



TRIBBLE VALLEY
BOROUGH COUNCIL

20 JUN 2011	
FOR THE	ATTENTION OF

For office use only

Application No: 320110485 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:	Mr & Mrs	First name:	
Last name:	MEADOWS		
Company (optional):			
Unit:	House number:	House suffix:	
House name:	HANSON'S FARM		
Address 1:	EAVES HALL LANE		
Address 2:	WEST BRADFORD		
Address 3:			
Town:			
County:			
Country:			
Postcode:	BB7 3JG		

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 Proposed Works

Please describe the proposed works:

PROPOSED DEMOLITION OF EXISTING LEAN-TO AND CONSTRUCTION OF A TWO AND SINGLE STOREY SIDE EXTENSION TO PROVIDE ADDITIONAL FAMILY AND BEDROOM SPACE, WITH A BATHROOM AND ENTRANCE PORCH.

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: House suffix: House name: Address 1: Address 2: Address 3: Town: County: Postcode (optional): **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 ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoDo 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 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 possible: ☐

Officer name:

Reference:

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

7. Trees and HedgesAre 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. ParkingWill the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

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	NATURAL STONE	NATURAL STONE TO MATCH	☐	☐	4115-01A 4115-05B
Roof	NATURAL SLATE	NATURAL SLATE TO MATCH WITH CONSERVATION VELUX ROOFLIGHTS	☐	☐	4115-01A 4115-05B
Windows	TIMBER AND UPVC	TIMBER AND UPVC	☐	☐	4115-01A 4115-05B
Doors	TIMBER AND UPVC	TIMBER AND UPVC	☐	☐	4115-01A 4115-05B
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:

DESIGN AND ACCESS STATEMENT (VERSION 1 01)

BAT SURVEY REPORT AND SITE LOCATION PLAN

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):

Mindel and Peacock & Assoc Ltd

16.06.2011

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/ th 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):

--

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:

<i>Junderland Peacock & Assoc Ltd</i>

Date (DD/MM/YYYY):

16 06 2011

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):

--

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:

<i>Junderland Peacock & Assoc Ltd</i>

Date (DD/MM/YYYY):

16 06 2011

(date cannot be pre-application)

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:

01200

423178

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

16. Site Visit

Can 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:

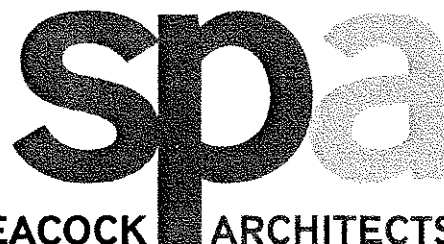
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SUNDERLAND PEACOCK ARCHITECTS

**DESIGN AND ACCESS STATEMENT
FOR THE PROPOSED DEMOLITION OF EXISTING LEAN-TO
AND CONSTRUCTION OF TWO AND SINGLE STOREY SIDE
EXTENSIONS TO PROVIDE ADDITIONAL FAMILY AND
BEDROOM SPACE, HOUSE BATHROOM AND NEW
ENTRANCE PORCH AT
HANSONS' FARM, EAVES HALL LANE, WEST BRADFORD**



JOB REF. 4115

DATE JUNE 2011

VERSION 1.01

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE BB7 2AG
T 01200 423178 F 01200 427326
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

DESIGN OBJECTIVES

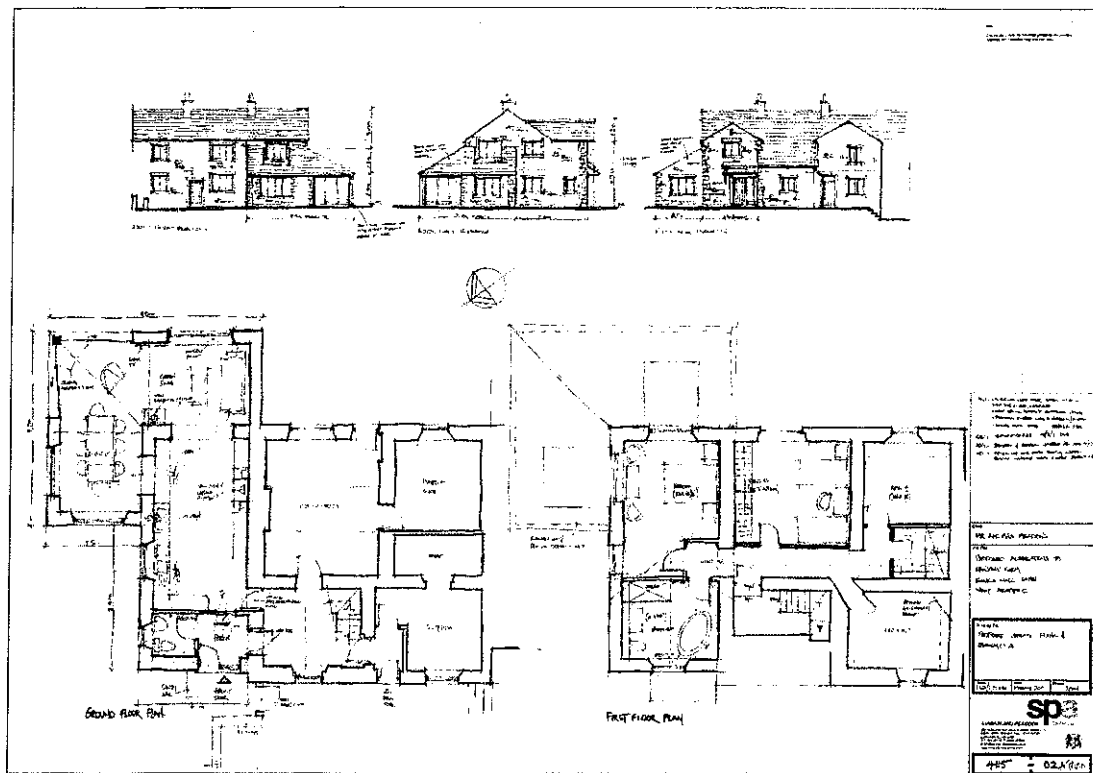
1. To create a family kitchen with dining area and snug with access out into the rear garden.
2. To create a new master bedroom with views out to the North East and South East sides.
3. To create improved family bedroom space.
4. To create a separate family shower room.
5. To create a new family bathroom.
6. To create an entrance porch.

DESIGN DEVELOPMENT

The existing lean-to is currently used as the kitchen and it would not be structurally feasible to build over this to provide the additional first floor accommodation. A preliminary design was prepared to show how the lean-to could be rebuilt with the bedroom and bathroom over, as shown overleaf.

This was presented to the local planning authority with a request for Pre-Application Advice (Ref. RV/2011/ENQ/00156), which concluded that:

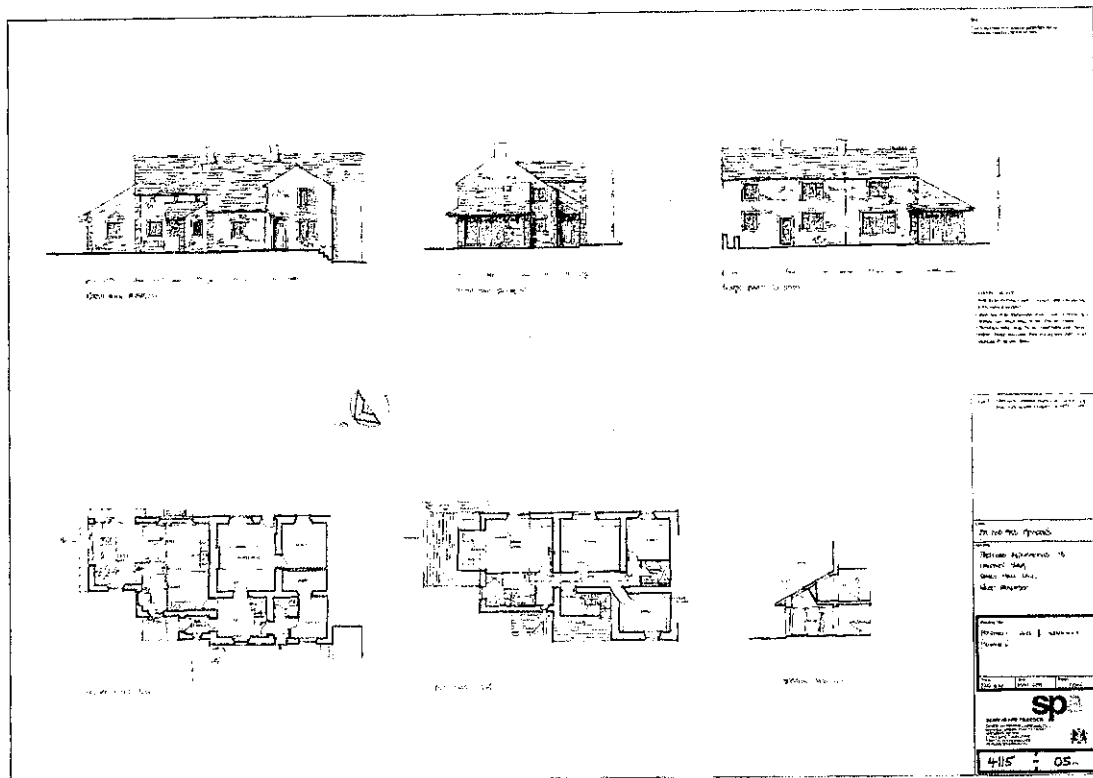
- the proposed projecting gable shown to the North West side of the two storey extension should be removed
- alterations made to the fenestration design



The projecting gable was required to create sufficient space for the new bathroom. During a detailed review of the design it became apparent that it would be possible to remove the gable and create the bathroom space by marginally increasing the width of the proposed extension on two floors.

As a result of this, there would be sufficient space created at ground floor level to create the kitchen, dining and snug area without extending the building out to the rear (South East). The proposed lean-to extension to the side (North East) wall was simplified in terms of design to reflect the character and appearance of the existing structure, whilst combining this with a more contemporary treatment of the glazed screens set well back into the depth of the walls which offers a subtle contrast. A single storey porch was set back from the North West wall with a roof design that reflected the existing lean-to toilet structure.

The revised scheme was then presented to the local planning authority which felt the revised scheme was generally acceptable in principle, but further consideration ought to be given to simplifying the treatment of the porch roof; reducing the size of the two windows shown on the North East side of the proposed two storey element; and whether it would be possible to reduce the height of the proposed lean-to roof.



It was decided to simplify the proposed porch roof by extending it across as a lean-to and to reduce the two windows on the North East gable wall as much as possible, without compromising these important openings which would serve the kitchen and house bathroom. On balance, it was decided to leave the design for the proposed lean-to roof because it would compromise views out of the Velux roof lights and this roof would differ from other roof pitches on the house and therefore look out of keeping.

The existing house is constructed from natural stone and adjoins a previously converted barn which is situated to the South West side, away from the proposed development. The house roof is finished with natural slate and is characterised by an interesting composition of roof pitches, as shown in the photograph below.



Pl. 1 Photograph showing the house at Hansons' Farm from the North side.

In contrast, the opposite side of the house is relatively simple with a traditional pitched roof and a more regimented window arrangement, as shown below.



Pl. 2 Photograph showing the South East side of the house

The design of the fenestration reflects the style and proportions of existing openings. The proposed development would help to remove unsympathetic items such as the stainless steel wood burning stove flue that runs up the outside of the North East Wall, and a grey plastic soil pipe on the South East wall.

This architectural drawing set includes three elevations and two floor plans for a two-story house. The drawings are labeled as follows:

- Front Elevation:** Shows a two-story house with a central entrance, a chimney on the left, and a small porch on the right. The label below reads "Front Elevation".
- Side Elevation:** Shows the side profile of the house, featuring a chimney and a small porch. The label below reads "Side Elevation".
- Back Elevation:** Shows the back of the house, featuring a chimney and a small porch. The label below reads "Back Elevation".
- First Floor Plan:** Shows the layout of the first floor, including a living room, dining room, kitchen, and bedrooms. The label below reads "First Floor Plan".
- Second Floor Plan:** Shows the layout of the second floor, including a living room, dining room, kitchen, and bedrooms. The label below reads "Second Floor Plan".

The drawings are presented in a clean, professional style with clear lines and labels. The elevations show the exterior details of the house, while the floor plans show the interior layout and room dimensions.

ACCESS

The new building would meet current accessibility requirements and thereby affording access to all parties on equal terms regardless of age, disability, ethnicity or social grouping.

The proposed extension would not compromise existing parking places. The proposed extension and internal alterations would improve access into the building and provide ground floor level toilet facilities.

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BAT SURVEY

AT
HANSONS FARM
EAVES HALL LANE
WEST BRADFORD

DATE AND TIME OF VISIT
14th FEB 2011 10.00AM- 12.00AM

WEATHER CONDITIONS

OVERCAST, LIGHT WIND, 8°C

REFERENCE NO. 4115

Survey carried out by:

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

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 projection 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

PROPOSED DEVELOPMENT

Two storey extension to the side of the property with single storey lean-to. Involving removal of existing lean to roof and extending the existing main roof line over two storey section.

TYPE OF BUILDING

X	HOUSE
	BARN
	GARAGE
	OTHER

COMMENTS: The house is a semi detached farmhouse with a converted barn attached to the side, and outbuildings located across the yard to the rear.

LOCATION

	URBAN
	SMALL TOWN/URBAN VILLAGE
X	RURAL/VILLAGE

COMMENTS: The property is located off Eaves Hall lane with gardens to the front and surrounded by agricultural land.

BUILDING ADJACENT TO OR WITHIN 10M OF

	TREES
	HEDGEROW
	OPEN WATER

COMMENTS: The house is located in an exposed position and is remote from any of the above.

WALL CONSTRUCTION

X	STONE
	BRICK
	STEEL
	BRICK/BLOCK AND RENDER
	OTHER

COMMENTS: The walls are stone.

ROOF CONSTRUCTION

X	SLATE
	TILE
X	GREY SLATE
	STEEL
	FLAT ROOF FELT

COMMENTS: The existing slates on the lean to roof will be removed prior to demolition. There will be minimal disruption to the main roof as only a few rows of slate need to be stripped back. The grey slates are on the small lean to store.

BAT ACCESS POINTS IN WALLS

Yes	No
	X

COMMENTS: The lean to which is to be demolished is a later addition to the property and does not have any cracks or crevices which would be suitable for Bats. The existing two storey gable wall also does not have any suitable cracks or crevices.

		Yes	No
BAT SIGNS, EXTERNAL	SEEN		X
	DROPPINGS		X
	MAGENTA BAT5 DETECTOR RESULT		X

COMMENTS: There has been no history of any bat sightings around the house, no dropping evidence was found either on the walls or on the ground surrounding the building.

		Yes	No
ROOF SPACE	TRUSSED		X
	PURLINS	X	
	FELT	X	

COMMENTS: The roof space has felt with purlins and rafters and has insulation quilt between ceiling joists. All the timbers are in good condition with no cracks or crevices suitable for bats.

	Yes	No
BAT ACCESS POINTS IN ROOF		X

COMMENTS: The roof slates are in good condition with no access points for bats.

		Yes	No
BAT SIGNS, INTERNAL	SIGHTED		X
	DROPPINGS		X
	DETECTOR RESULTS		X
	STAINING/GREASE MARKS		X
	SUSPECT SUMMER ROOST		X
	SUSPECT WINTER HIBERNACULA		X
	INSECT OR MOTH FEEDING EVIDENCE		X

COMMENTS: None of the above evidence was found.

CONCLUSION

Due to the exposed position and lack of foraging areas of this property it is highly unlikely that any bat population would in the future use the building for roosting, hibernating or feeding. There is certainly no evidence that bats are currently present.

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.

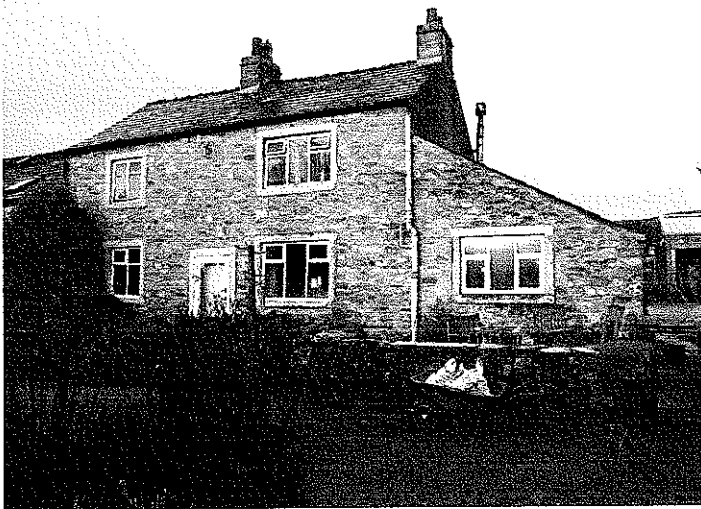
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried 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



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION



ROOF SPACE



ROOF SPACE

320110485P

Conservation Roof Windows (GGL/GHL)

Our classic windows blend tastefully into the roof of your old building with a vertical centre bar and black finish exterior.

These windows have all the great features and superior insulation of our standard roof windows making them the perfect choice for your renovation project.

Our classic windows blend tastefully into the roof of your building with a vertical centre bar and black exterior finish.

Brochures

Here you can find our range of brochures to order or download.

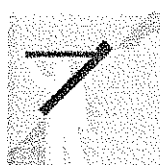
[See our brochures](#)

Product features:

- Available in either centre-pivot or top-hung opening.
- Black external profiles and glazing bar.
- Recessed installation for slate roofs.
- Rotate 180° and lock in place for cleaning of outer pane.

**Centre-Pivot**

One pull of the top control bar allows background ventilation, one further pull opens the window.

**Top-Hung**

Top-Hung opens to three set positions: 5° 15° 30°.

**Installation pitch**

Profile tiles - 15°- 90°
Plain tiles - 25°-90°
Slate - 35°-90°

**Installation pitch**

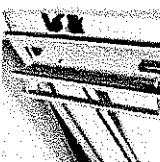
Profile tiles - 15°- 55°
Plain tiles - 25°-55°
Slate - 35°-55°

For roof pitches from 55°-75°, please specify special springs when ordering.

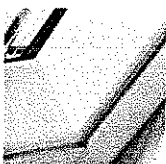
Prices starting from £451.20 (inc. VAT from 1st Feb 2011)

Size and price information**Operation**

Available in Centre-Pivot (GGL) and Top-Hung (GHL).

**Ventilation**

Our unique ventilation flap keeps dust and insects out while letting fresh air in.

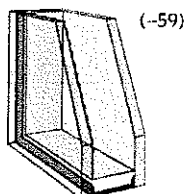
**Finish**

Warmth of natural pine with long lasting triple coat finish.

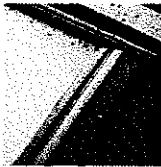
**Case Study**

Click here to see how VELUX Roof Windows can flood natural daylight into your home.

[Read more](#)

Glazing Options**Standard 59 Pane**

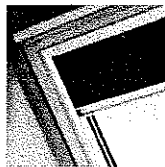
This standard glazing comes with a toughened outer pane. In winter, it reflects 60% of the heat normally lost through glass, back into the room. During the summer, it works in reverse by reflecting excessive heat from the sun to help prevent the room from overheating.



Flashings



Installation
Instructions



Blinds



Daylight Visualiser

Further technical information on Conservation Roof Windows