

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:	Mrs	First name:	Tracy	Surname:	Groves		
Company name							
Street address:	4 Alder Lane			Country Code	National Number	Extension Number	
	Knowsley Village			Telephone number:			
	Prescott			Mobile number:			
Town/City	Liverpool			Fax number:			
County:	Merseyside			Email address:			
Country:	United Kingdom						
Postcode:	L34 9EG						
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes	<input type="radio"/> No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ivan	Surname:	Wilson		
Company name:	IWA Architects Ltd.						
Street address:	Waterloo Mill			Country Code	National Number	Extension Number	
	Waterloo Road			Telephone number:	01200 423487		
				Mobile number:			
Town/City	Clitheroe			Fax number:			
County:	Lancashire			Email address:			
Country:	United Kingdom						
Postcode:	BB7 1LR			admin@iwarchitects.co.uk			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Renovation / conversion of former 2 storey workshop and lean-to outbuilding, to create family dwelling comprising, Living Room, Kitchen and Utility Room at Ground Floor level and 2 No. Bedrooms and a Bathroom at First Floor. With enclosed yard area to the side.

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:

Suffix:

House name:

The Old Workshop

Street address:

Grindleton Brow

Grindleton

Town/City:

Clitheroe

County:

Lancashire

Postcode:

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

Easting:

375948

Northing:

445179

Description:

Renovation and Conversion of former 2 storey workshop and lean-to outbuilding to create family dwelling.

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):

Officer name:

Title:

Mr

First name:

Mark

Surname:

Baldry

Reference:

RV/2014/ENQ/00009

Date (DD/MM/YYYY):

04/02/2014

(Must be pre-application submission)

Details of the pre-application advice received:

The proposals were submitted for comment on 18.12.2013 and the conclusions from Mark Baldry were as follows:"Therefore to conclude the principle of the proposed development is considered acceptable. In terms of the proposed design there are certain aspects which may benefit from further consideration as I have outlined above; the overarching objective would be to achieve a conversion scheme which retains as much of the existing character of the building as possible. It is however apparent that any proposed development of this site presents extremely significant highway safety issues. These could prove to be insurmountable and prevent future development of the site."

This was followed up with discussions between the Client and Trevor Lewis at Lancashire Highways Department, who stated that he would only accept on street parking instead of parking on the yard area to the side of the building. This has now been reflected on the Proposed Site Plan drawing 2024.P.002a, with the existing openings on to the yard being infilled with stone walls and a note added.

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)

2 No. existing openings on to side yard, directly from the road are to be infilled with stone walls, matching height and width of adjacent wall, with a gate formed in the one nearest the building for access. See IWA Drawings 2024.E.002 - Existing Site Plan and 2024.P.002a - Proposed Site Plan.

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:

Standard domestic refuse bins will be located in the enclosed yard.

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

☒ Yes

☐ No

If Yes, please provide details:

Standard domestic recycling bins will be located in the enclosed yard.

8. Authority Employee/Member

- With respect to the Authority, I am:
- (a) a member of staff
 - (b) an elected member
 - (c) related to a member of staff
 - (d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Natural random rubble stone, with dressed stone quoins and window / door surrounds.

Description of *proposed* materials and finishes:

Matching natural random rubble stone where required to build-up / repair / consolidate head of lean-to walls and infilling existing openings only, with lime mortar.

Roof - description:

Description of *existing* materials and finishes:

Natural slate to main roof. Roof missing from lean-to roof.

Description of *proposed* materials and finishes:

Existing salvaged natural slates, supplemented with reclaimed matching examples to both main roof and lean-to.

Windows - description:

Description of *existing* materials and finishes:

Painted single glazed timber frames, in poor condition.

Description of *proposed* materials and finishes:

New painted s.w., double-glazed windows in patterns to match existing and suit character of building.

Doors - description:

Description of *existing* materials and finishes:

Vertical timber boarded doors, in poor condition.

Description of *proposed* materials and finishes:

New hardwood frame and door (vertical boarded), to suit character of building.

Boundary treatments - description:

Description of *existing* materials and finishes:

Natural random rubble stone boundary walls to perimeter of side yard.

Description of *proposed* materials and finishes:

Natural random rubble stone infill walls to new low-level boundary walls to perimeter of side yard.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Side yard - heavily overgrown and surface hidden by earth. Possibly stone flags underneath.

Description of *proposed* materials and finishes:

Existing vegetation to be scraped back to reveal stone flags? Yard surface to be laid to stone flags, re-using existing or reclaimed / salvaged examples.

Lighting - add description

Description of *existing* materials and finishes:

None.

Description of *proposed* materials and finishes:

Proposed new external wall light over door on PIR sensor.

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:

10. Vehicle Parking

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

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

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>		

Other

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

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

<input type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☒ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☐ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Empty dilapidated building shell.

Is the site currently vacant? ☒ Yes ☐ No

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

Former workshop.

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

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

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		1			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area? 00.01 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A - Domestic dwelling.

Is the proposal for a waste management development? ☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*“agricultural holding” has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act*).

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Ivan"/>	Surname:	<input type="text" value="Wilson"/>
Person role:	<input type="text" value="Agent"/>	Declaration date:	<input type="text" value="14/03/2014"/>	<input checked="" type="checkbox"/>	Declaration made

26. Declaration

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

<input checked="" type="checkbox"/>	Date	<input type="text" value="14/03/2014"/>
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