

For office use only

Application No.

Date received

Fee paid £

Receipt No:

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:	Mr	First Name:	Richard	Surname:	Fee
Company name:	Bramfield Properties Limited				
Street address:	'Northlands'				
	Ribblesdale Avenue			Telephone number:	
				Mobile number:	
Town/City:	CLITHEROE			Fax number:	
Country:				Email address:	
Postcode:	BB7 2HZ				
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ivan	Surname:	Wilson
Company name:	IWA Architects Ltd.				
Street address:	Waterloo Mill				
	Waterloo Road			Telephone number:	01200423487
				Mobile number:	
Town/City:	Clitheroe			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	BB7 1LR			admin@iwarchitects.co.uk	

3. Description of the Proposal

Please describe the proposed development including any change of use:

New detached dwelling on land within the curtilage of existing house, 'Northlands', with separate detached Garage / Home Office at the rear of the site. In addition a second identical, but mirrored detached Garage / Home Office is proposed in the remaining garden of 'Northlands' at the rear of the site.

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:

Street address:

Town/City:

Postcode:

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):

Officer name:

Title: First name: Surname:

Reference:

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

Details of the pre-application advice received:

A previous proposal for 2 dwellings was rejected in an email dated 9th May 2016, stating that it, "was not acceptable in terms of design and general street scene due to the fact that dwellings in the vicinity had large residential gardens, and the proposal would not reflect the density of the area".

A revised scheme was submitted on 16th May 2016, for a single dwelling option, which was more in keeping with the street scene. The comments received on this were as follows:-

1. Firstly, you are proposing to have an integral garage rather than a detached garage to the rear. I stated at the meeting that this would not be acceptable as it would be wholly out of keeping with the general street scene and character of the area. You have since emailed stating that there are other similar dwellings with integral garages in the area, whilst I appreciate this may be the case, I have to judge each Pre-Application on its own merits and the Local Planning Authority would favour a detached garage to the rear – similar to that of Northlands.
2. I note you are proposing car parking to the front of the dwelling. It is my opinion that it would be out of keeping with the general street scene, as the dwellings on this side of Ribblesdale Avenue have side drives, and rear garages. As detailed in the above bullet point, I would suggest proposing a rear garage with a drive/car parking provided to the south between proposed dwelling and property at Northlands.
3. I am not supportive of the projecting hipped element to the side of the forward projecting three storey pike feature in the front elevation and would suggest re-considering this aspect.
4. I advise you slightly alter the windows on the front elevation to incorporate a greater vertical emphasis.

Comments were made regarding the need for the first floor windows on the South West elevation have obscure glass indicated.

The conclusions were, "To summarise, the principle of a residential dwelling in this location is acceptable, however, as outlined above I suggest you reconsider certain aspects of the proposal."

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

6. Pedestrian and Vehicle Access, Roads and Rights of Way

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)

IWA Architects Limited drawing:-
2247.E.01 - Existing Site Plan
2247.P.01c - Proposed Site Plan - New Detached Dwelling

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:

A recycling bin storage area is indicated on drawing 2247.P.01 - Proposed Site Plan - New Detached Dwelling

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

☒ Yes☐ No

If Yes, please provide details:

A recycling bin storage area is indicated on drawing 2247.P.01 - Proposed Site Plan - New Detached Dwelling

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):

Boundary Treatments - description:
Description of *existing* materials and finishes:

Brick front and rear boundary walls (rear with timber trellis along top edge). Timber panel fencing to side boundary with 'Sunnymede'.

Description of *proposed* materials and finishes:

Matching brick dividing wall between 'Northlands' and new dwelling. Repairs and reinstatement of brick walls and timber panel fences to other boundaries.

Doors - description:
Description of *existing* materials and finishes:

Painted timber front door and uPVC patio doors ('Northlands').

Description of *proposed* materials and finishes:

Sliding folding, thermally broken, aluminium frames, with double-glazed doors. Timber vertical boarded side / entrance door.

Lighting - description:
Description of *existing* materials and finishes:
Description of *proposed* materials and finishes:

Security and courtesy lighting over main entrance door, rear patio area, side elevation and over new garage door (on PIR sensors).

Roof - description:
Description of *existing* materials and finishes:

Natural blue / grey slate ('Northlands').
Profiled concrete tiles (existing garage).

Description of *proposed* materials and finishes:

Planning Portal Reference : PP-05271270

9. Materials

Natural blue / grey slate.

Vehicle Access - description:

Description of *existing* materials and finishes:

Gravel driveway approach. Tarmac finish to paths and hardstanding around existing garage. Areas of concrete paving flags in garden.

Description of *proposed* materials and finishes:

Tarmac driveway approaches to both new garages. Brick / block paving turning area at front. Stone flag paving around perimeter of new house.

Walls - description:

Description of *existing* materials and finishes:

Smooth red facing brick ('Northlands').
Smooth red facing brick (Boundary walls).
Red facing brick (existing garage).

Description of *proposed* materials and finishes:

Mix of red facing brick, with plinth detail to some areas and 'dog's tooth' pattern string courses where shown. Feature dressed smooth sandstone band course detailing and heads / cills of windows and doors.

Windows - description:

Description of *existing* materials and finishes:

Double glazed uPVC framed ('Northlands').
Single glazed, timber framed (existing garage).

Description of *proposed* materials and finishes:

Colour coated (grey), thermally broken, aluminium frames, with double-glazed units fitted (incorporating lead detailing pattern).

OTHER - description:

Type of other material: Rainwater Goods

Description of *existing* materials and finishes:

Painted cast iron gutters and downpipes to existing house ('Northlands').

Description of *proposed* materials and finishes:

Colour coated aluminium profile gutters and round section downpipes, in black.

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:

IWA Architects Limited Drawings:-
2247.OS.01 - OS Site Location Plan
2247.E.01 - Existing Site Plan
2247.E.02 - Existing Elevations
2247.P.01c - Proposed Site Plan - New Detached Dwelling Layout.
2247.P.02d - Proposed Plans and Elevations - Detached House
2247.P.04a - Proposed Plans and Elevations - New Single Garage and Home Office
2247.P.05c - Proposed Streetscene and Context Elevations
(N.B. Drawing 2247.P.01c - Proposed Site Plan incorporates proposed drainage information).

Planning Statement
Design and Access Statement

Arboricultural Impact Assessment - by Bowland Tree Consultancy Ltd

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	3	6	3

11. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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

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

IWA Architects Limited Drawings:-
2247.E.01 - Existing Site Plan (shows existing manholes and gulleys on site).
2247.P.01c - Proposed Site Plan - New Detached Dwelling Layout

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?

☐ Sustainable drainage system	☒ Main sewer	☐ Pond/lake
☐ Soakaway	☐ 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:

Garden, driveway, hardstanding and existing Garage / Workshop on land within curtilage of current house 'Northlands'.

Is the site currently vacant? ☐ Yes ☒ No

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

14. Existing Use

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
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	1	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

1

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

17. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	1
Total existing residential units	

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals

Total proposed residential units

1

Total existing residential units

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

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area?

865.00

sq.metres

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:

Is the proposal for a waste management development?

☐ Yes ☒ No

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.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

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 2015 Certificate under Article 14

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: First name: Surname:

Person role: Declaration date: ☒ 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.



Date