



RIBBLE VALLEY BOROUGH COUNCIL

DIRECTOR OF DEVELOPMENT

18 AUG 2010

FOR THE ATTENTION OF

For office use only

Application No. 320100717P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

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

Form 1: Applicant Name, Address and Contact Details. Fields include Title (Mrs), First name (S), Surname (Hodgson), Company name, Street address (27 Railway View Road), Telephone number, Mobile number, Fax number, Email address, Town/City (Clitheroe), County (Lancs), Country, Postcode (BB7 2HE), and a checkbox for 'Are you an agent acting on behalf of the applicant?' (Yes/No).

2. Agent Name, Address and Contact Details

Form 2: Agent Name, Address and Contact Details. Fields include Title (Mrs), First Name (Judith), Surname (Douglas), Company name (Janet Dixon Town Planners Ltd), Street address (10A Whalley Road), Telephone number (01200 425051), Mobile number, Fax number, Email address, Town/City (Clitheroe), County (Lancs), Country, Postcode (BB7 1AW), and a checkbox for 'Are you an agent acting on behalf of the applicant?' (Yes/No).

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use of existing annex building to a separate residential dwelling

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)

Description:

House:	27	Suffix:	
House name:			
Street address:	RAILWAY VIEW ROAD		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 2HE		

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

Easting:	374276
Northing:	442171

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:	Miss	First name:	Rachel	Surname:	Horton
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Reference:

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

Details of the pre-application advice received:

See letter attached to Planning Statement.

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

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:

There is adequate space within the curtilage to store waste.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

There is adequate space within the curtilage to store recyclable waste.

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):

9. (Materials continued)

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:

Location Plan
 Existing Elevations 25/4 A
 Existing Floor Plan 25/3 F
 Planning Statement Janet Dixon Town Planners 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	2	2	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	See Planning Statement regarding shared parking		

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

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

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

Yes No

Will the proposal increase the flood risk elsewhere? Yes No

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:

Self contained annex accommodation to 27 Railway View Road Clitheroe

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

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 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	1				
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

Market Housing - Existing

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

Existing Market Housing Total

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	1

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 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?

279

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

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 (General Development Procedure) Order 1995 Certificate under Article 7

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 or building to which the application relates

Title: Mrs First name: Judith Surname: Douglas

Person role: Agent

Declaration date: 16/08/2010

Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mrs First Name: Judith Surname: Douglas

Person role: Agent

Declaration date: 16/08/2010

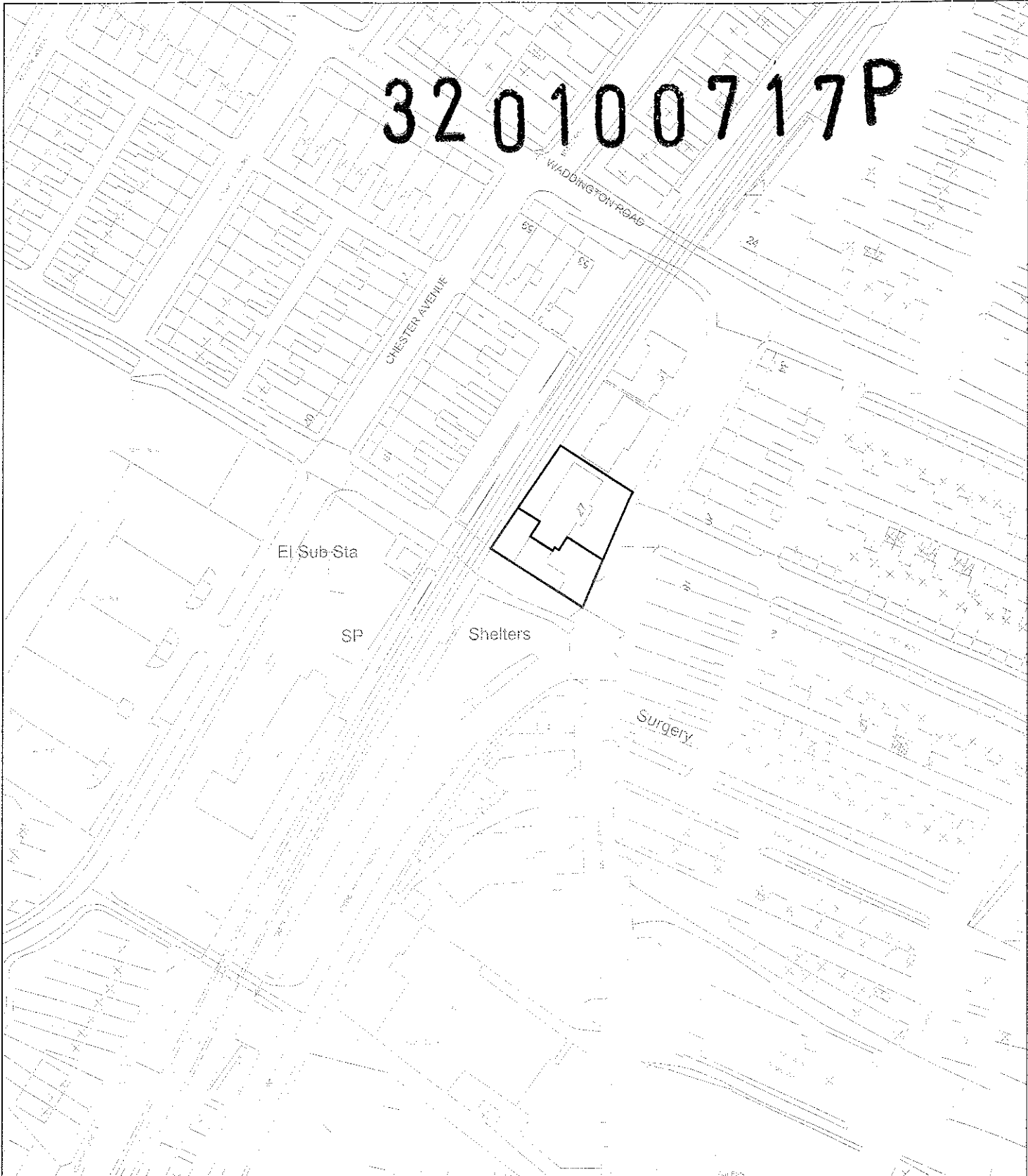
Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date 16/08/2010

320100717P



Project Details 27, Railway View Road
Clitheroe
Lancashire
BB7 2HE



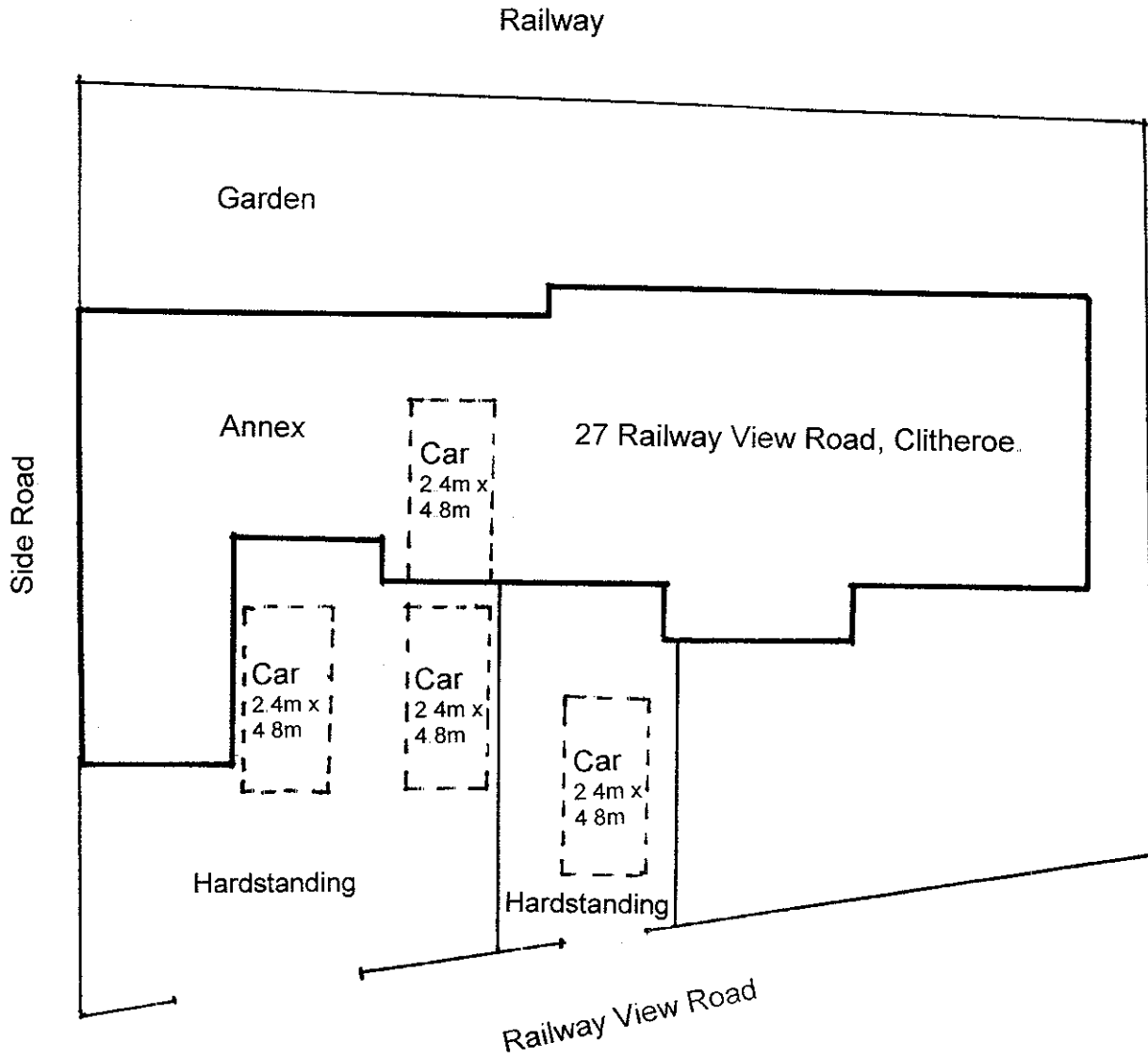
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Drawing Title Location Plan

Scale 1:1250@A4 Date 12/08/2010 Drawn By MW

Drawing Number TRI-0615 Sheet 1 of 1 Rev 0

320100717P



Indicative Parking Layout for Joint Parking Area

Change of use of Annex to separate dwelling with shared parking at
27 Railway View Road
Clitheroe
Lancs
BB7 2HE
August 2010

Scale 1:200

320100717P

PLANNING STATEMENT IN SUPPORT OF CHANGE OF USE OF EXISTING ANNEXE BUILDING TO A SEPARATE RESIDENTIAL DWELLING WITH SHARED PARKING AREA AT 27 RAILWAY VIEW ROAD, CLITHEROE BB7 2HE

1. LOCATION AND SITE DESCRIPTION

1.1 The application site comprises a single storey self-contained annexe accommodation with a garden at the rear and a shared parking area at the front. The annexe accommodation has been used in connection with the bungalow 27 Railway View Road since 2006 but is now no longer required as an annexe. The annexe is attached to 27 Railway View Road but a covered open air passage divides the annexe from the bungalow. There is a yard area in front of the annexe and part of the bungalow which is separated from the front garden of the bungalow by a boundary wall. This yard area provides car parking for the annexe and the bungalow and also provides vehicular access to the integral garage of the bungalow.

2.2 The railway forms the rear boundary of the site, whilst the side boundary abuts the side road which divides the site from the Transport Interchange. The front boundary is adjacent to the footpath of Railway View Road. The Conservation Area Boundary runs along Railway View Road, the eastern side of the road is within the Conservation Area but the application site is not.

2.3 There are two vehicle access points at 27 Railway View Road. The northern access is gated and leads to a hardstanding in front of the bungalow. The southern access is ungated and leads to a yard/parking area and a garage which is used by the annexe and the bungalow.

2. ASSESSMENT

2.1 The policies in the adopted Ribble Valley District Wide Local Plan relevant to this proposal are Policy G1 and G2.

3. SITE HISTORY

3.1 3/2006/0571 Conversion of existing garage and office for use as a granny flat, approved 15/09/2006;

3/19998/0668 Extension to dwelling and change of use, approved 10/11/98.

4. INVOLVEMENT

4.1 Pre-application advice was sought by the applicant (see Appendix). The advice suggested that in principle there would be no objection to the conversion of the annexe next to a separate dwelling.

5. EVALUATION, DESIGN AND ACCESS

5.1 The change of use of the annexe to a separate dwelling involves no physical alterations. The annexe building itself will not be changed and the garden and yard area boundaries will all remain the same. The occupation of the annexe as an independent dwelling will have no more impact on neighbouring properties than its existing use as an annexe. The only minor change may be in car parking. The annexe was previously occupied by an elderly relative of the applicant.

5.2 As an unrestricted one bedroom dwelling, the annexe may be occupied by a single person or a couple who are more likely to own a car. There is adequate space within the yard in front of the property for at least one car parking space for the annexe, whilst retaining access to the garage for the bungalow and space for one car to be parked in front of the garage.

5.3 The bungalow also benefits from a parking space in its own front garden with a separate vehicular access. In addition, the annexe is immediately adjacent to bus stops and the railway station as well as being within very close proximity to Clitheroe's shops and services. The accommodation could well appeal to people who wish to use public transport rather than using a car. There is adequate space within the existing yard area to provide car parking for both the existing bungalow and the proposed new one bedroom dwelling.

- 5.4 The proposal therefore complies with the requirements of Policy G1 of the adopted Local Plan.
- 5.5 The position of the proposed dwelling in a very sustainable location, close to the town centre of Clitheroe also conforms to the requirements of Policy G2 of the adopted Local Plan.

APPENDIX

Appendix 1 – Letter dated 6 July 2010, ref RV/2010/ENQ/00275 from Ribble Valley Borough Council.

Judith Douglas BSc (Hons) Dip TP, MRTPI

**Janet Dixon Town Planners Ltd, 10A Whalley Road, Clitheroe. BB7 1AW
Tel: 01200 425051**

August 2010

RIBBLE VALLEY BOROUGH COUNCIL



please ask for: Rachel Horton
direct line: 01200 414571
email: rachel.horton@ribblevalley.gov.uk
my ref: RV/2010/ENQ/00275
date: 6th July 2010

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
DX Clitheroe 15157
www.ribblevalley.gov.uk

Dear Mrs Hodgson

RE: CHANGE OF USE OF EXISTING ANNEXE BUILDING TO A SEPARATE RESIDENTIAL DWELLING.

In response to your pre-application enquiry that we received in our offices on the 17th of June regarding the above development I am writing to advise that the proposal would be acceptable in principle

Relevant policies in the determination of any subsequent application include policy G1 The criteria of which will be applied in the determination of planning applications. Those that are relevant in this case include;

- (a) *Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.*
- (c) *Developments should make adequate arrangements for car parking.*
- (d) *A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
- (e) *The density, layout and relationship between buildings is of major importance Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.*
- (g) *Developments should provide adequate daylighting and privacy.*
- (h) *Materials used should be sympathetic to the character of the area*

In consideration that an existing building is to be utilised, and from the details submitted it would appear that very few changes are to be made to this building the proposal in principle would be in accordance with aspects of Policy G1.

With regards to parking arrangements and vehicle access, the County Surveyor has viewed the submitted plan and considers that the scheme would be acceptable in principle on highway safety grounds as it would appear that adequate parking could be provided for both the new dwelling and No. 27. He requested that one parking space would be sufficient for the property and that any subsequent application identifies on a plan the location of parking arrangements for both the new dwelling and No. 27A

The principle of a separate residential dwelling in this location would be assessed against Policy G2 of the Ribble Valley Districtwide Local Plan. This policy states that development will be approved within Clitheroe when it is;

'consolidation and expansion of development and rounding off development. In all cases this must be on sites within the settlement boundary and must be appropriate to the town's size and form'

As the property is within the main settlement boundary of Clitheroe and is well related to existing residential properties I consider that the proposal would be in accordance with this policy.

A change of use application would be required as the building is to be used as a separate dwelling rather than an annex to the existing dwelling with a fee required of £335. Please find enclosed the necessary application forms

Please ensure in addition to the forms that we receive an up to date location plan for each application form at a scale of 1:1250 or 1:2500 with a red edge around the proposed curtilage of No 27A which should include the area for parking, storage for bins and general amenity space. We will also require drawings showing the existing and proposed floor plans of the property even if this is to remain the same, as well as existing and proposed elevations, both of which need to be drawn at a metric scale at 1:50 or 1:500. The access and boundary walls will also need to be identified on a drawing.

Whilst you can draw and submit the plans yourself, you may wish to employ an architect to act as an agent for you who can complete the forms and draw the plans on your behalf.

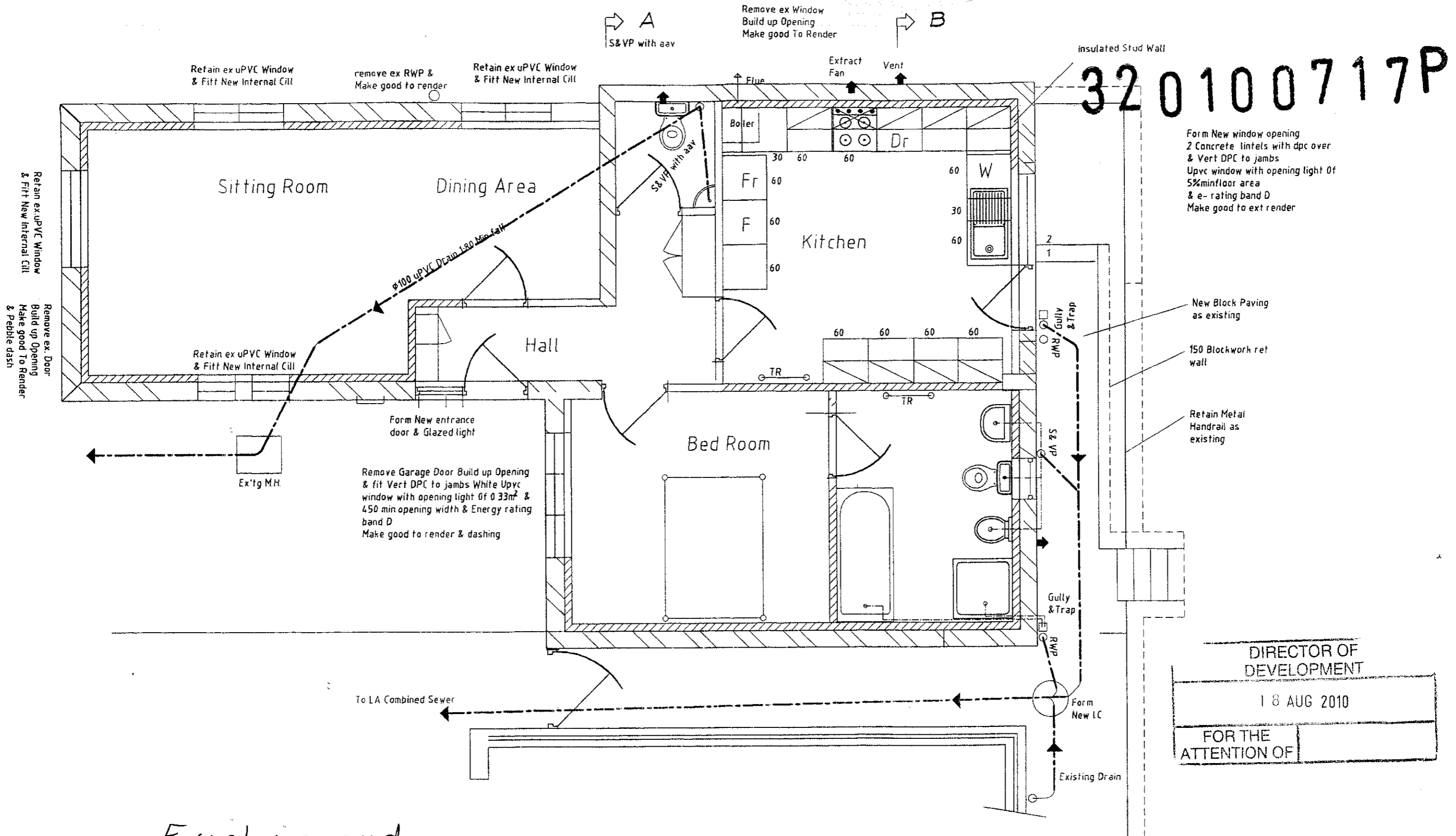
I must stress that this is an officer opinion and my comments are made for your information and guidance only, and without prejudice to any recommendation I may make on any subsequent application or the ultimate determination thereof. This information is believed to be correct on the basis of the facts set out in your pre-application enquiry; the position may be otherwise if there are additional or different material facts.

I hope the above has answered your query, however if you do wish to contact me, please do so on 01200 414571.

Yours Sincerely



RACHEL HORTON
ASSISTANT PLANNING OFFICER



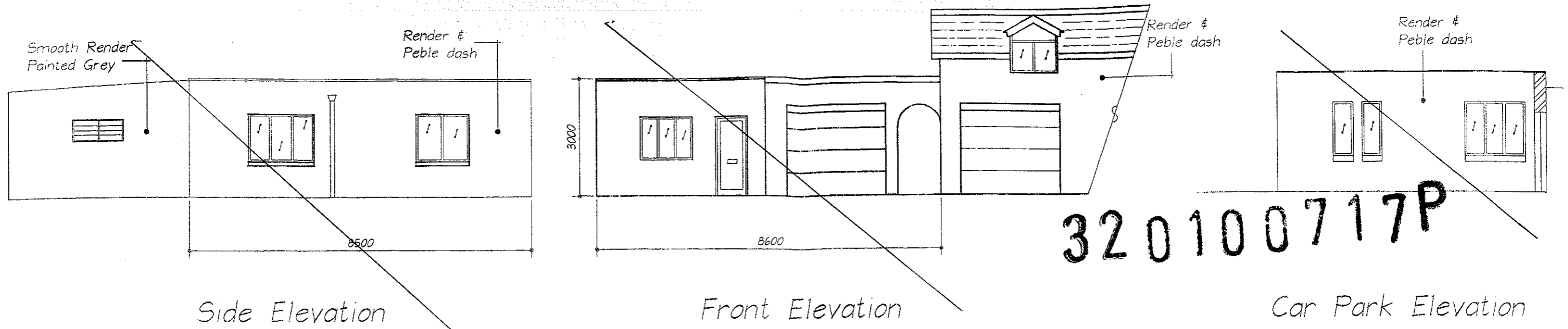
Existing and Proposed Floor Plan

DIRECTOR OF DEVELOPMENT

18 AUG 2010

FOR THE ATTENTION OF

Rev D 20.11.06 Toilet Drains added			
Client	Mrs Hodgson		
Site	27, Railway View Rd Clitheroe		
Project	Proj Desc		
Calder Design Associates			
2 TOP ROW, SABDEN, CLITHEROE, LANCs BB79HL			
Tel 01282 771907, E-mail: -calder@freenet.co.uk			
DWG TITLE	Proposed Floor Plan	Drawn	P. Lord
Date	14.11.06	Scale	1:50
DRAWING No	25/3	Rev	F



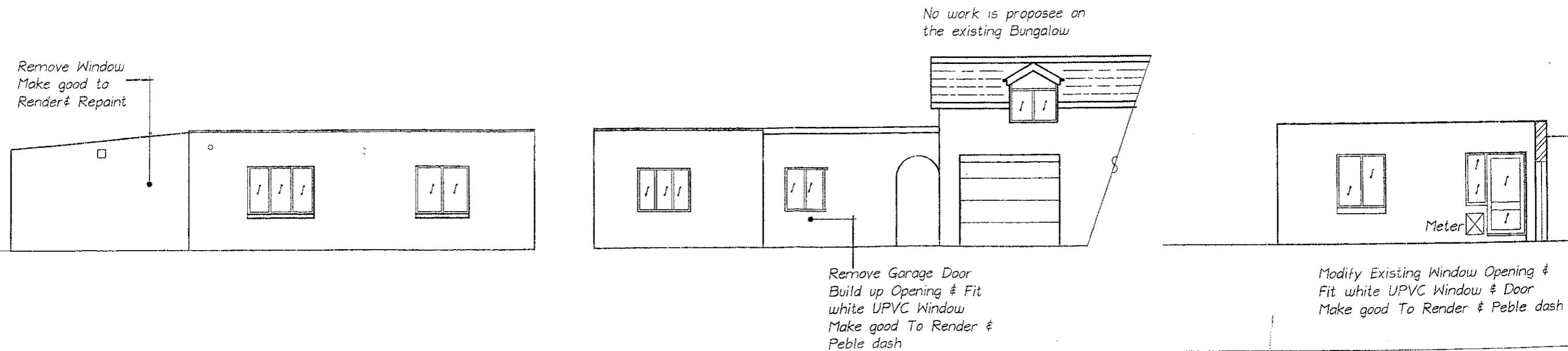
Side Elevation

Front Elevation

Car Park Elevation

~~Existing Elevations~~

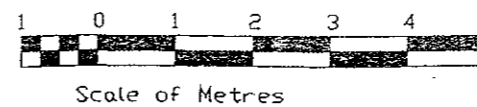
DIRECTOR OF DEVELOPMENT
10 AUG 2010
FOR THE ATTENTION OF



Existing and

Proposed Elevations

N. B. All Dimensions are indicative only and must be checked on site before any work commences



Client	Mrs Hodgson		
Site	27, Railway View Rd, Clitheroe		
Project	Proj Desc		
Calder Design Associates			
2 TOP ROW, SABBEN, CLITHEROE, LANCS. BB79HL			
Tel: 01282 771907, E-mail: calder@freenet.co.uk			
DWG TITLE	Drawn	P. Lord	DRAWING No
Elevations	Date	27.06.06	25/4 A
	Scale	1:100	