



RIBBLE VALLEY
BOROUGH COUNCIL

320131013P

For office use only	320131013P
Application No.	
Date received	
Fee paid £	
Receipt No:	

25 NOV 2013

FOR THE
ATTENTION OF

Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

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

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: Ms	First name: LOUISE	
Last name: ENTWISTLE		
Company (optional):		
Unit:	House number:	House suffix:
House name:	NEYDY BARN	
Address 1:	NEYDY LANE	
Address 2:		
Address 3:		
Town:	BILLINGTON	
County:	LANCASHIRE	
Country:		
Postcode:	BB7 9ND	

2. Agent Name and Address

Title: M	First name: CLARE	
Last name: HOBDAY		
Company (optional):		
Unit:	House number:	House suffix:
House name:	BIRBISTON	
Address 1:	LITTLEMOOR ROAD	
Address 2:		
Address 3:		
Town:	CLITHEROE	
County:	LANCASHIRE	
Country:		
Postcode:	BB7 1EW	

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: NEDDY BARN

Address 1: NEDDY LANE

Address 2:

Address 3:

Town: BILLINGTON

County: LANCASHIRE

Postcode (optional): BB7 9NA

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 BALDRY

Reference: RV/2013/ENQ/00063

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

Details of the pre-application advice received:

*Request for pp and a new
reptile enclosure not
supported!*

8. Parking

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

If Yes, please describe:

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):

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:

9. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

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

10. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	natural Stone	natural 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 (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input 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:

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 nobody 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):

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

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

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):

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

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:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

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

12. 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:

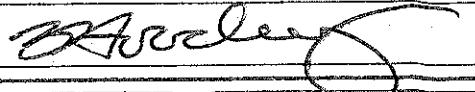


13. Declaration

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):

22/11/13

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: National number:

Extension number:

Country code: Mobile number (optional):

Country code:

National number:

Extension number:

Country code: Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

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:

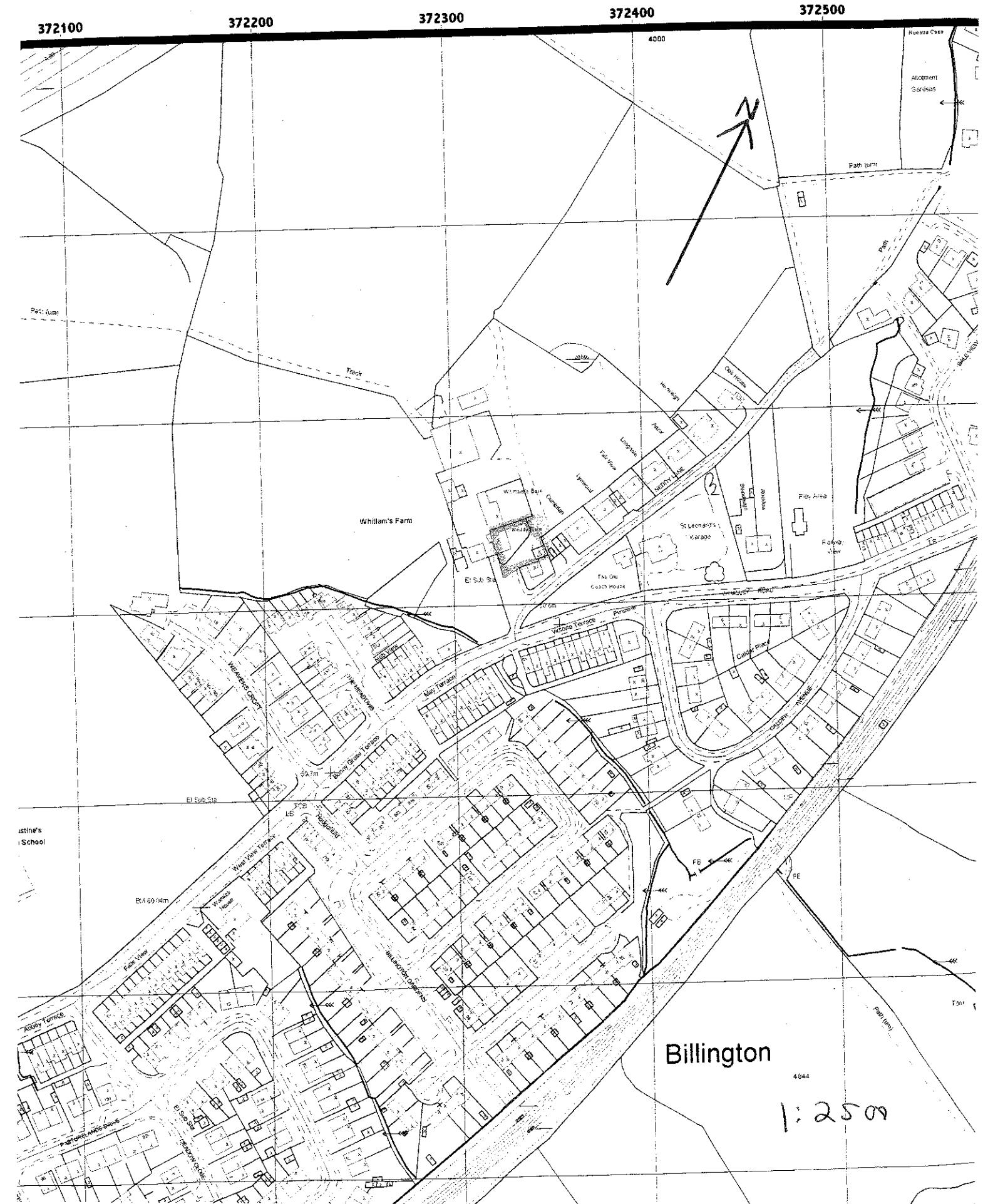
as above

Email address:

320131013P

37235

Lancashire Coun



Planning, Design and Access Statement
Trevor Hobday Associates

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 to 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 complements 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

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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

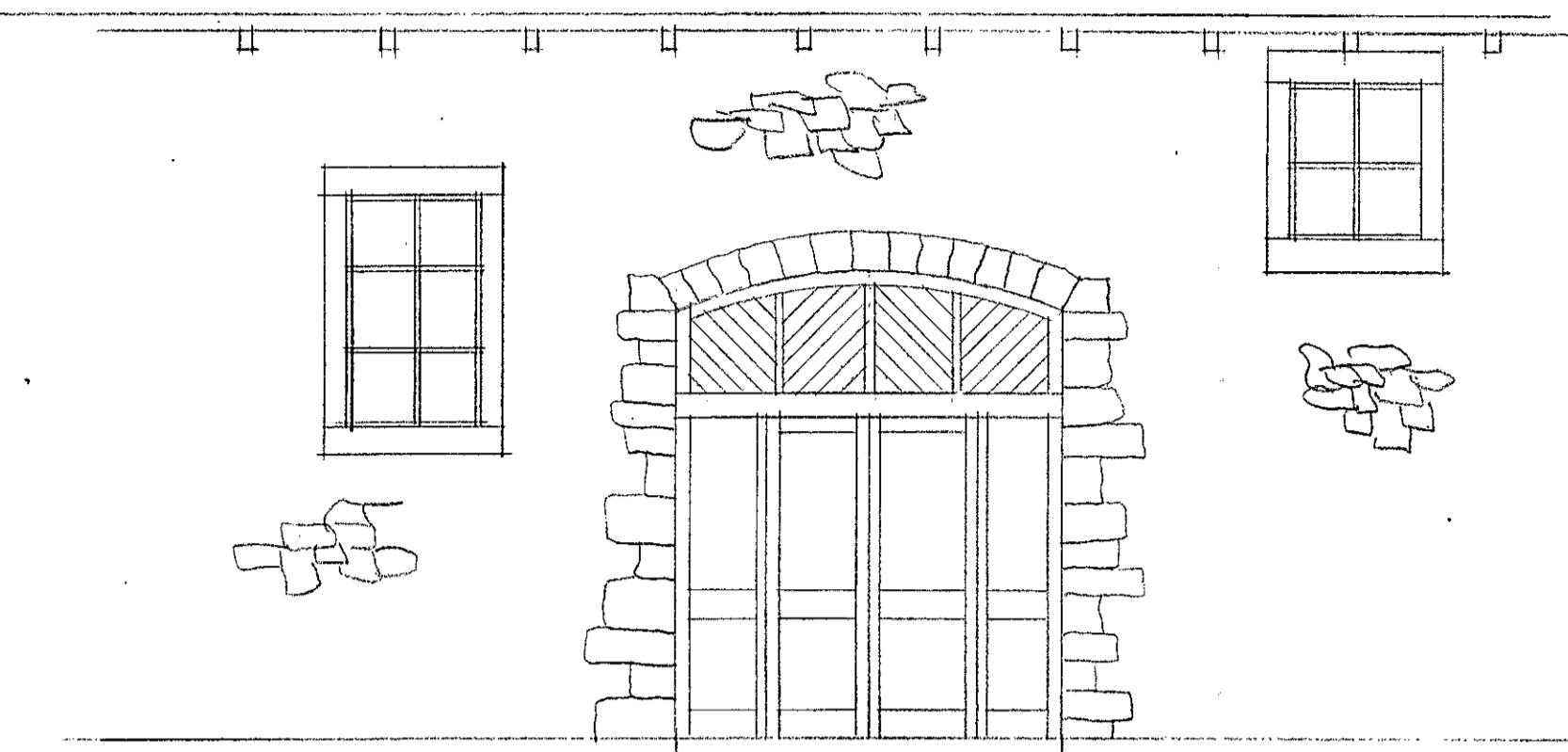
- 5.6.1 The scheme has been designed to reflect not only the overall character of the locality but also the specific site and the constraints thereon. The overall design and external appearance of the existing building on site will not materially change, save for the minor alteration as proposed, it 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

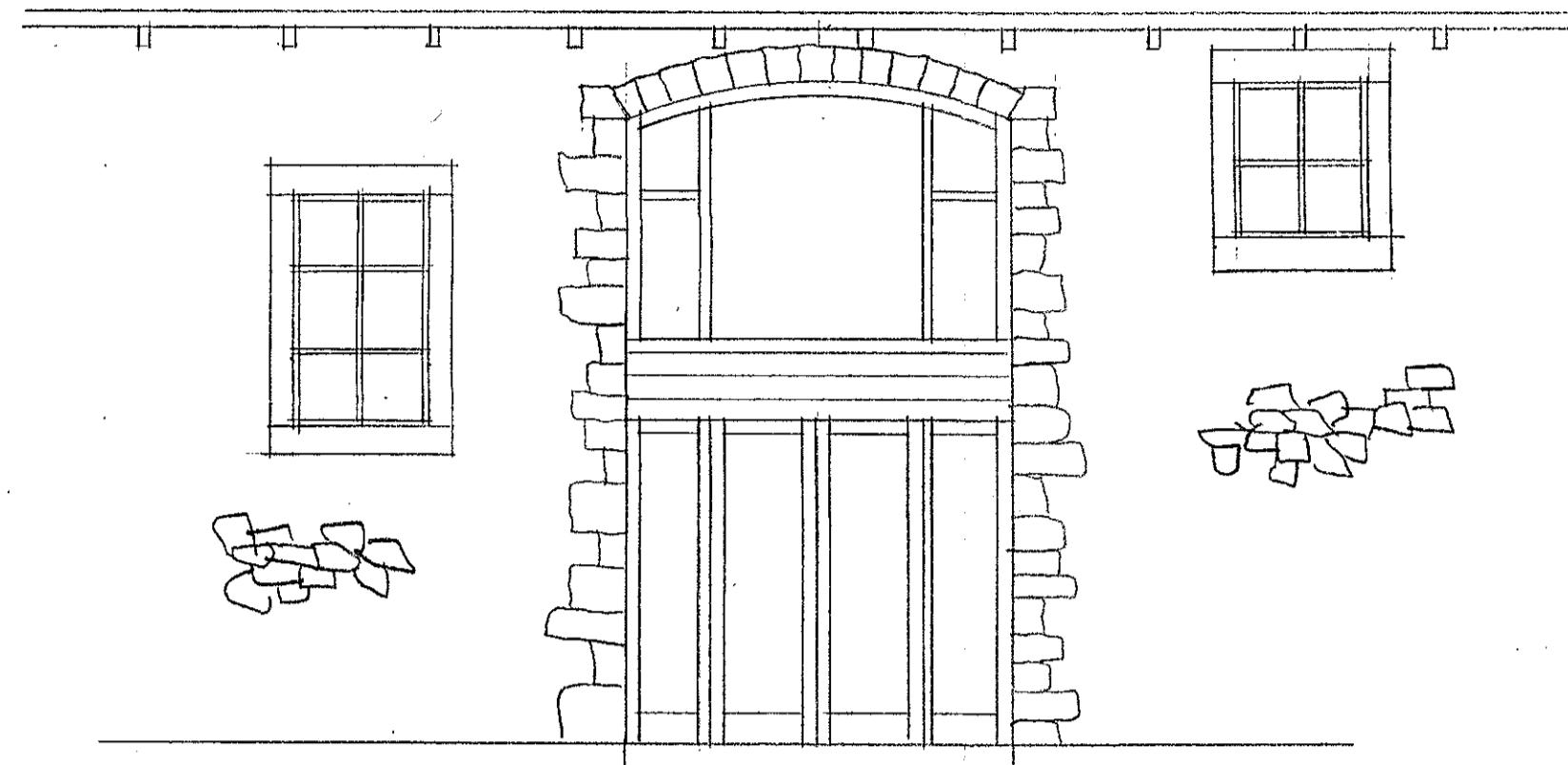
- 6.1 The application proposal is for the increase in height of the existing barn opening on the north elevation. The need for the application is solely because permitted development rights were removed on the original consent. The proposal is permitted development.
- 6.2 The proposed development meets 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

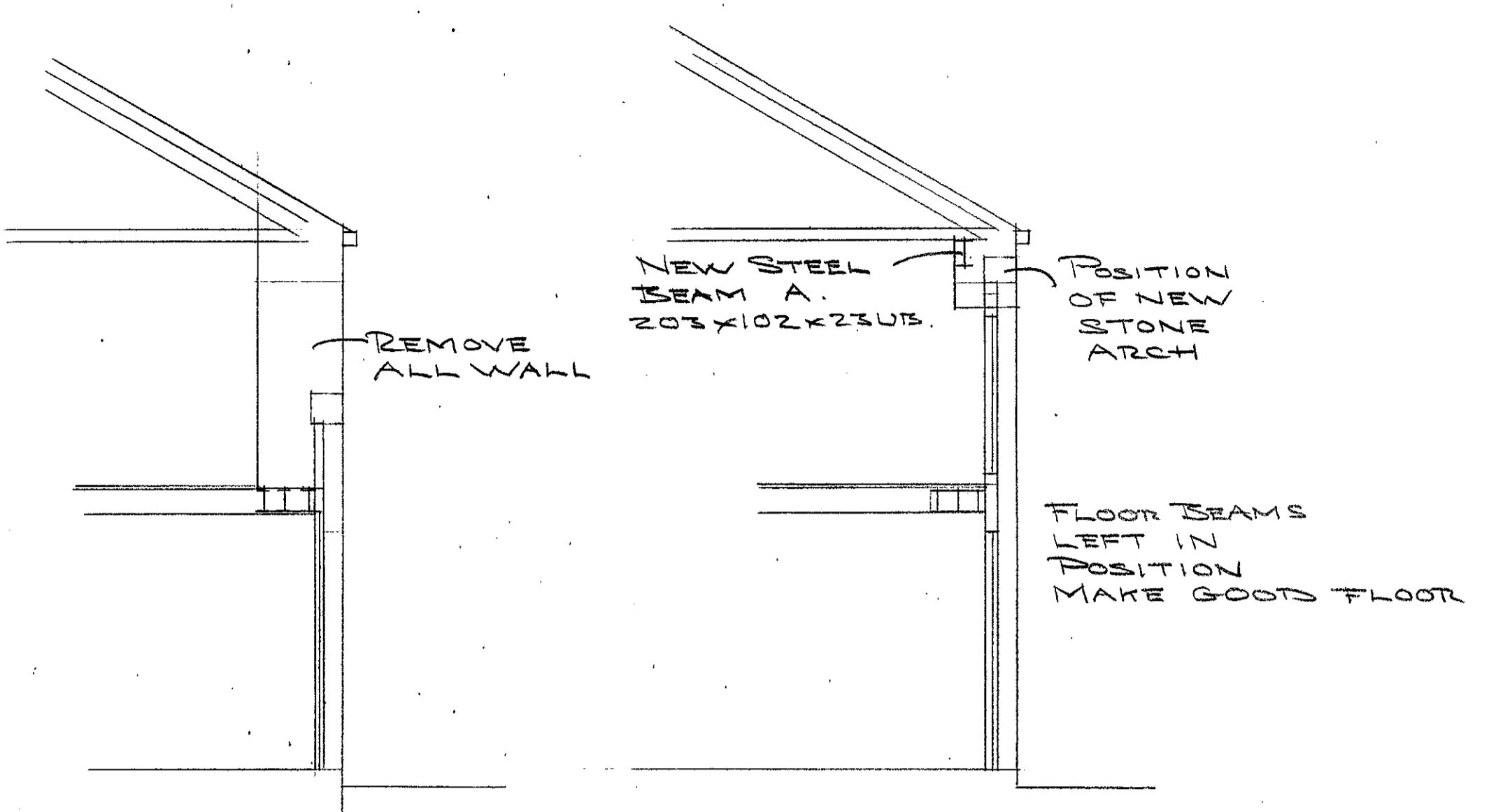
Trevor Hobday MRTPI
07769583393
yadboh@btinternet.com



EXISTING FRONT



PROPOSED FRONT



EXISTING SECTION

PROPOSED SECTION

Your name here		Made by OO						
Your address here		Page 1						
Site:		File copy						
Job:		Printed 21 Oct 2013 10:44						
Job number:	SuperBeam 4.40 440280							
Beam: A	Load name	Loading w1	Start x1	Loading w2	End x2	R1comp	R2comp	Span: 2.8 m.
U T		3.33	0			4.66	4.66	
						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 x 1e9EI at 1.40 m. from R1 (E in N/mm², I in cm⁴)
 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 cm⁴ r_y=2.36 cm Z_x=207 cm³
 L/r = 2.80x100/2.36 = 119 D/T = 21.8
 Permissible bending stress, p_{bc} = 118.1 N/mm² (Table 3a)
 Actual bending stress, f_b = 3.263 x 1000/207.0 = 15.8 N/mm² OK
 Maximum shear in web, f_s = 4.662 x 1000/(5.4 x 203.2) = 4.2 N/mm² OK
 Check unstiffened web capacity with load of 4.662 kN
 Bearing: p_b = 210N/mm² (Table 9); C1 = 33.2 kN; C2 = 1.13 kN/mm
 Buckling: p_b = 140N/mm² (Table 17a); C1 = 76.6 kN; C2 = 0.754 kN/mm
 Unstiffened web bearing capacity, P_w = 33.2kN: no minimum stiff bearing length required
 Total deflection = 2.66 x 1e9/205,000 x 2,110 = 0.6 mm (L/4545) OK
 Combined bending and shear check (14c): (f_b/p_{bc})² + (f_s/p_s)² = 0.018 at 1.40 m. (<1.25 OK)

Span: 2.8m
 Load:
 Roof: 2.8 x 1.5 x 1.5 kN/m² = 6.3
 Ceilings: 2.8 x 4.3 x 1.5 = 3.01
 9.31
 2.8 3.01
 9.31
 2.8 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

320131013P

SCALE 1:50