



RIBBLE VALLEY
BOROUGH COUNCIL

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

An application to determine if prior approval is required for a proposed:

Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q

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. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

2. Applicant Details

Address line 3	<input type="text"/>
Town/city	<input type="text" value="Ribchester"/>
Country	<input type="text"/>
Postcode	<input type="text" value="PR3 3YD"/>

Are you an agent acting on behalf of the applicant? Yes No

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Sophie"/>
Surname	<input type="text" value="Marshall"/>
Company name	<input type="text" value="MacMarshalls Chartered Rural Surveyors & Planning Consultants"/>
Address line 1	<input type="text" value="MacMarshalls Ltd"/>
Address line 2	<input type="text" value="Hamill House"/>
Address line 3	<input type="text" value="112-116 Chorley New Road"/>
Town/city	<input type="text" value="Bolton"/>
Country	<input type="text"/>
Postcode	<input type="text" value="BL1 4DH"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Eligibility

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

- Yes
 No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit since 20 March 2013? Yes No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point? Yes No

4. Eligibility

Is any part of the land, site or building:

Yes No

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

5. Agricultural tenants

Is the site currently occupied under any agricultural tenancy agreements?

Yes No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

Yes No

6. Dwellinghouses and floor space

How many smaller dwellinghouses will be created by this proposal?

0

How many larger dwellinghouses will be created by this proposal?

1

What will be the net increase in dwellinghouses?
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

1

Previous Development

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?

0

TOTAL DWELLINGHOUSES

1

TOTAL LARGER DWELLINGHOUSES

1

Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres?
(Select 'No' if no larger dwellinghouses have been or will be created).

Yes No

7. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- The siting and location of the building(s); and
- From 1 August 2020, details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Proposed change of use of a building from agricultural to residential use.

The site is located within an existing agricultural yard to the rear of residential properties that share the same access. The site is located off the B6245 between Longridge and Ribchester.

Submitted elevation drawings show how each habitable room will provide provision for natural light to enter.

Further details of the proposed development are provided in the submitted planning statement and the plans.

Are any associated building works or other operations required to make this change?

Yes No

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:

- the installation or replacement of windows, doors, roofs, or exterior walls;
- the installation or replacement of water, drainage, electricity, gas or other services;
- partial demolition to the extent reasonably necessary to carry out the works listed above.

7. Description of Proposed Works, Impacts and Risks

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

A separate electricity and water supply is proposed for the dwelling. A septic tank/treatment plant will be installed within the proposed curtilage of the dwelling. Surface water will follow the route of the existing building, into an existing field drain that leads into the brook on the applicants land. Additional fenestrations are proposed as shown on the proposed plans. Timber cladding is proposed to be the walls to replace the existing timber. The fibre cement roof will be replaced with an insulated black metal with integrated solar array.

Please provide details of any transport and highways impacts and how these will be mitigated:

There will be no adverse highways impact. Agricultural traffic to the site will be replaced with cars, reducing the impact.

Please provide details of any noise impacts and how these will be mitigated:

The nature of residential uses generate less noise than agricultural uses where larger vehicles and machinery access the site. The site will also be in a use consistent with the residential uses of adjoining property. The subject building is positioned side on to the existing dwellings and far enough away to comply with minimum separation distances if this was being considered under local policy.

Please provide details of any contamination risks and how these will be mitigated:

There are no contamination risks. The site is an existing building that has not housed contaminated materials.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

The site is in flood zone 1 and is not susceptible to flooding.

8. Declaration

I/we hereby apply for prior approval 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 (cannot be pre-application)

26/01/2021