



RIBBLE VALLEY
BOROUGH COUNCIL

15 JUN 2011

FOR THE
ATTENTION OF

For office use only

Application No: 320110461 P

Date received

Fee paid £

Receipt No:

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

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title:	MRS	First name:	CATHERINE.
Last name:	WARRINER		
Company (optional):	-		
Unit:	House number:	44	House suffix:
House name:			
Address 1:	PADHAM ROAD.		
Address 2:			
Address 3:			
Town:	SABDEN / CLITHEROE.		
County:	LANCS.		
Country:			
Postcode:	BB7 9EW.		

2. Agent Name and Address

Title:	MUR	First name:	J. T.
Last name:	SCHOFIELD.		
Company (optional):	ATC CONSTRUCTION DESIGN.		
Unit:	House number:	12	House suffix:
House name:	F		
Address 1:	FOREST BANK		
Address 2:	CRAWSHAWBOOTH.		
Address 3:			
Town:	ROSSENDALE.		
County:	LANCS.		
Country:			
Postcode:	BB4 8NW.		

3. Description of Proposed Works

Please describe the proposed works:

DORMER TO REAR ROOF SLOPE CLADDED WITH NATURAL
BLUE SLATE WITH A PITCHED ROOF.

3. Description of Proposed Works (continued)

Has the work already started?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed?

☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit:

House number:

14

House suffix:

House name:

Address 1:

PADHAM ROAD

Address 2:

SADDEN

Address 3:

Town:

CLITHORPE

County:

LANCS

Postcode (optional):

BB7 9EW

5. 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

Do the proposals require any diversions, extinguishments and/or creation of public rights of way?

☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. 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)

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

RACHEL HORTON

Reference:

Date (DD MM YYYY):

APR 11

(must be pre-application submission)

Details of the pre-application advice received:

REDUCE SIZE / PITCHED ROOF
SLATE CLAD.**7. Trees and Hedges**

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary?

☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

If Yes, please describe:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?

☐ Yes ☒ No

If Yes, please provide details:

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10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		SLATE PLUNG. BLUE SLATE.	☐	☐	
Roof		BLUE SLATE.	☐	☐	
Windows		UPVC.	☐	☐	
Doors		/	☐	☐	
Boundary treatments (e.g fences, walls)		/	☐	☐	
Vehicle access and hard-standing		/	☐	☐	
Lighting		/	☐	☐	
Others (please specify)		/	☐	☐	

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:

01/

11. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

/

J. Schofield.

ATC

24-5-11

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

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) 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:

--

Name of Owner	Address	Date Notice Served

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):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

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):

--	--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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AGRICULTURAL HOLDINGS CERTIFICATE

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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

/	J. Schorfeld. ATC.	24.5.11.
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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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:



3 copies of a design and access statement where proposed works fall within one of the following designated areas:



The correct fee:



3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



13. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

/	J. Schorfeld. ATC.	24.5.11.
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14. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

16. Site VisitCan the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ NoIf the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) ☐ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

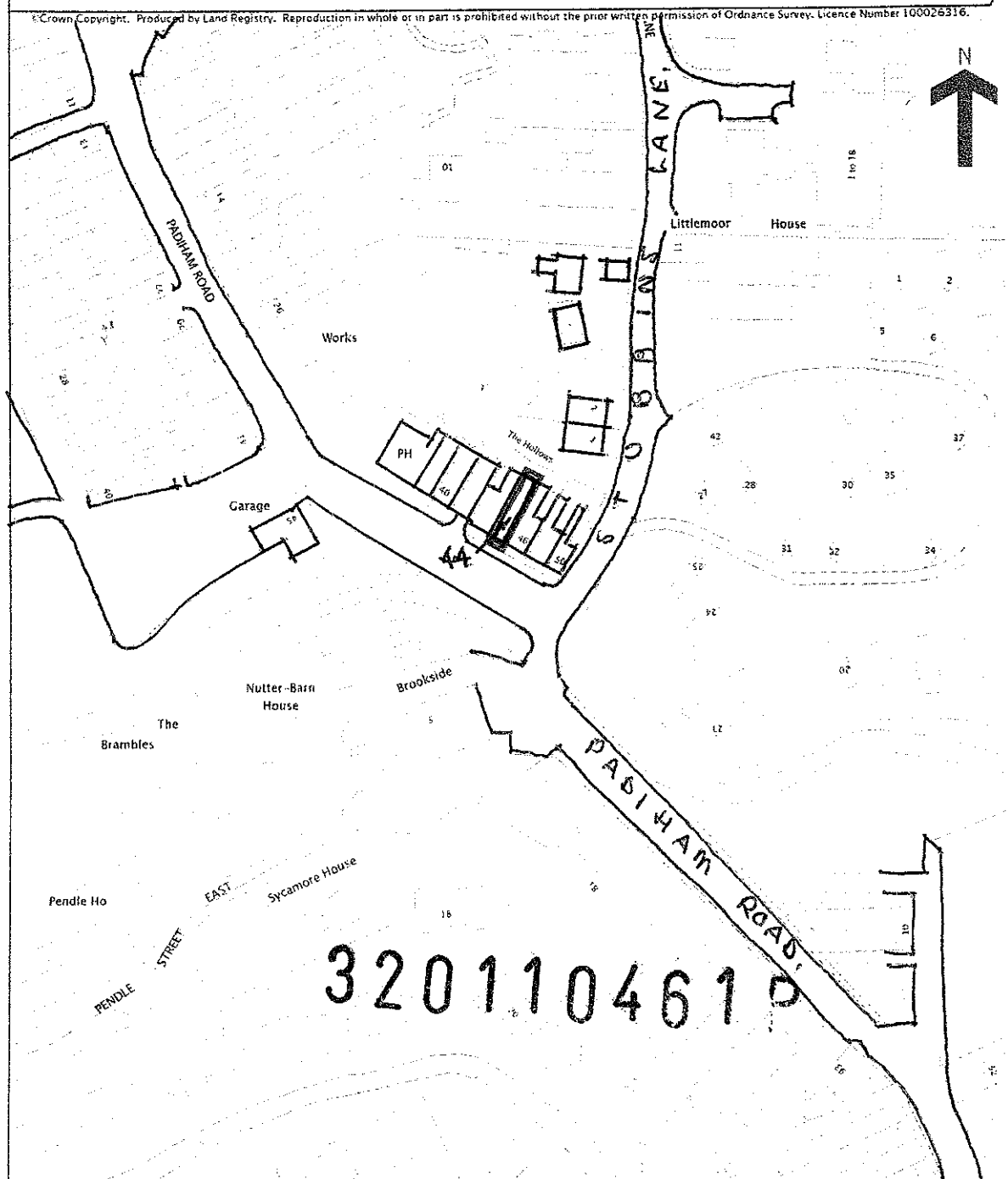
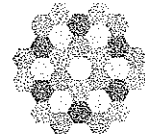
Contact name:

Telephone number:

Email address:

Land Registry Current title plan

Title number LA968292
Ordnance Survey map reference SD7837SW
Scale 1:1251
Administrative area LANCASHIRE : RIBBLE
VALLEY



This is a copy of the title plan on 25 MAY 2011 at 10:13:51. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans

This title is dealt with by Land Registry, Fylde Office

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HERITAGE AND DESIGN AND ACCESS STATEMENT

NEW DORMER ROOF EXTENSION

AT

44 PADIHAM ROAD

SABDEN

LANCASHIRE

**Prepared by
ATC Construction Design Limited
16 Whalley Banks
Blackburn
Lancashire
BB2 1NU**

The Site:

The existing property is a mid terrace house built circa 1900. The roof space of the existing property is used as a bedroom and accessed from an existing staircase off the first floor landing.

The Proposal:

The proposed development is submitted for full planning permission.

The proposed development involves the construction of a dormer roof extension to the rear roof slope so as to provide 2 bedrooms within the roof space. The dormer will have a dual pitched roof and the ridgeline of same will run perpendicular to the line of the existing roof ridge.

The dormer roof extension will utilise the existing staircase.

Heritage Considerations:

The property is a 19th century Victorian former mill workers house with stone faced (sourced from local quarries) external walls and a slate roof covering. The property lies within a conservation area and is the most prevalent building type within the area.

The property is situated on the main road for traffic passing through the village.

As referred to above, the proposal involves a rear dormer roof extension and as such the frontage of the property will not be affected by the development; noting also that the property is not listed.

Having considered the Sabden Conservation Area Appraisal and the local and national policies referred within it, we feel that the proposal will not adversely affect the Conservation Area and should, therefore, be supported by the Local Planning Authority.

Scale:

The base of the dormer face will be set at approximately 400mm above the level of the eaves to the existing roof structure and the ridge of the dormer will run into the existing roof ridge. The distance between dormer cheeks will be approximately 3.3m.

Appearance:

The materials of the dormer will as follows: -

- The face and cheeks will be faced in slate to match existing.
- Windows to be uPVC framed.
- New gutters and down pipes will be UPVC.
- Roof structures will be covered in slate to match existing.

Access:

The new dormer roof extension will be accessed via an existing staircase off the first floor landing.

Environmental Considerations/Measures

- The choice of materials will, where possible, be based on the following criteria:
 - Preferring material which are grown over highly processed materials.
 - Using sustainably sourced timber and products.
 - Using secondary aggregates where appropriate – hardstandings, backfills, foundations, landscaping etc.
 - Using alternative cements such as GGBS, PFA, with lower embodied energy.
 - Writing specification so that it requires suppliers to demonstrate their commitment to sustainability and impact reduction.
 - Through design (off-site fabrication, standard sizes, etc reduce building complexity and avoid irregular spaces which are difficult to construct, finish and furnish).
 - Use recycled material where appropriate, particularly secondary aggregate. Retain soil and excavation waste on site for use in landscaping.

Crime Prevention

High quality security locking mechanisms will be fitted to windows. The existing premises benefits from an existing security alarm.

Summary

The design of the proposal has been carefully considered so to have as little impact as possible on the immediate area. The use of natural materials, where possible, will help the proposal fit in with the local vernacular.

Ms Catherine Warriner

44 Padiham Road
Sabden
Clitheroe
Lancashire
BB7 9EW

9 June 2011

Ref: B967

Dear Catherine

Protected Species Survey (Bats) at: 44 Padiham Road, Sabden, BB7 9EW.

Introduction

You have requested a protected species survey (bats) at your property as a condition of a planning application to Ribble Valley Borough Council for building alterations. It is understood the proposed dormer extension will require modifications to the roof and roof void; the existing property is shown in figures 1 to 3 of this report.

The local authority requires an appraisal of the impact of the development on all protected species in accordance with PPS9. Additionally mitigation procedures are required to protect bats and their roosts and to ensure there are *'no adverse effects on the favourable conservation status of a bat population'*.

A scoping survey and daylight inspection was undertaken on Tuesday 7 June 2011 between 09.30 and 10.00. The weather at the time of the inspection was cool, dry and overcast (max temperature: 14.5°C; cloud cover: 95%; wind: light westerly) providing optimal conditions for a daylight scoping survey.

The inspection has found no evidence of bat activity and therefore it is highly unlikely that bats will be disturbed during the proposed development

Survey methodology

The protected species survey (bats) provides a daylight assessment of the property.

The aim of a bat inspection is to make an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats have ever been active within any part of the property that will be affected by the building operations.

A desk study including data trawl was undertaken to identify records of bat activity within 1 km of the property.

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (BCT – *Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a feeding and resting area.

The survey was carried out by David Fisher (Earthworks Environmental Design) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1990; current NE licence No: 20103384, (Conservation, Science and Education).

Constraints

The survey protocol requires that 'non-intrusive' survey techniques are used to determine bat activity. (Ref: *Bat Surveys, BCT, 2007, p23*).

Activity loggers and / or ultrasonic bat detectors were not employed during the daylight scoping survey.

Evening emergence and / or dawn re-entry surveys at the property have not been undertaken.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Data search

A local data search was carried to identify records of bat activity within 1km of the site. The following bat species are known to be present within the wider district:

NBN 10km squares SD73 – (Sabden / Whalley):

- | | |
|--------------------------------|--|
| • Natterer's bat | (<i>Myotis nattereri</i>) ¹ |
| • Whiskered bat / Brandt's bat | (<i>M. mystacinus</i> / <i>M. brandtii</i>)* |
| • Daubenton's bat | (<i>M. daubentonii</i>)* |
| • Common long-eared bat | (<i>Plecotus auritus</i>)* |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>)* |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>)* |
| • Noctule bat | (<i>Nyctalus noctula</i>) ¹ |

*National Biodiversity Network (NBN) datasets, (terrestrial mammals) recorded SD73 ¹EED dataset

The following websites and datasets were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. North Lancashire Bat Group
4. East Lancashire Bat Group
5. Lancashire Biodiversity Partnership
6. Biological Heritage Sites Partnership (LCC, NE and LWT)
7. EED dataset (Lancashire bat records 2000 - 2011)
8. Magicmap interactive map
9. Natureonthemap (Natural England)
10. Multimap
11. Google Maps
12. MARIO - Maps and related information online (Lancashire County Council).

There are no records of roosting bats at this particular property.

Description of the property

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The property is a mid-terrace house (built circa 1930/40) with rendered brick cavity wall construction and pitched rafter-with-purlin roof (figure 1). The slate roof is unlined and the slates are back-pointed with mortar and fully exposed (figures 2 and 3). The roof has been partly converted as living area although there is a small enclosed void on either side of the loft conversion. The voids are dry and draught-free and the areas are insulated with glass fibre material laid over the ceiling joists with insulated panelling to the partition wall (fig 3).

Existing property (photographs)



Figure 1: Rear elevation



Figure 2: Roof void at rear

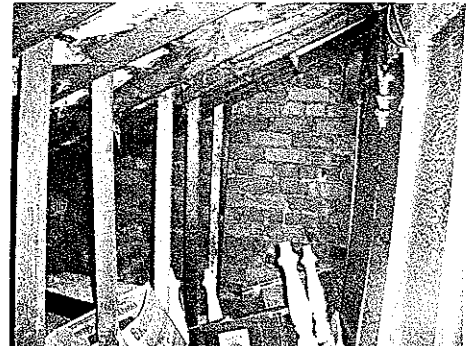


Figure 3:

Location of the property

NGR: SD 780374 Elevation: 140m.

The property is located within the Sabden village within 50m of Sabden Brook and adjacent to the road. The house is close to several other properties of similar age, design and construction.

The river channel is partly wooded and provides good connectivity to feeding and foraging habitat for bats.

Although the property is within 100m of open space and open countryside to the south and east, this is an urban location providing sub-optimal habitat for feeding, foraging and commuting bats.

There are no designated nature conservation sites adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Survey results

There is no evidence of bat activity at this property.

There are no signs of bat droppings, discarded feeding remains or other indicative signs of bat roosting activity within any part of the building.

All external features of the building including brickwork, roofing materials and fascia soffits were inspected for evidence of bat activity; none was found.

Evaluation of results

- The scale of impact of the proposed development at site level on local bat populations is negligible.
- All external features of the building are well-sealed and secure therefore the potential of this property to support roosting, resting or perching bats is also considered negligible.
- The potential of the existing building to support a maternity roost, hibernation roost or transitory / mating roost is relatively low, consequently the overall conservation significance of the structure is low.
- The surrounding land / habitats provide sub-optimal feeding, foraging and commuting habitat for bats; the site is not adjacent to high-value feeding and foraging habitat and there are no extensive areas of broadleaved woodland, plantation, riparian habitat, open water or river channel adjacent to the site.

The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

The scale of impact of the development at site level on local bat populations is likely to be negligible or low.

Further survey effort at this site is not recommended.

Impacts and Mitigation

MITIGATION NOTES:

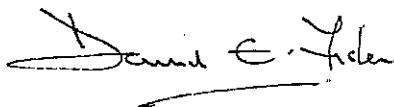
Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as "measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION:	METHOD:
1. Timing constraints	None.
2. Removal of roofing materials	There is only a very low risk of accidentally exposing roosting bats at this property; however, you should be aware that isolated bats are 'occasionally' found roosting beneath roofing materials at any time of year, although most commonly between May and November particularly in dwellings of this age, design and construction.
3. Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials, stop work and seek advice before continuing work in this area
4. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report
6. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge
7. Post-development monitoring	None
8. Additional survey effort	Not required.

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council

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Yours sincerely



David Fisher

Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".

(Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development, p10, Bat Surveys, Good Practice Guidelines, BCT (2007).