



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

Application for prior approval of a proposed: Demolition of buildings and construction of new dwellinghouses in their place

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class ZA

**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.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Healings Farm"/>
Address Line 1	<input type="text" value="West Bradford Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Lancashire"/>
Town/city	<input type="text" value="Waddington"/>
Postcode	<input type="text" value="BB7 3JE"/>

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

Easting (x)	Northing (y)
<input type="text" value="373536"/>	<input type="text" value="444037"/>

Description

## Applicant Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mrs

First name

Surname

Tiplady

Company Name

## Address

Address line 1

c/o Agent

Address line 2

Rural Solutions

Address line 3

Brewery Lane

Town/City

Skipton

County

Country

Postcode

BD23 1DR

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

### The current building and site

Was the building to be demolished constructed after 31 December 1989?

- Yes  
 No

Does the footprint of the building to be demolished (the total area of ground covered by it) exceed 1000 square metres?

- Yes  
 No

Does the height of the building to be demolished exceed 18 metres at any point (measured at the highest part of the roof excluding plant, masts or antennae)?

- Yes  
 No

Has the building to be demolished been vacant for at least six months immediately prior to the submission of this application?

- Yes  
 No

If the building to be demolished has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which it stands, is it practicable to secure safety or health by works of repair or works for affording temporary support?

- Yes  
 No / The building has not been rendered as such

Note that in this context, keeping the building vacant does not of itself count as action or inaction.

Would demolition of the building be considered 'relevant demolition' under Section 196D of the Town and Country Planning Act 1990 (as amended)?

- Yes  
 No

'Relevant demolition' means demolition of a building that is situated in a conservation area. There are some exceptions to this, but if the building is situated in a conservation area, you should contact your Local Authority to seek advice on the best course of action.

Is any part of the land covered by or within the curtilage of the building to be demolished:

- 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;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

- Yes  
 No

### The proposed development

Would any of the footprint of the proposed building (the total area of ground covered by it) exceed the footprint of the building to be demolished?

- Yes  
 No

Would any part of the exterior wall of the proposed building nearest to a highway be nearer to the highway than the part nearest the highway of the exterior wall nearest the highway of the building to be demolished?

- Yes  
 No

Would the height (above ground level) of the proposed building at any point (not including plant, radio masts and antennae) exceed:

- 7 metres above the height (not including plant, radio masts and antennae) of building to be demolished; or
- 18 metres

- Yes  
 No

Would the proposed building have 3 or more storeys than the building to be demolished?

- Yes  
 No

Where the proposed building will have more storeys than the building to be demolished, would the floor to ceiling height of any proposed additional storey, measured internally at any point, exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey in the building to be demolished

- Yes  
 No / The replacement building will not have more storeys

Would any plant installed on the roof of the proposed building be greater in height than any installed plant on the roof of the building to be demolished (as measured from the lowest surface of the roof on the principal part of the building)?

- Yes  
 No

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard?](#)

- Yes  
 No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

- Yes  
 No

## Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

- Yes  
 No

## Description of Proposed Works, Impacts and Risks

### The proposed replacement building

Please provide details of the building to be demolished, including:

- the method of demolition;
- operations involving any works for the removal of plant, the disconnection of services, the removal of any means of access and egress, and the removal of storage and waste.

The existing building will be demolished by accredited professionals. Area to be demolished = 161 sqm. This will be achieved by machinery crushing the existing concrete blocks. The metal profiled roof will be repurposed by the applicant.

Materials within the existing built form will be reused where possible to reduce the carbon footprint of the new construction.

Existing services to the building will be disconnected and made safe until reused as part of the new structure.

Part of the existing hardstanding area will be removed (to allow for the landscaping plant to be implemented). These materials will be crushed, reused on site where needed or disposed of appropriately via an accredited professional.

How many dwellinghouses are in the building to be demolished

0

### The building proposed to be demolished

Please provide details of the replacement building, including operations involving any works for:

- the installation of plant and services;
- to enable access to and egress from the new building (including means of escape from fire); and
- the construction of storage, waste or other ancillary facilities

Services are already in place at the site - water and power .

The access road to and from the site already exists. Parking can be appropriately accommodated.

Sufficient space is provided for bin storage.

Refer to drawing package details with regard to construction details.

Please provide details of the design and external appearance of the replacement building

Refer to drawing package with forms part of this submission.

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Windows are provided to each proposed room of the house - refer to design package which forms part of this submission.

How many dwellinghouses will be in the proposed building

1

#### **Other operations and landscaping**

Please provide details of any other operations reasonably necessary for the demolition and construction (which may include the installation of a basement or cellar in the replacement building, whether or not there is one in the building to be demolished)

A basement is proposed.

Please provide details on any use of scaffolding and other temporary structures to support the proposed operations

Scaffolding will be used to aid in the dismantling of the existing building. Scaffolding will also be used for the new structure as it is built out. The owner of this building also owns the surrounding land and as such there is no neighbour which is directly impacted by the use of scaffolding.

Note that this should be within a period starting with their installation no earlier than one month before the beginning of those operations, and ending with their removal no later than one month after the completion of those operations.

Please provide details of the plans for landscaping of the development, including the planting and maintenance of shrubs and trees

Please refer to landscaping plans submitted as part of this submission.

#### **Impacts and risks**

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

Access to the highway already exists. The proposal is to build one house which will generate significantly less traffic than the former B1 (c) use.

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

There are no known contamination risks. As part of the Building Regulations for the new build, relevant actions will be undertaken to ensure that appropriate measures are undertaken.

In the event of uncovering any previous unknown contamination at the site, the matter will be discussed with the competent authorities.

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

The site is located in Flood Zone 1 which is at the lowest risk of flooding. There is no surface water flooding across the site.

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.

Please provide details on the heritage and archaeological considerations of the development including the impacts on heritage and archaeology and how these will be mitigated

There are no known heritage and / or archaeological considerations for the site. Refer to submitted statement on these matters.

Please provide details of the impacts on the amenity of the proposed building and neighbouring premises including overlooking, privacy and light and how these will be mitigated

Please refer to the attached drawing package. The proposed new building has a significantly better appearance than the existing structure. Amendments have been made to this revised application to provide a 2 storey dwelling which relates to those in the locality. Materials are of coursed stone and slate.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

The existing buildings which are located on the adjoining site are owned by the applicants and they benefit from B1 (c) use which means that they are considered compatible for use alongside any residential use.

Further in the wider locality, there are numerous houses and a local primary school.

Please provide details of the impacts of the introduction of, or an increase in, a residential use in the area on business and new residents, and how these will be mitigated:

It is considered that there will be no undue impact of the change of use of this site from B1 (c) use to a residential use. A residential use will create less traffic. The existing business units on the surrounding land will not be compromised by the introduction of a residential unit as a B1 (c) use is compatible within a Residential properties already exist without any problems in terms of noise and fumes.

If the replacement building will occupy airspace that the building to be demolished did not (including plant, radio masts and antennae), please provide details of any air traffic and defence asset impacts and how these will be mitigated

There are no impacts to any air traffic and defence asset impacts.

If the replacement building will occupy airspace that the building to be demolished did not (including plant, radio masts and antennae), and where relevant (due to the siting of the replacement building), please provide details of the impact on any protected view.

There are no impacts on any protected view.

These are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

## Declaration

I/We hereby apply for Prior Approval: Demolish and replace with building used as dwellinghouses as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Fiona Tiplady

Date

25/08/2023