

Passing Point
created in location to have
least impact on trees
12m x 2.4m

- KEY:
- Land forming Change of use application
 - Land also within applicants ownership
 - Denotes position of low level lighting

Site Plan (1:500)

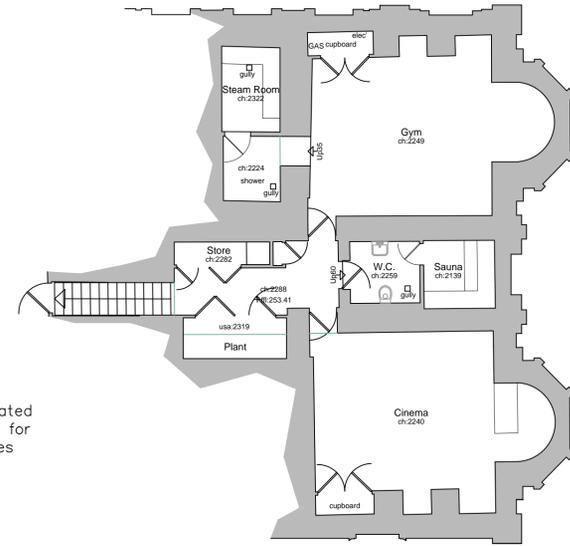
Client			
Mr Gary Macarthur			
Project			
Change of use of Residential Dwelling to Bed and Breakfast Rockcliffe House, Bacup OL13 8JE			
Job No.	Area	File Ref	
2017/31			
Title			
Proposed Site Plan			
2017/31-01			rev. D
Date	Drn.	Scale	Checked
29.08.17	B. Edmondson	AS Noted	

eds
edmondson
design services

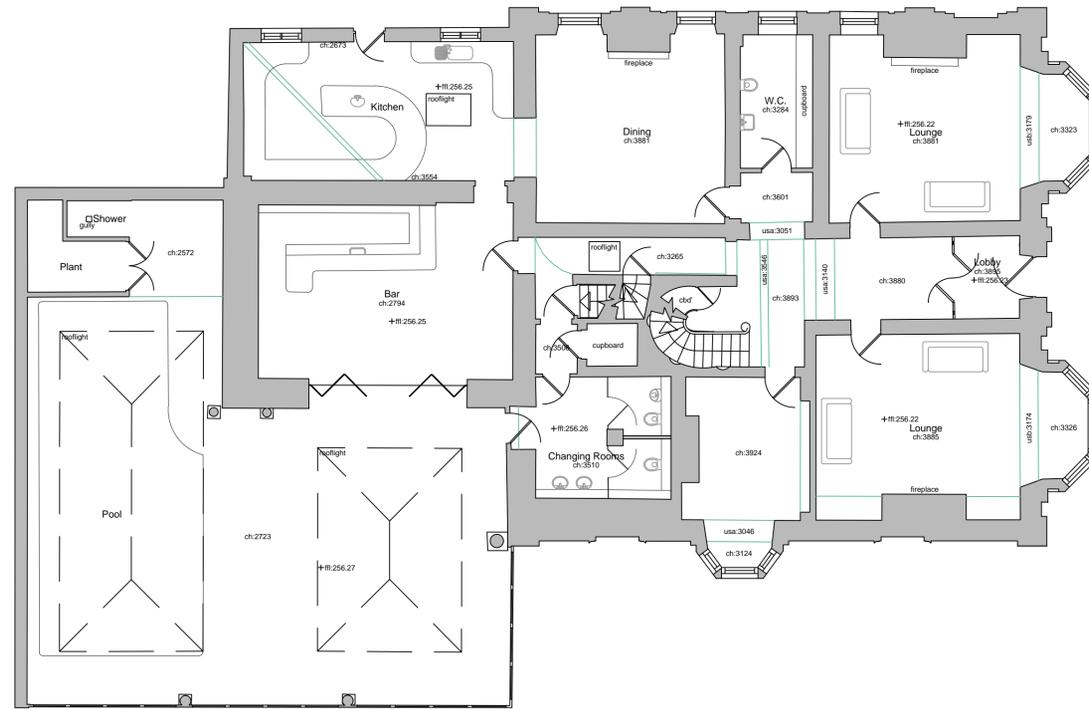
20 Fernhill Drive
Stacksteads, Bacup
Lancashire
OL13 8JS
tel 01706 870944
mob: 07528809176
e:info@eds20.co.uk

Basement Rooms:
Cinema
Gym
Steam Room
Sauna
Shower
WC
Storage

Rooms have been decorated
and will not be changed for
the development purposes



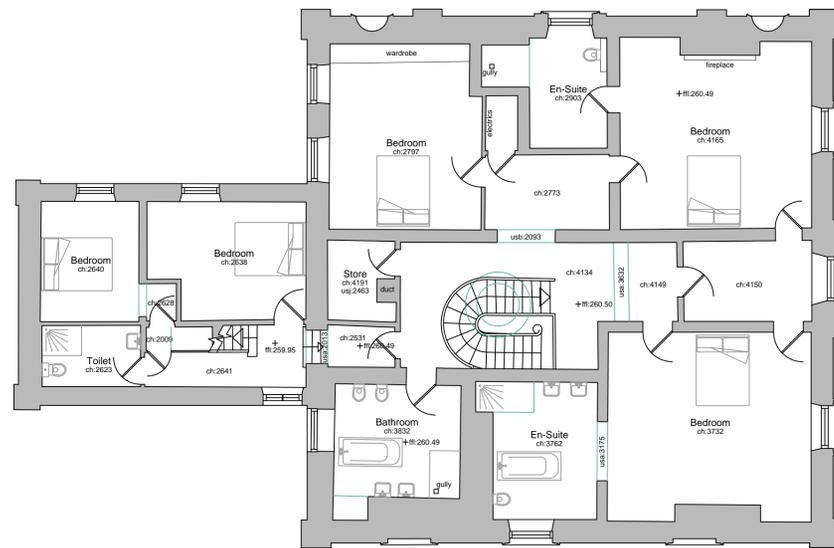
Basement Plan (1:100)



Ground Floor Plan (1:100)

Ground Floor Rooms:
2no. Lounges
Dining
Kitchen
Bar
Indoor Pool area
Changing Rooms
Office
Storage

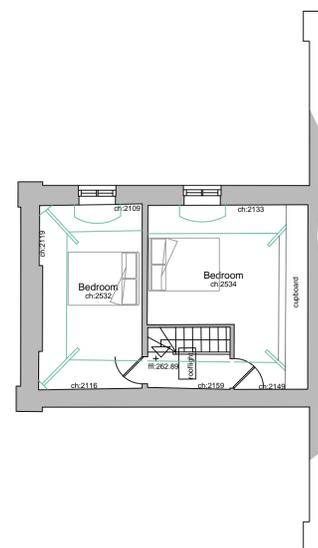
Rooms have been decorated
and will not be changed for
the development purposes



First Floor Plan (1:100)

First Floor Rooms:
5no. Bedrooms
2no. En-suite
Wardrobe
Bathroom
Toilets
Storage

Rooms have been decorated
and will not be changed for
the development purposes



Second Floor Plan (1:100)

Second Floor Rooms:
2no. Bedrooms

Rooms have been decorated
and will not be changed for
the development purposes

Client			
Mr Gary Macarthur			
Project			
Change of use of Residential Dwelling to Bed and Breakfast Rockcliffe House, Bacup OL13 8JE			
Job No.	Area	File Ref	
2017/31			
Title			
Existing and Proposed Plans & Elevations			
2017/31-02			rev. A
Date	Drn.	Scale	Checked
29.08.17	B. Edmondson	AS Noted	
20 Fernhill Drive Stacksteads, Bacup Lancashire OL13 8JS tel 01706 870944 mob: 07528809176 e:info@eds20.co.uk			

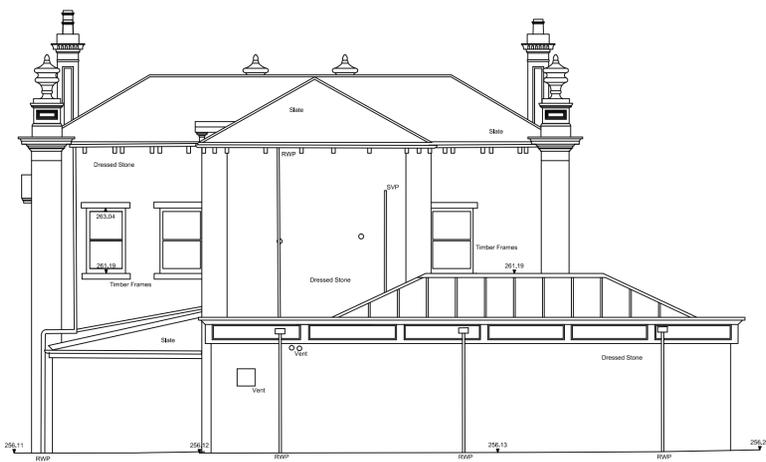


South East Elevation (1:100)



North East Elevation (1:100)

Existing and Proposed Elevations
No changes are to be undertaken
to the external appearance
of the building



North West Elevation (1:100)



South West Elevation (1:100)

Client			
Mr Gary Macarthur			
Project			
Change of use of Residential Dwelling to Bed and Breakfast Rockcliffe House, Bacup OL13 8JE			
Job No.	Area	File Ref	
2017/31			
Title			
Existing and Proposed Plans & Elevations			
2017/31-03			rev. A
Date	Drn.	Scale	Checked
29.08.17	B. Edmondson	AS Noted	

eds
edmondson
design services

20 Fernhill Drive
Stacksteads, Bacup
Lancashire
OL13 8JS
tel 01706 870944
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e:info@eds20.co.uk

Rockcliffe Grange

Rockcliffe House Farm



Client			
Mr Gary Macarthur			
Project			
Change of use of Residential Dwelling to Bed and Breakfast Rockcliffe House, Bacup OL13 8JE			
Job No.	Area	File Ref	
2017/31			
Title			
Proposed Parking Plan			
2017/31-04			rev. A
Date	Drn.	Scale	Checked
29.08.17	B. Edmondson	AS Noted	
			
20 Fernhill Drive Stacksteads, Bacup Lancashire OL13 8JS tel 01706 870944 mob: 07528809176 e:info@eds20.co.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

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Gary"/>	Surname:	<input type="text" value="McCarthur"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="Rockcliffe House, Wesley Place"/>				
	<input type="text"/>				
	<input type="text"/>				
Telephone number:	<input type="text"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="BACUP"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="OL13 8JE"/>	Email address:	<input type="text"/>		
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Ben"/>	Surname:	<input type="text" value="Edmondson"/>
Company name:	<input type="text" value="edmondson design services"/>				
Street address:	<input type="text" value="20"/>				
	<input type="text" value="Fernhill Drive"/>				
	<input type="text"/>				
Telephone number:	<input type="text" value="07528809176"/>				
Mobile number:	<input type="text"/>				
Town/City:	<input type="text" value="Bacup"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="OL13 8JS"/>	Email address:	<input type="text" value="ben@eds20.co.uk"/>		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use of existing Grade 2 residential dwelling, to Bed and Breakfast including re-surfacing of access road and introduction of low level street lighting.

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: 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:

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:

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

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

Yes No

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

No Material details were submitted for this application

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	10	10	0

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):

N/A

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

13. Biodiversity and Geological Conservation

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:

Residential Dwelling

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 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

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

17. Residential Units

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					
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	

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					
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

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

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
C1 - Hotels	757	757	757	0
Total	757	757	757	0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

18. All Types of Development: Non-residential Floorspace

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1 - Hotels	9	9	

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees			0
Proposed employees	2	5	

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) 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	
C1							<input checked="" type="checkbox"/>

21. Site Area

What is the site area?

0.81 hectares

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:

N/A

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 C)

Certificate of Ownership - Certificate C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

Neither Certificate A or B can be issued for this application

- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenants (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

An advertisement was submitted in the Local News Paper 'The Free Press' dated 22 September 2017

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenant of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Brenda Peters"/>	<input type="text" value="07/09/2017"/>
Number: <input type="text" value="9"/> Suffix: <input type="text"/> House name: <input type="text" value="Rocklands"/>	
Street: <input type="text" value="Rockcliffe Villas"/>	
Locality: <input type="text"/>	
Town: <input type="text" value="Bacup"/>	
Postcode: <input type="text" value="OL13 8JG"/>	

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

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