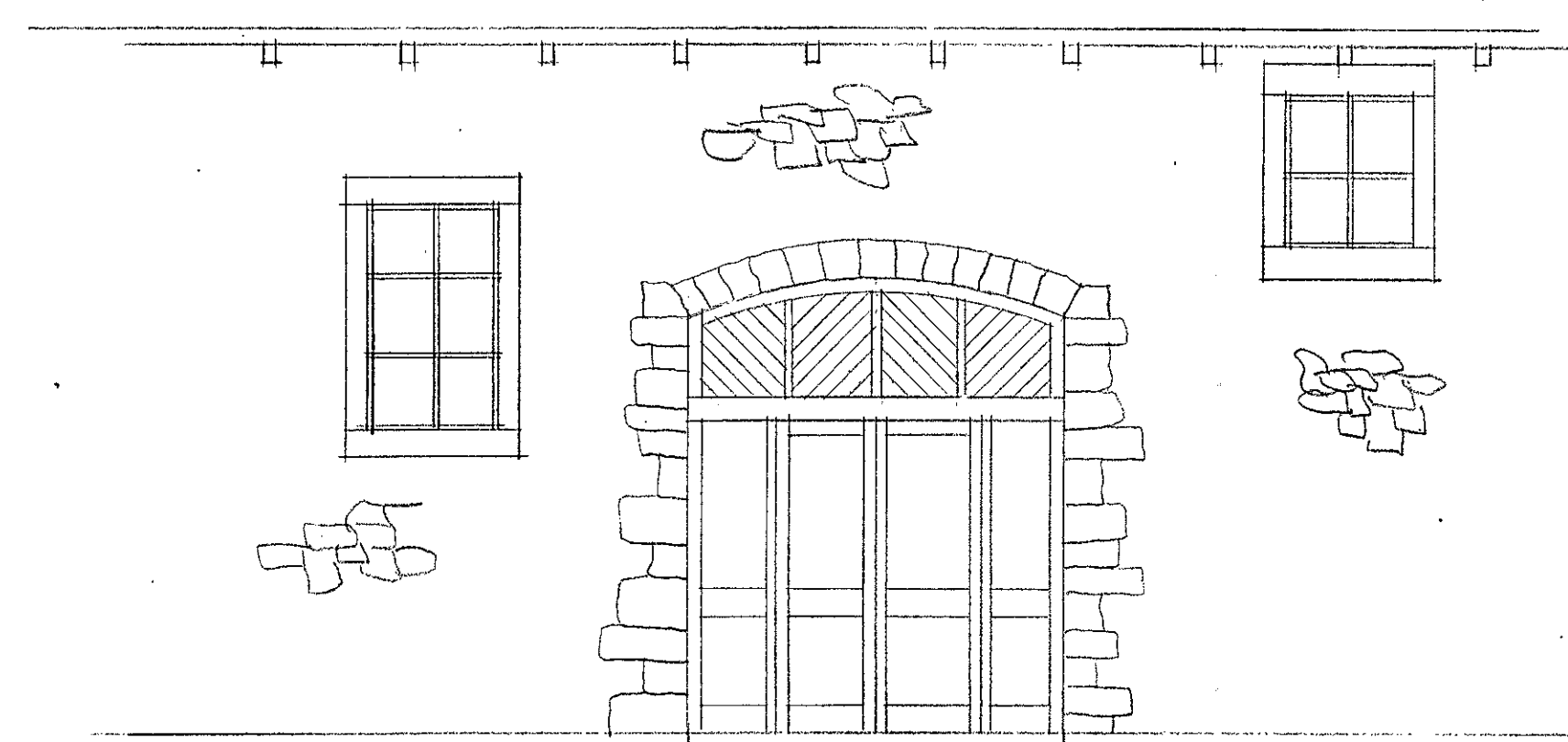
- 5.6.1 The scheme has been designed to reflect not only the overall character of the locality but also the specific site and the constraints thereon. The overall design and external appearance of the existing building on site will not materially change, save for the minor alteration as proposed, it sits comfortably in its surroundings and compliments what is there already. The materials used in the minor external alterations will reflect and compliment the existing barn and compliment the overall character of the locality and the property on site.
- 5.6.2 Core Strategy and development Plan policy has been assessed in terms of the overall appearance of the development. The proposal complies with the requirements of current Development Plan policy.

## **6 Summary/Conclusions**

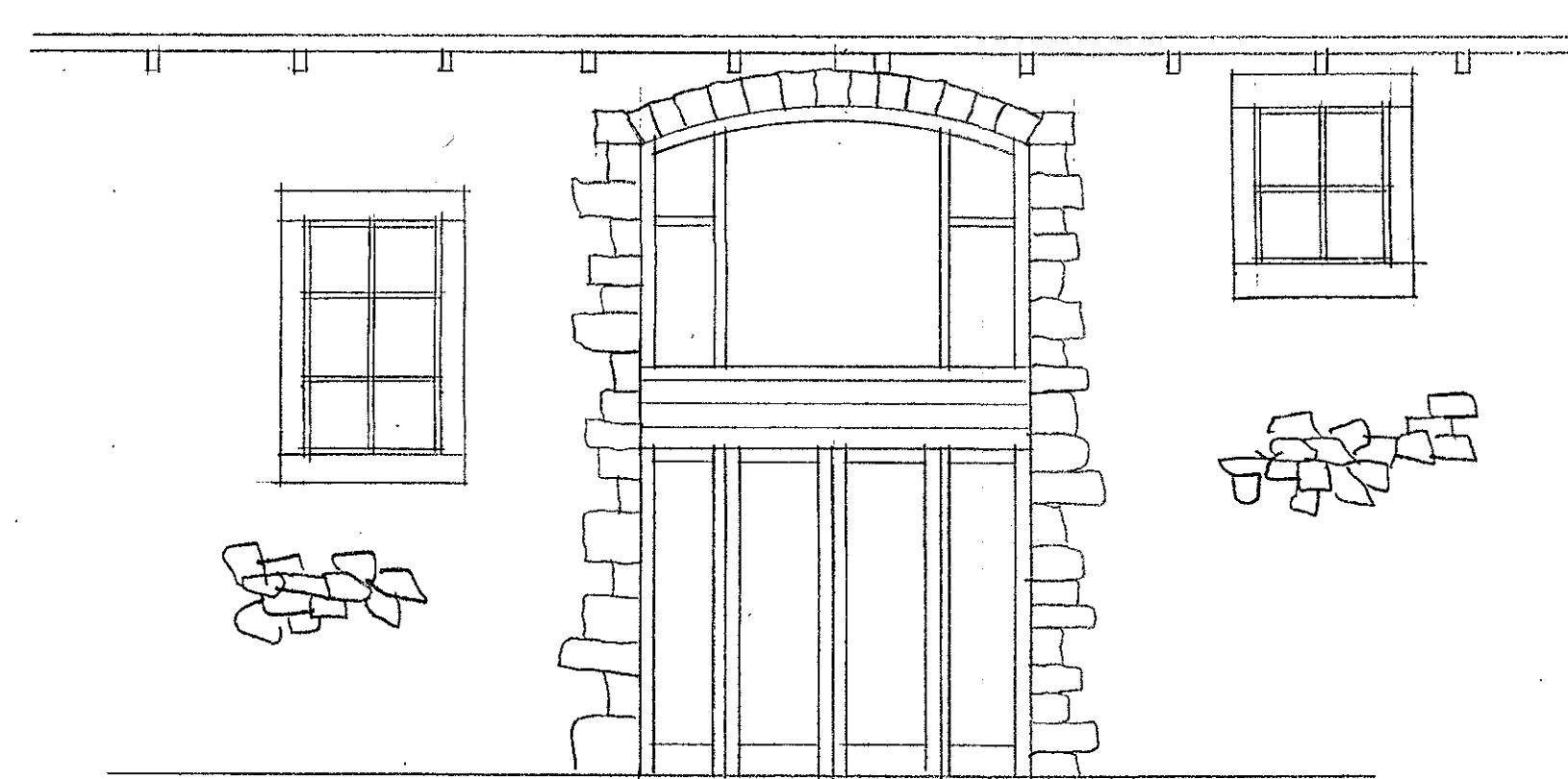
- 6.1 The application proposal is for the increase in height of the existing barn opening on the north elevation. The need for the application is solely because permitted development rights were removed on the original consent. The proposal is permitted development.
- 6.2 The proposed development meets the requirements of the policies contained in the Core Strategy. It is further supported by the National Planning Policy Framework.

Trevor Hobday MRTPI  
November 2013

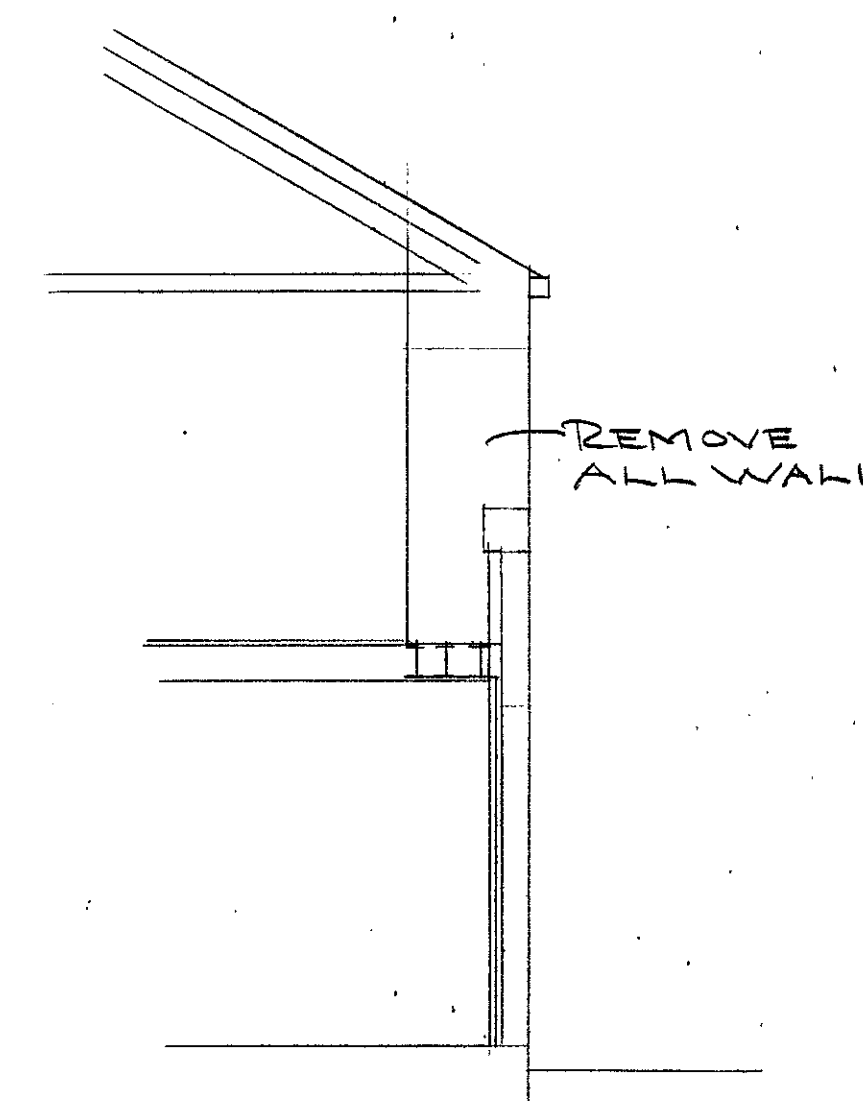
Trevor Hobday MRTPI  
07769583393  
yadboh@btinternet.com



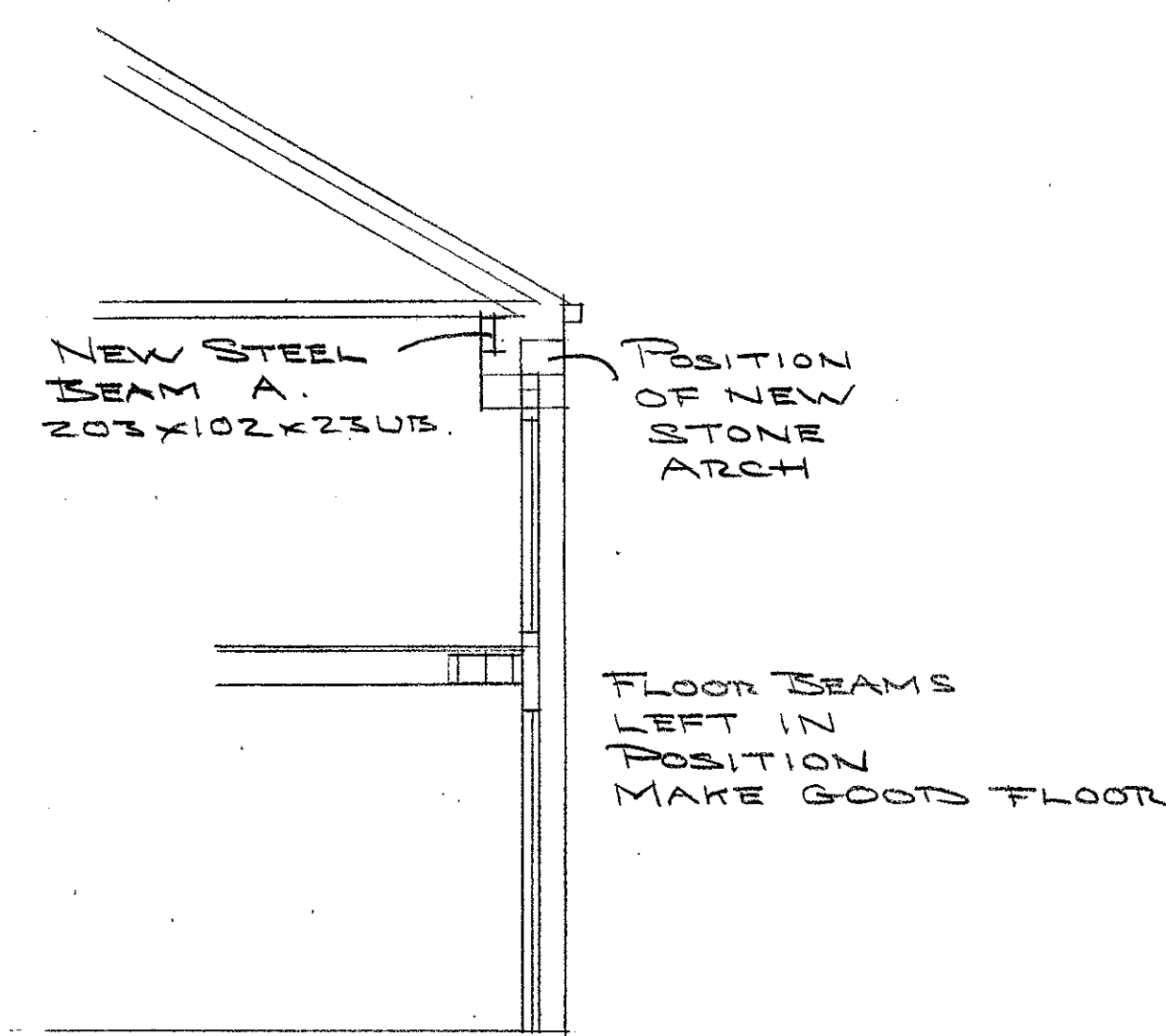
EXISTING FRONT



PROPOSED FRONT



EXISTING SECTION



### PROPOSED SECTION

**Your name here**  
**Your address here**

Site: \_\_\_\_\_  
Job: \_\_\_\_\_  
Job number: \_\_\_\_\_

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Page 1  
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|         |           |            |          |            |        |              |        |
|---------|-----------|------------|----------|------------|--------|--------------|--------|
| Beam: A |           |            |          |            |        | Span: 2.8 m. |        |
|         | Load name | Loading w1 | Start x1 | Loading w2 | End x2 | R1comp       | R2comp |
| U       | T         | 3.33       | 0        |            | L      | 4.66         | 4.66   |
| Total:  |           |            |          |            |        | 4.66         | 4.66   |

Load types: U:UDL T: Total (positions in m. from R1)

Maximum B.M. = 3.26 kNm at 1.40 m. from R1

Maximum S.F. = 4.66 kN at R1

Total deflection =  $2.66 \times 10^{-8} / EI$  at 1.40 m. from R1 (E in N/mm<sup>2</sup>, I in cm<sup>4</sup>)

**Steel calculation to BS449 Part 2 using Grade 43 (S275) steel**

**SECTION SIZE : 203 x 102 x 23 UB Grade 43**

D=203.2 mm B=101.8 mm t=5.4 mm T=9.3 mm  $I_x=2,110 \text{ cm}^4$   $r_x=2.36 \text{ cm}$   $Z_x=207 \text{ cm}^3$

$$L_F/r_v = 2.80 \times 100 / 2.36 = 119 \quad D/T = 21.8$$
Permissible bending stress,  $p_{bc} = 118.1 \text{ N/mm}^2$  (Table 3a)

Actual bending stress,  $f_{bs} = 3.263 \times 1000/207.0 = 15.8 \text{ N/mm}^2 \text{ OK}$

Maximum shear in web,  $f_s = 4.662 \times 1000 / (5.4 \times 203.2) = 4.2 \text{ N/mm}^2 \text{ OK}$

Check unstiffened web capacity with load of 4.662 kN

Bearing:  $p_b = 210 \text{ N/mm}^2$  (Table 9);  $C1 = 33.2 \text{ kN}$ ;  $C2 = 1.13 \text{ kN/mm}$   
 Buckling:  $\sigma_c = 140 \text{ N/mm}^2$  (Table 17c);  $C1 = 36.6 \text{ kN}$ ;  $C2 = 0.751 \text{ kN}$

Unstiffened web bearing capacity,  $P_u = 33.2 \text{ kN}$ ; no minimum stiff bearing length required

Total deflection =  $2.66 \times 1e8 / 205.000 \times 2.110 = 0.6 \text{ mm (L/4545) OK}$

Combined bending and shear check (14.c):  $(f_{\parallel}/p_{\parallel})^2 + (f_{\perp}/p_{\perp})^2 = 0.018$  at 1.40 m. ( $\leq 1.25$  OK)

Combined bending and shear check (14.5):  $(f_{bc}/F_{bc}) + (f_g/p_g) = 0.910$  at 1.40 m. ( $\leq 1.25$  OK)

Sp. 2.8 m.

110

Total

Reed,

$\frac{1}{\sqrt{2}} \begin{pmatrix} 1 & i \\ 0 & 1 \end{pmatrix}$

2. 8 4 1 2 X 1 2 2 2

Coilene

$$2.85 \times 4.3 \times 10^3 = 3.01$$
$$\frac{1}{n} \sum_{j=1}^n x_j$$

5. 1

$$K_H/m \div 2.8 \quad 3.33$$

EXISTING STONE ARCH RAISED TO  
NEW POSITION  
ALL RANDOM STONE MADE GOOD

NEW FRAMES IN STAINED  
HARDWOOD DOUBLE GLAZED  
IN 25mm UNITS IN LOW E SAFETY  
GLASS ARGON FILLED.

REMOVE ALL EXISTING WALL &  
FIX NEW BEAM A TO SUPPORT  
ROOF/CEILING  
ALL BOXED IN PLASTERBOARD  
& SHIM

PROPOSED ALTERATIONS TO  
FRONT ELEVATION  
NEDDY BARN  
NEDDY LANE  
BILLINGTON

SCALE 1:50