

Ribble Valley Borough Council
The Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA



19th September 2024

Ref: FULL PLANNING APPLICATION _ Change of use of an Agricultural/ Commercial Building to Domestic Residential. 1 Ferry Butts, Garstang Road, Chipping, PR3 2QJ.

Dear Sir/Madam

See enclosed a full planning application at the above address to convert the attached outbuilding to accommodation. The application seeks to convert the existing attached joinery workshop approved in 1963 (Ref: 10/1171) to domestic residential only.

A previous application (Ref: 3/2023/0738) was submitted to take down the existing building and construct a new extension in its place. This was refused. Therefore, the new application seeks to utilise the existing building which remains in good condition and is easily capable of conversion. Therefore, we believe that this meets the planning criteria outlined in policy DMH4.

We enclose the following information:

- | | |
|-----------------------------------------------------|---------------------------|
| 1. Planning drawings 01 and 02. | |
| 2. Site location plan. | (Drawing 01) |
| 3. Site plan. | (Drawing 02) |
| 4. Drainage connection details. | (Drawing 02) |
| 5. Design and access statement. | |
| 6. Structural appraisal. | (Below) |
| 7. Biodiversity net gain (BNG) exemption statement. | (Below) |
| 8. Photograph montage document. | |
| 9. Bat survey. | |
| 10. Application forms. | |
| 11. Application fee of £578.00 + £70.00 admin. fee. | (Paid on planning portal) |

Structural Appraisal

The existing building to be converted is a 2-storey building with a dual pitched roof and a gable end. The other side elevation abuts 1 Ferry Butts.

The external walls comprise of solid masonry walls which are in the main finished with a sand cement render and are in good condition. There is no evidence of hairline fractures caused by movement. On the inside the external walls are buttressed to provide structural support. On the outside the wall widens at the bottom section which is assumed goes down to a footing below ground.

The existing structural openings appear to be in good condition and there is no evidence of localised sagging above the apertures due to structural failure because of defective lintels.

The first-floor structure comprises of RSJ floor beams which support the existing floor joists. Some of the existing floor joists may require reinforcement, however the floor remains in good condition.

The roof structure comprises of steel trussed members which break the spans of assumed purlins which support the metal roof sheet finish. The roof structure appears to be in good condition and there is no evidence of inconsistency along the pitched roofs or at the ridge.

A photograph montage document is appended with this application to evidence the above.

Bio-Diversity Net Gain (BNG) Exemption Statement.

The application includes the conversion of an existing building only. As a result, there is less than 25m² of onsite habitat and the application is below the threshold for this requirement.

We trust that the enclosed provides the correct level of information required to validate the application. If any further information is required, please do not hesitate to contact the writer.

Yours Sincerely



Alex Green
AMG Architectural Ltd

CC: Mr G. Gregson, Ms S. Mercer - 1 Ferry Butts.