



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No

Date received 320110484P

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 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:	MR & MRS	First name:	
Last name:	HOLGATE		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	GREENFIELDS		
Address 1:	NEDDY LANE		
Address 2:	BILLINGTON		
Address 3:			
Town:	NR CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 9ND		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):	SUNDERLAND PEACOCK & ASSOCIATES LTD.		
Unit:		House number:	
		House suffix:	
House name:	HAZELMERE		
Address 1:	PIMLICO ROAD		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 2AG		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

PROPOSED DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF A REPLACEMENT DWELLING INCLUDING ASSOCIATED EXTERNAL WORKS. (APPROVED SCHEME REF: 3/2009/0837 WITH DESIGN AMENDMENTS)

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use 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: House suffix:

House name: GREENFIELDS

Address 1: NEDDY LANE

Address 2: BILLINGTON

Address 3:

Town: NR CLITHEROE

County: LANCASHIRE

Postcode (optional): BB7 9ND

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

Description:

5. Pre-application AdviceHas 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 as possible: ☐

Officer name:

MR GRAEME THORPE

Reference:

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

11/09/09

Details of pre-application advice received?

REVIEWED PROPOSED DRAWINGS AND OFFICER FELT THAT THE SCHEME WAS SENSITIVE TO THE LOCATION AND WORTH SUBMITTING

6. Pedestrian and Vehicle Access, Roads and Rights of WayIs a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoAre there any new public roads to be provided within the site? ☐ Yes ☒ NoAre there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ NoDo the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and CollectionDo the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

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

If Yes, please provide details:

8. Neighbour and Community ConsultationHave you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / MemberIs the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

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	RENDER	RENDER AND EXPOSED STONE HEADS AND CILLS	☐	☐	3913 - 01A 3913 - 06G 3913 - 07E
Roof	CONCRETE TILE	NATURAL SLATE OR CONCRETE TILE	☐	☐	3913 - 01A 3913 - 06G 3913 - 07E
Windows	WHITE UPVC	TIMBER OR UPVC	☐	☐	3913 - 01A 3913 - 06G 3913 - 07E
Doors	WHITE UPVC	TIMBER OR UPVC	☐	☐	3913 - 01A 3913 - 06G 3913 - 07E
Boundary treatments (e.g. fences, walls)			☒	☐	
Vehicle access and hard-standing	TARMAC / PAVING	TARMAC / PAVING	☐	☐	
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:

DRAWINGS 3913-01A, 06G AND 07E AND DESIGN AND ACCESS STATEMENT (VERSION 1 02)
BAT SURVEY REPORT AND SITE LOCATION PLAN
EXISTING SITE PLAN

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	3	3	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. 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 a 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 ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

14. Biodiversity and Geological Conservation

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

15. Existing Use

Please describe the current use of the site:

RESIDENTIAL

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?
 DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes☒ No

If Yes, please complete details of the changes in the tables below:

Proposed Housing								Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							1	Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =	Total existing residential units (E + F + G + H) =
	1

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 0

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please specify	☐				
	☐				
Total	☐				

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees: N/A

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed: N/A

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha)

APPROXIMATELY 0.03 HA

23. 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 a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

25. 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):

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):

25. 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):

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):

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):

26. 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:



The correct fee:



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



3 copies of a design and access statement:



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:



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

**27. 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):

15.06.2011

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional): **29. Agent Contact Details**

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional): **30. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

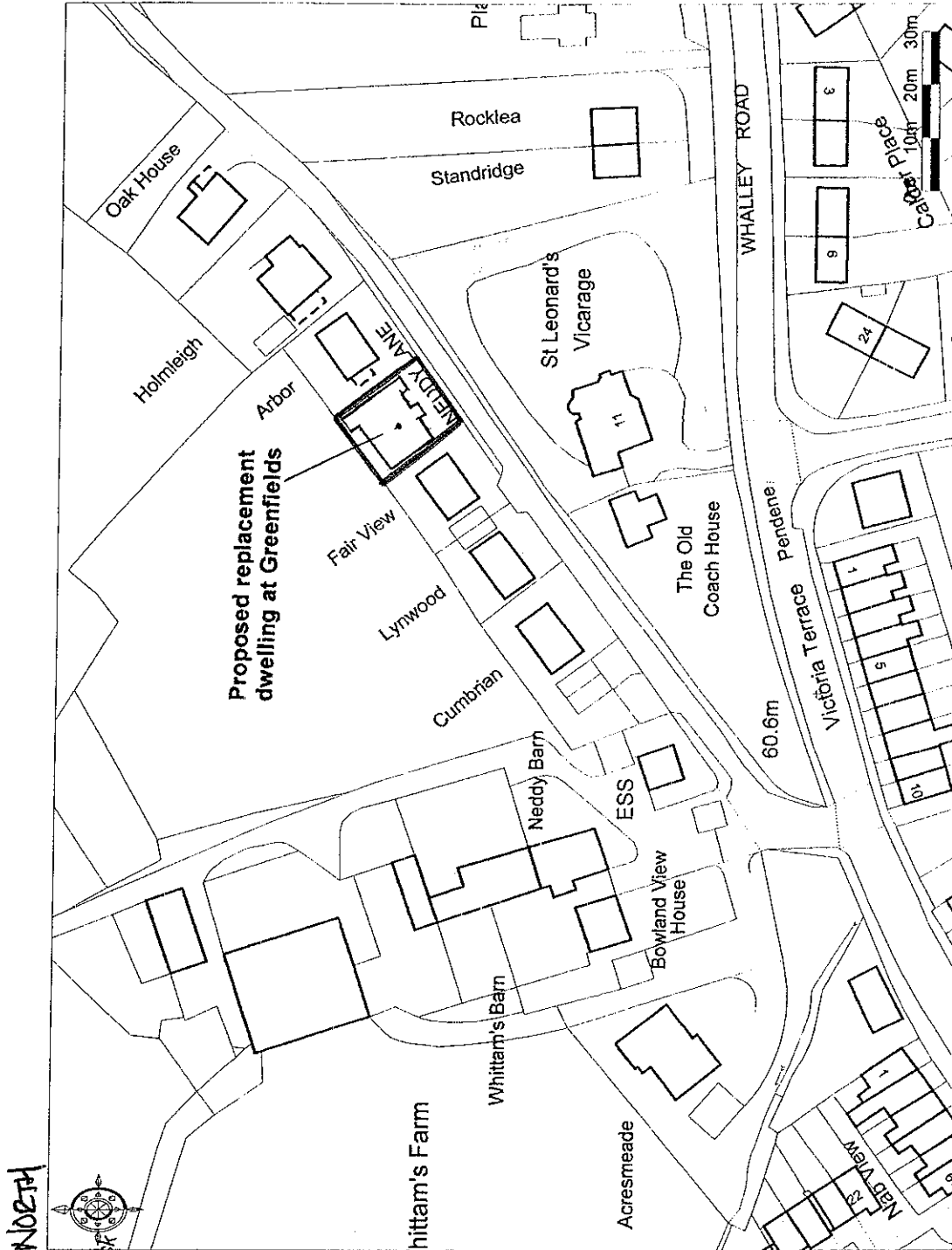
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*

☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number: Email address:

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LOCATION PLAN

© Crown Copyright 2009. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250

Ordnance Survey

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spa

SUNDERLAND PEACOCK ARCHITECTS

DESIGN AND ACCESS STATEMENT

**FOR THE DEMOLITION OF EXISTING DWELLING AND
CONSTRUCTION OF A REPLACEMENT DWELLING
AT GREENFIELDS, NEDDY LANE, BILLINGTON**

FOR MR AND MRS HOLGATE



JOB REF: 3913

DATE: 5 OCTOBER 2009

VERSION: 1.02 (Revised 09.06.11)

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Contents

- **Addendum to original supporting statement.**
 - **Original supporting information (relating to current approved consent ref: 3/2009/1013).**
1. **Design Objectives**
 2. **Design Strategy**
 3. **Access Statement**

- **Addendum to original supporting statement.**

Since the original approval (3/2009/0837) was granted the scheme has evolved and incurred some minor improvements. The main one being the simplification of the North West (rear) elevation by removing the 3no dormer windows and central chimney stack. This has been possible by reconfiguring the roof pitch to simplify the design. The resulting ridge height has increased marginally by 450mm from that of the previously approved scheme in order to achieve enough height required for the 4no. first floor windows. On balance the removal of the dormers will more than offset this and as with the original design we consider this not to be significant to adversely affect the character or appearance of the buildings around.

The appearance of the South East elevation has remained unchanged from that approved except the marginal increase in eaves and ridge levels to accommodate the simplified rear roof pitch. The roof light has been repositioned to suit the improved internal layout and porch widened by 400mm to create a more accessible entrance and enhanced shelter.

The amendments are finalised with the addition of a clean store room to the rear of the property which is again subservient to that of the principal house and lower than that of the proposed garage.

In summary, these additions have improved the functional relationship and construction of the dwelling from that of the original scheme without causing any detrimental affects to the local amenity.

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- Original supporting information (relating to current approved consent ref: 3/2009/1013).

1.0 DESIGN OBJECTIVES

- 1.1 To obtain Planning Permission to demolish the existing dwelling that is in poor structural condition.
- 1.2 To obtain permission to construct a new replacement dwelling
- 1.3 To create a new family home with four bedrooms and space to meet contemporary living standards.
- 1.4 To create an attractive new building that would enhance the character and appearance of the area.
- 1.5 To create a building that would respect the amenity of existing properties, adjacent to the site.

2.0 DESIGN STRATEGY

- 2.1 The Applicants, Mr and Mrs Holgate, purchased Greenfields with the knowledge that there were significant structural problems with the building, which had been brought to their attention in the Surveyors' report. It would not be feasible to try and repair the existing structure, nor would it lend itself to the changes required to provide the spatial accommodation required for the Applicants. It was the Applicants' intention from the outset to demolish the existing building at Greenfields and to construct a replacement dwelling, which would be designed to meet the long term requirements for their growing family.
- 2.2 The existing dwelling is a bungalow with just two ground floor bedrooms and an attic study room served by tight stairs. A long, narrow garage runs to the north east side of the house which is not practicable. The building has been added to in a piecemeal way over the years in a crude manner and the existing building does not have any architectural or historic merit to justify its retention – as shown in the photograph below.



Pl. 1 Photograph showing the rear of the property

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- 2.3 The existing building is situated off Neddy Lane in Billington and has off-road parking, as shown in the photograph below, and a garden area at the rear of the property, adjacent to the fields.



Pl. 2 Photograph showing the frontage of the house.

- 2.4 The design for the proposed replacement dwelling respects the type of properties in the area surrounding Greenfields and has been based on a single storey building of which the roof space has been carefully utilized to accommodate the four bedrooms and house bathroom, required to meet the Applicants' needs and contemporary living standards.
- 2.5 Whilst there has been a modest increase in the ridge height of the proposed new dwelling from the existing ridge level, it is considered not to be significant to adversely affect the character or appearance of the buildings around. The new roof line splits and drops down from the main house to the lower section over the garage, which reflects and integrates the ridge heights of adjacent properties and this also helps to reduce the scale of the building.

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- 2.6 The proposed dwelling is situated on a similar footprint to the existing house and incorporates a single garage and entrance porch which protrude slightly from the existing building frontage, without affecting the amenity of adjacent properties.
- 2.7 The proposed dwelling incorporates a mixture of quality materials for external use, including oak, brick, stone and slate. The form of the new building mixes traditional forms and details, such as gable type dormer roof windows, with more contemporary elements such as the glazed oak frame to the rear of the building, which will maximize views of the field behind.
- 2.8 There are is a mixture of building styles along Neddy Lane, some of which have been extended and altered over the years with large flat roof dormers, which gives some design flexibility and choice in materials. The photograph below shows an adjacent property along Neddy Lane which is of a comparable scale, but of a different orientation to the proposed dwelling at Greenfields.



Pl. 3 Photograph showing a dwelling further along Neddy Lane.

3.0 ACCESS STATEMENT

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- 3.1 Access to Greenfields off Neddy Lane would remain unchanged, serving an integral single garage and sufficient space for visitors to park off road.
- 3.2 The new garage will provide means of internal access into the house.
- 3.3 The paths along each gable of the proposed building will continue to allow access from the front of the house into the rear garden.
- 3.4 The new entrance porch would provide shelter to residents and visitors to the house.
- 3.5 The dwelling would be built in accordance with Part M of the current Building Regulations, thereby affording access to all parties on equal terms regardless of age, disability, ethnicity or social grouping.

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BAT SURVEY

AT

GREENFIELDS
NEDDY LANE
BILLINGTON

DATE AND TIME OF VISIT
22nd Sept 2009 10.00am

WEATHER CONDITIONS

Overcast with intermittent heavy rain 17°c

REFERENCE NO. 3913

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

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THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

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PROPOSED DEVELOPMENT

TO DEMOLISH THE EXISTING HOUSE AND CONSTRUCT A NEW DWELLING.

TYPE OF BUILDING

X	HOUSE
	BARN
	GARAGE
	OTHER

COMMENTS: The property is a detached bungalow with a room in the loft space and an attached garage to the side.

LOCATION

	URBAN
X	SMALL TOWN/URBAN VILLAGE
	RURAL/VILLAGE

COMMENTS: The property is located on the outskirts of Billington off Neddy Lane. The house has a small garden to the rear and front. The rear boundary is adjacent to fields and the Church is located on the other side of the lane. There are properties in close proximity to either side of the house.

BUILDING ADJACENT TO OR WITHIN 10M OF

X	TREES
X	HEDGEROW
	OPEN WATER

COMMENTS: There is a privet hedge in a neighbouring garden, and mature trees surrounding the Church grounds which are within 10m of the property. A hedge runs down Neddy Lane.

WALL CONSTRUCTION

	STONE
	BRICK
	STEEL
X	BRICK/BLOCK AND RENDER
	OTHER

COMMENTS: The house has a pebble dash render finish.

ROOF CONSTRUCTION

	SLATE
X	TILE
	GREY SLATE
	STEEL
	FLAT ROOF FELT

COMMENTS: The house has a tile roof the lean to garage roof is plastic coated steel profile, boarded to the underside.

BAT ACCESS POINTS IN WALLS

Yes	No
	X

COMMENTS: The render finish is in good condition with no access points.

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BAT SIGNS, EXTERNAL

SEEN

DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes

No

	X
	X
	X

COMMENTS: No dropping evidence was found externally and the detector results were negative. Although at the time of the survey no bats were seen there is a history of bat sightings in the area.

ROOF SPACE

TRUSSED

PURLINS

FELT

Yes

No

	X
X	
X	

COMMENTS: Part of the roof space has been converted to a room which has been plaster boarded internally whilst the remainder is loft space with insulation between the joists. It was possible to closely examine the structure.

BAT ACCESS POINTS IN ROOF

Yes

No

	X
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COMMENTS: The roof tiles are generally in good condition with no visible access points. The eaves and gable do not have any access points. The garage roof is in good condition with no access points.

BAT SIGNS, INTERNAL

SIGHTED

DROPPINGS

DETECTOR RESULTS

STAINING/GREASE MARKS

SUSPECT SUMMER ROOST

SUSPECT WINTER HIBERNACULA

INSECT OR MOTH FEEDING EVIDENCE

Yes

No

	X
	X
	X
	X
	X
	X
	X

COMMENTS: None of the above evidence was found.

CONCLUSION

Although bats have been sighted in the area it does not appear that they use the building, it is likely that they forage in the trees nearby. The proposed demolition of this house does not pose a threat to any Bat population.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

When bats are found to be present in a building:

- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.

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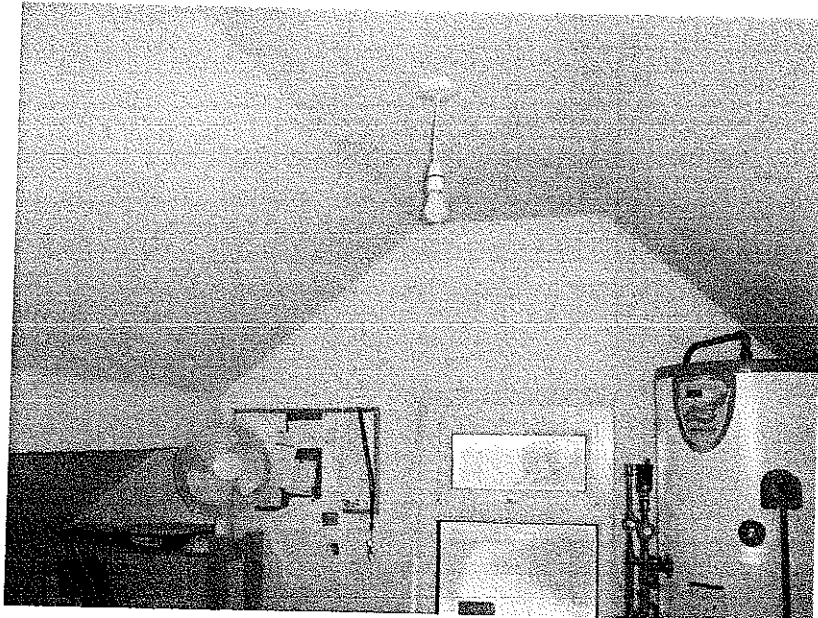
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

PHOTOGRAPHS

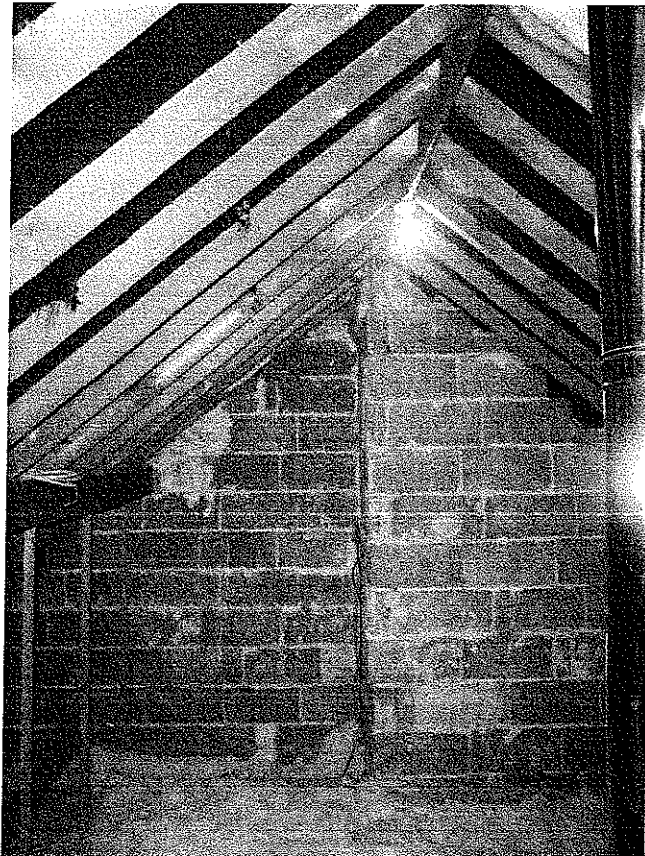


Room in roof space.

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Roof space.



Roof space

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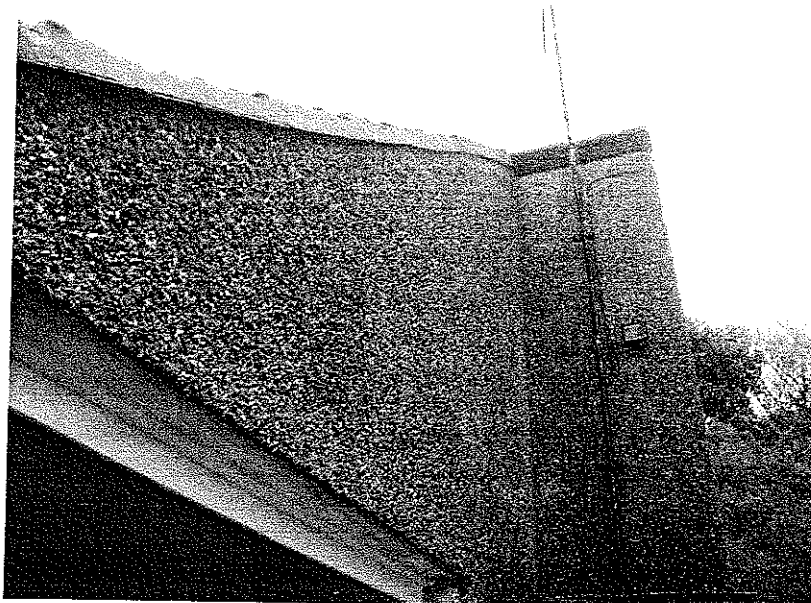


garage.

Front elevation of House and



Roof to rear elevation.



Gable elevation.