

Lesley Lund

320110493 P

From: neil andrews [neil@stantonandrews.co.uk]

Sent: 27 June 2011 16:15

To: Lesley Lund

Subject: Re: Planning App 49 Mellor Brow

Dear Lesley,

Sorry the description was missing – I don't know how that happened.

Could this please read :-

"alterations and extension to existing dwelling to form kitchen/dining room, garage and chimney.

Removal of existing outrigger and garage block"

Thanks

Neil

On 27/06/2011 15:21, "Lesley Lund" <Lesley.Lund@ribblevalley.gov.uk> wrote:



RIBBLE VALLEY
BOROUGH COUNCIL

FOR THE
ATTENTION OF

24 JUN 2011

For office use only

Application No.

320110493 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 applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	neil	Surname:	mcmillan		
Company name:							
Street address:	yew tree farm			Country Code	National Number	Extension Number	
	49 mellor brow			Telephone number:			
	mellor			Mobile number:			
Town/City:	blackburn			Fax number:			
County:	lancashire			Email address:			
Country:	uk						
Postcode:	bb2 7ex						
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:		First Name:	neil	Surname:	andrews		
Company name:	stanton andrews						
Street address:	44 York Street			Country Code	National Number	Extension Number	
				Telephone number:	01200	444490	
				Mobile number:			
Town/City:	Clitheroe			Fax number:			
County:	Lancashire			Email address:			
Country:	United Kingdom						
Postcode:	BB7 2DL			neil@stantonandrews.co.uk			

3. Description of Proposed Works

Please describe the proposed works:

alterations and extension to existing dwelling - see amended description.

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	49	Suffix:	
House name:			
Street address:	MELLOR BROW		
	MELLOR		
Town/City:	BLACKBURN		
County:			
Postcode:	BB2 7EX		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	364642		
Northing:	430972		

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, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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 proposed development?

☐ Yes ☒ No

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

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes ☐ No

If Yes, please describe:

removal of existing single garage, proposed double garage provided

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

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

☐ The agent ☒ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

stone and render

Description of *proposed* materials and finishes:

stone and render, to match existing

Roof - description:

Description of *existing* materials and finishes:

slate

Description of *proposed* materials and finishes:

slate, to match existing

Windows - description:

Description of *existing* materials and finishes:

white upvc

Description of *proposed* materials and finishes:

timber

Doors - description:

Description of *existing* materials and finishes:

timber and white upvc

Description of *proposed* materials and finishes:

timber

Boundary treatments - description:

Description of *existing* materials and finishes:

fence and stone walling

Description of *proposed* materials and finishes:

as existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

tarmac

Description of *proposed* materials and finishes:

as existing

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:

drawing numbers 1032/10, 11, 12, 13, 14 plus design statement

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: neil Surname: andrews

Person role: Agent

Declaration date: 24/06/2011

☒ Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

Title: Mr First Name: neil Surname: andrews

Person role: Agent

Declaration date: 24/06/2011

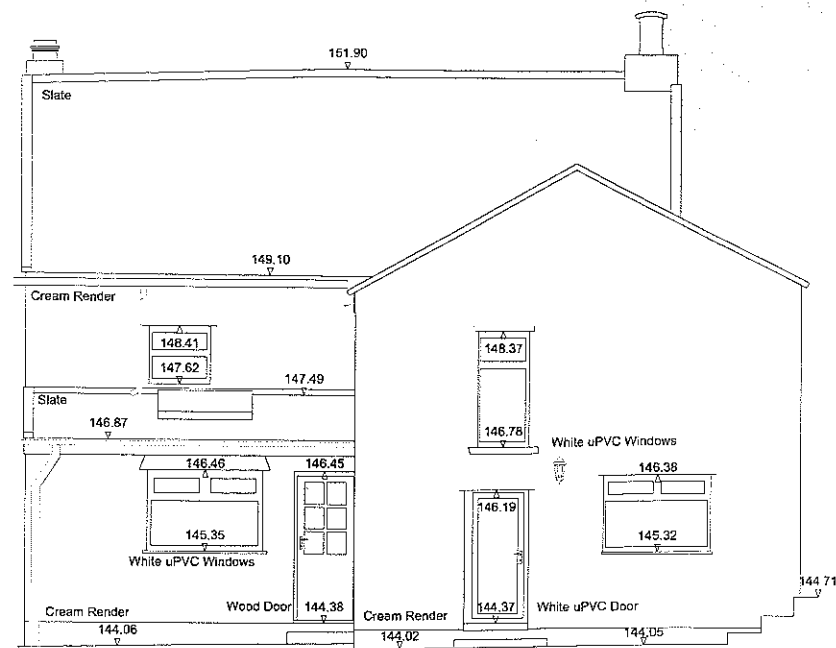
☒ Declaration Made

13. Declaration

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

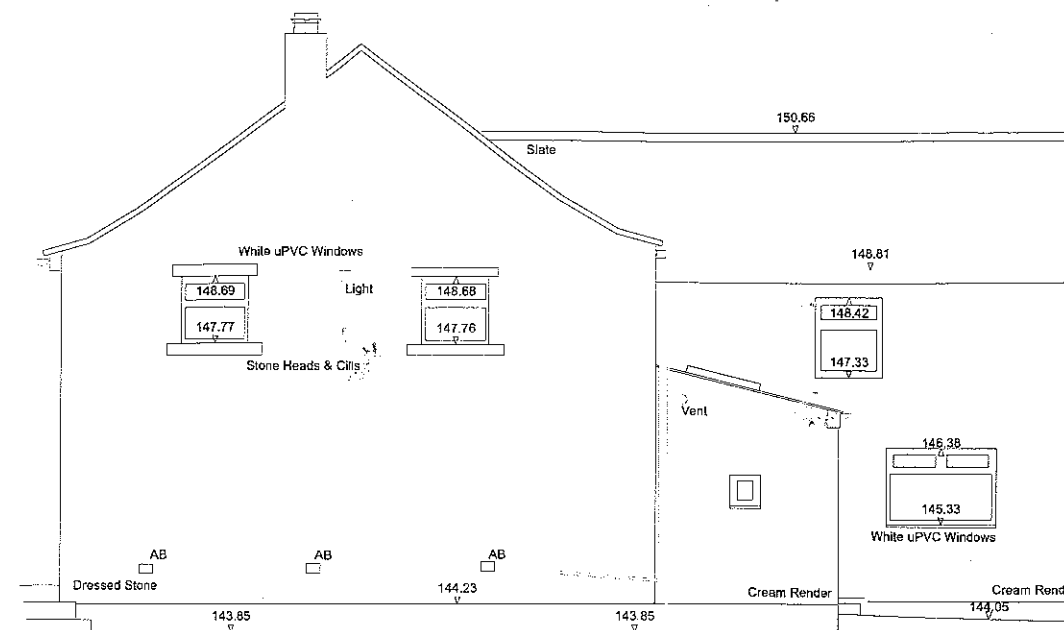
Date 24/06/2011

south elevation

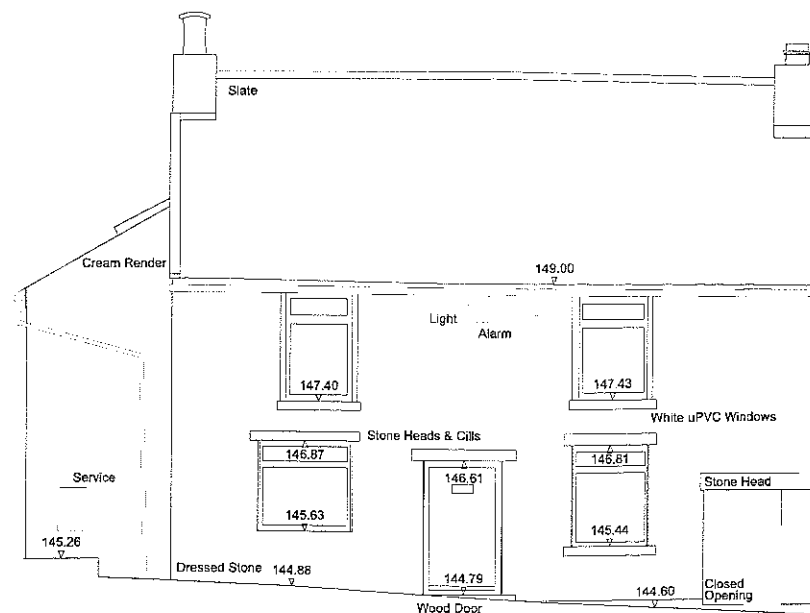


142.00m above OS datum

west elevation

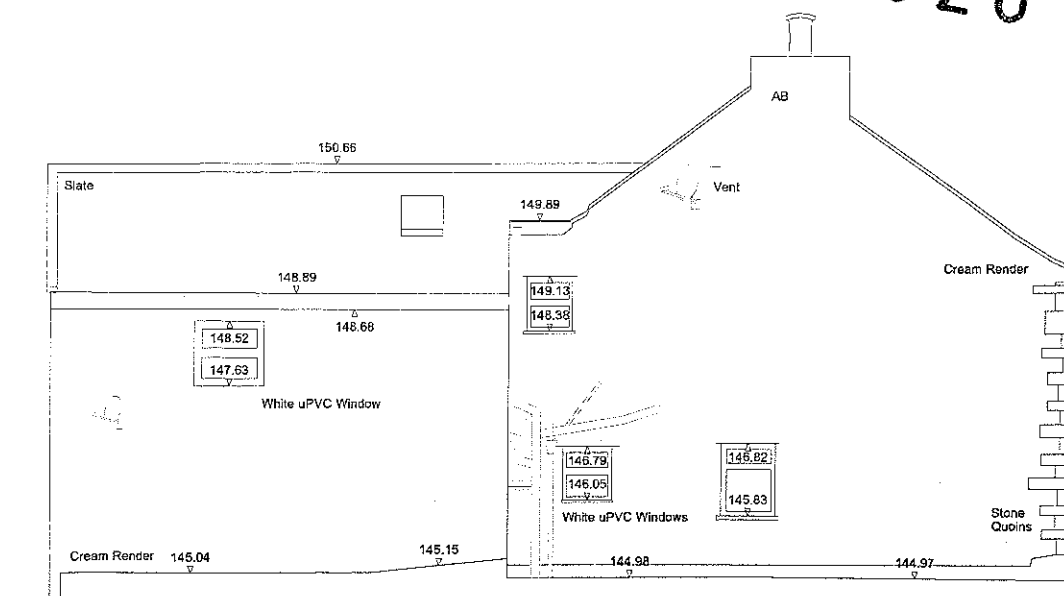


142.00m above OS datum



142.00m above OS datum

north elevation



142.00m above OS datum

east elevation

this drawing is to be read in conjunction with all relevant consultants and specialists drawings. the architect is to be notified of any discrepancies before proceeding. do not scale from this drawing. all dimensions are to be checked on site. this drawing is subject to copyright.

320110493P

rev.A june 11 planning submission

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architects

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e mail@stantonandrews.co.uk
w stantonandrews.co.uk

n. mcmillan
yew tree farm mellor

existing
elevations

drg no. 1032/ 04 rev. A
na march 10 1 to 50 @A1
drawn date 1 to 100 @A3

0m 10m scale

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south elevation

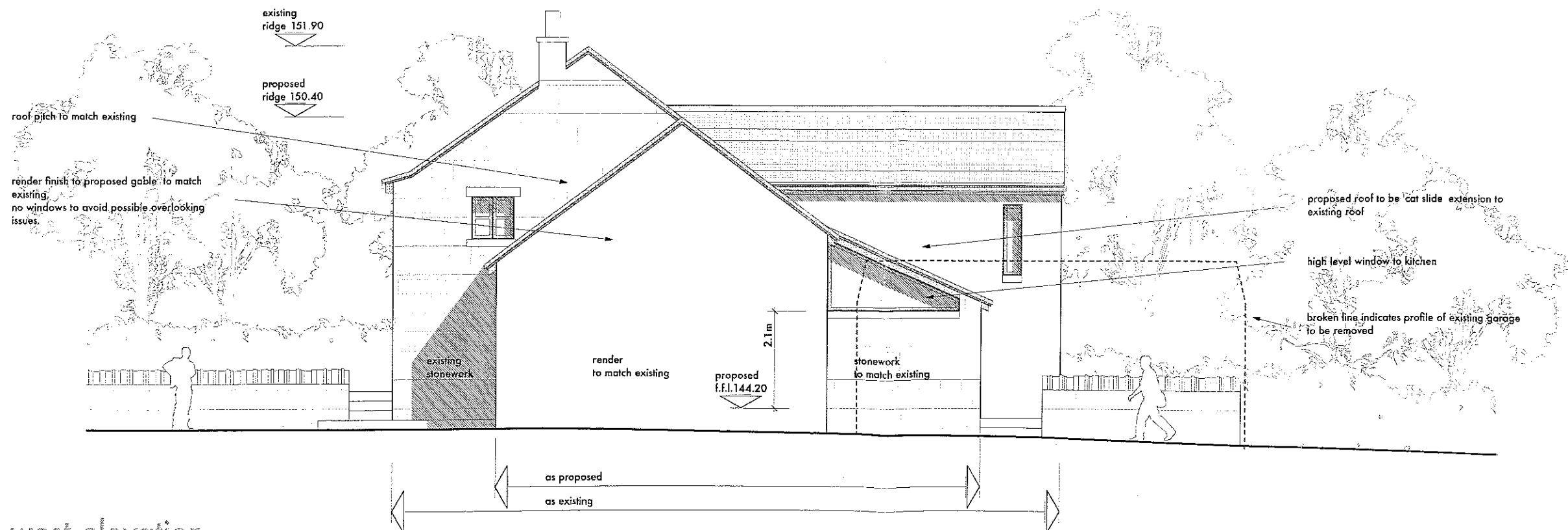
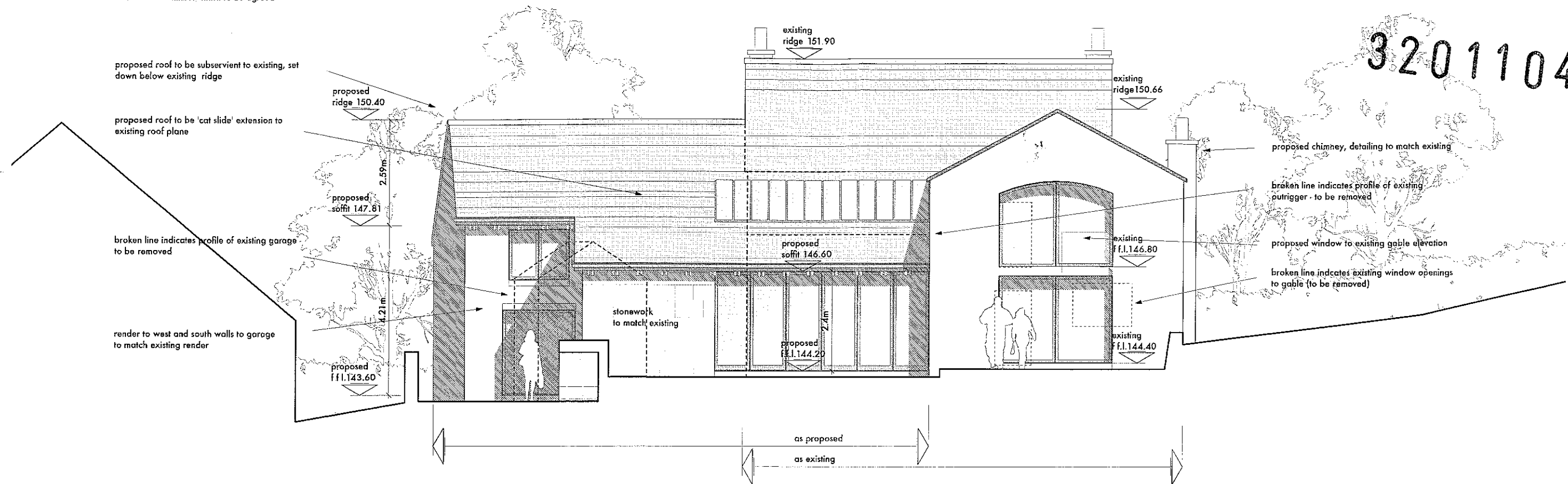
materials schedule

samples of proposed materials to be approved by local authority prior to work commencing on site

roof - 'slates', to match existing
walls - render and stonework, to match existing
windows - timber frames, finish to be agreed
doors - timber, finish to be agreed

existing trees within vicinity of works to be protected during construction

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west elevation

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proposed elevations
sheet 1 of 2

arg.no. 1032 / 13 rev. A
na april 10 1 to 50 @A1
drawn date scale 1 to 100 @A3

0m 10m scale

north elevation

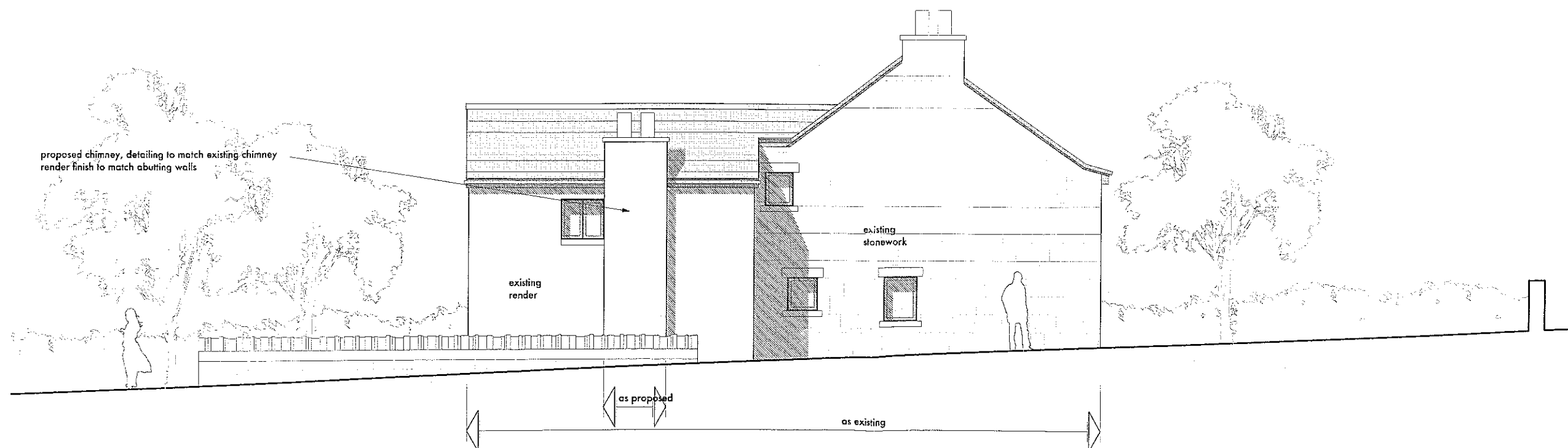
materials schedule

samples of proposed materials to be approved by local authority prior to work commencing on site

- roof - 'slates' to match existing
- walls - render and stonework, to match existing
- windows - timber frames, finish to be agreed
- doors - timber, finish to be agreed

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east elevation

0m 10m scale

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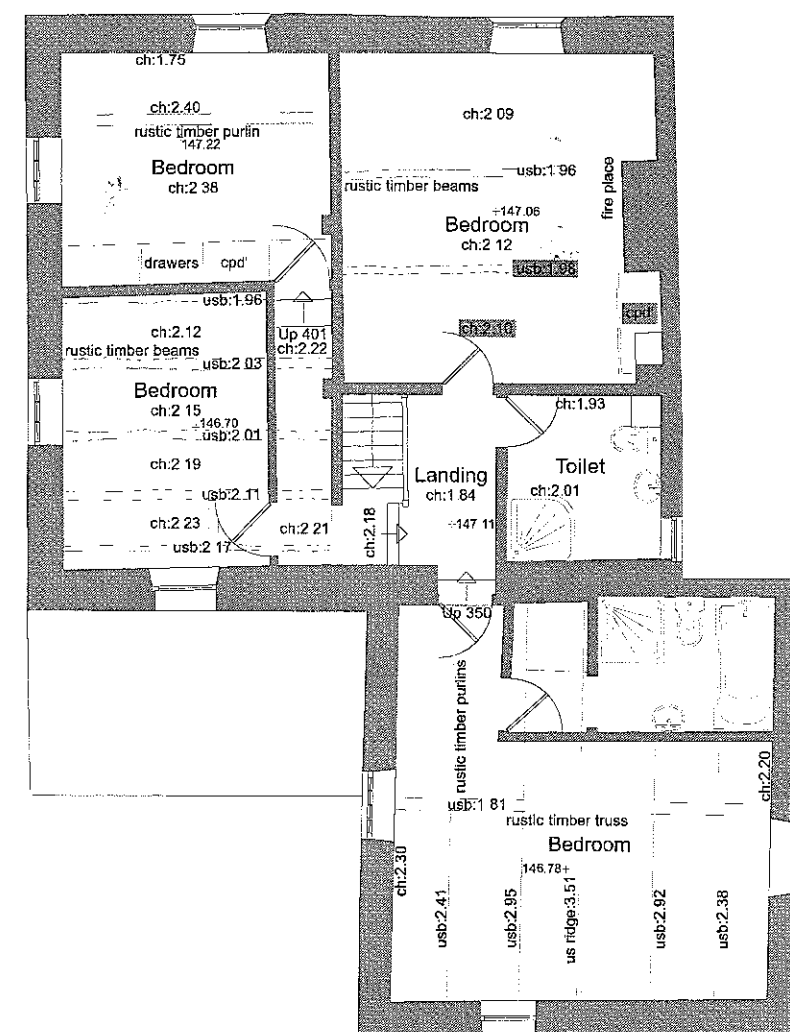
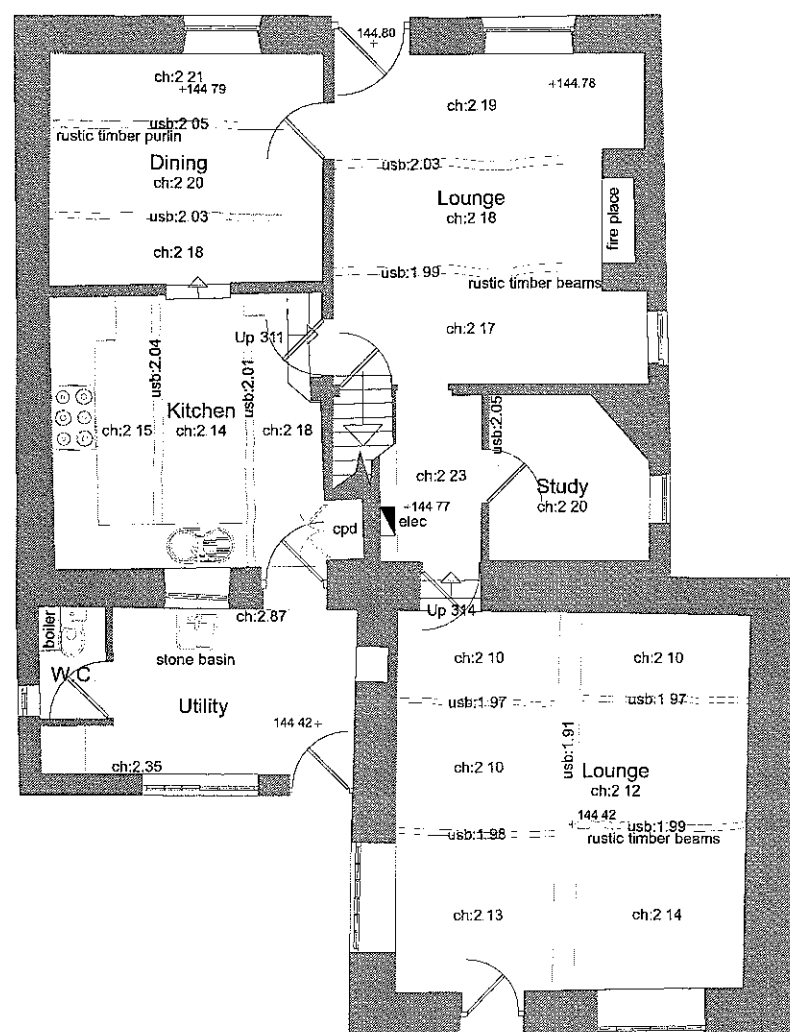
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n. mcmillan
yew tree farm mellor

proposed elevations
sheet 2 of 2

1032 / 14 A
drawn na date april 10 scale 1 to 50 @A1
1 to 100 @A3

320110493P



first floor

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existing
floor plans

1032/03 A

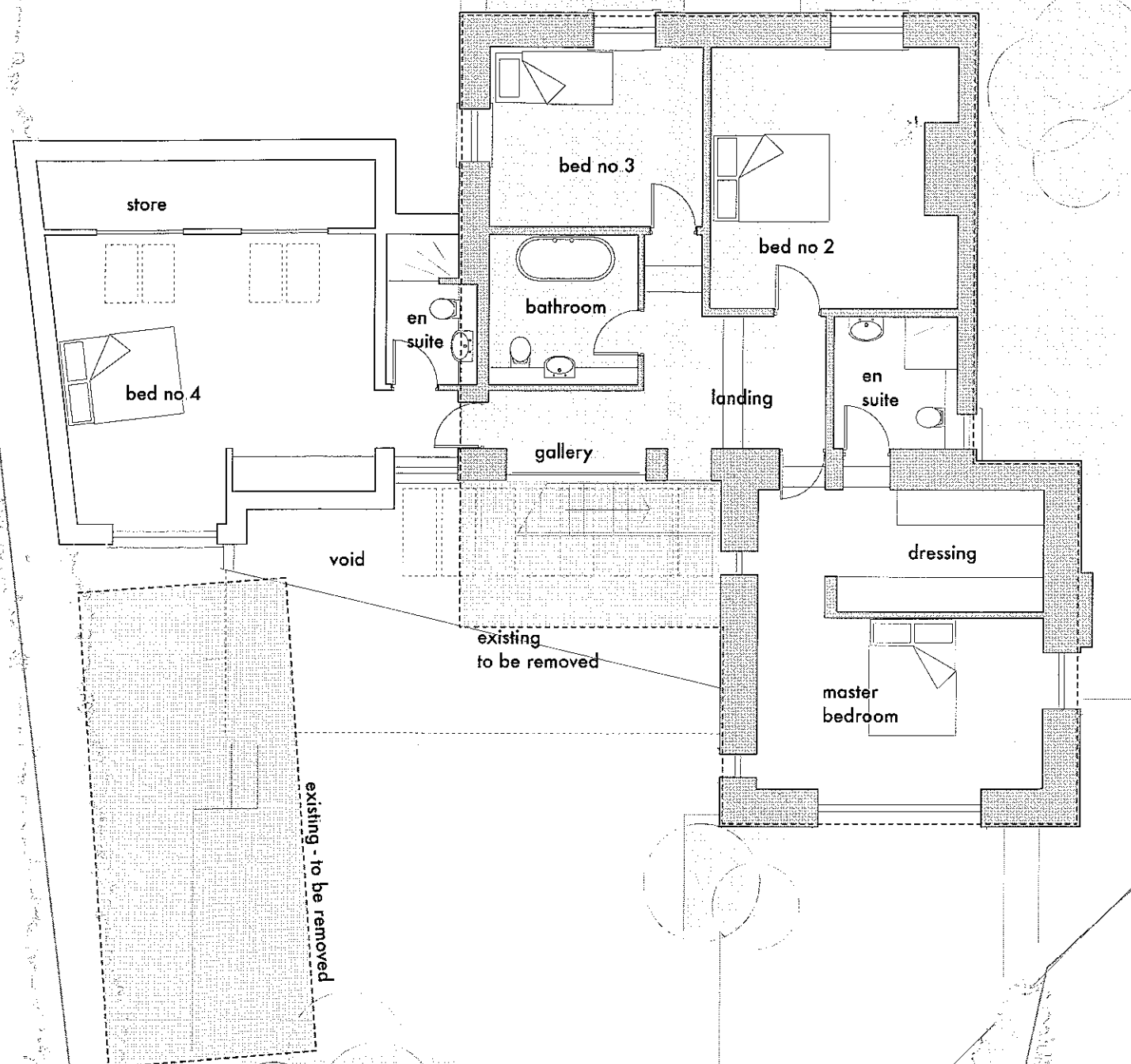
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drawn. no date march. 10 scale. 1 to 100 @A

0m 10m scale

first floor plan

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0m

10m

scale

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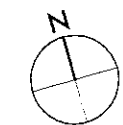
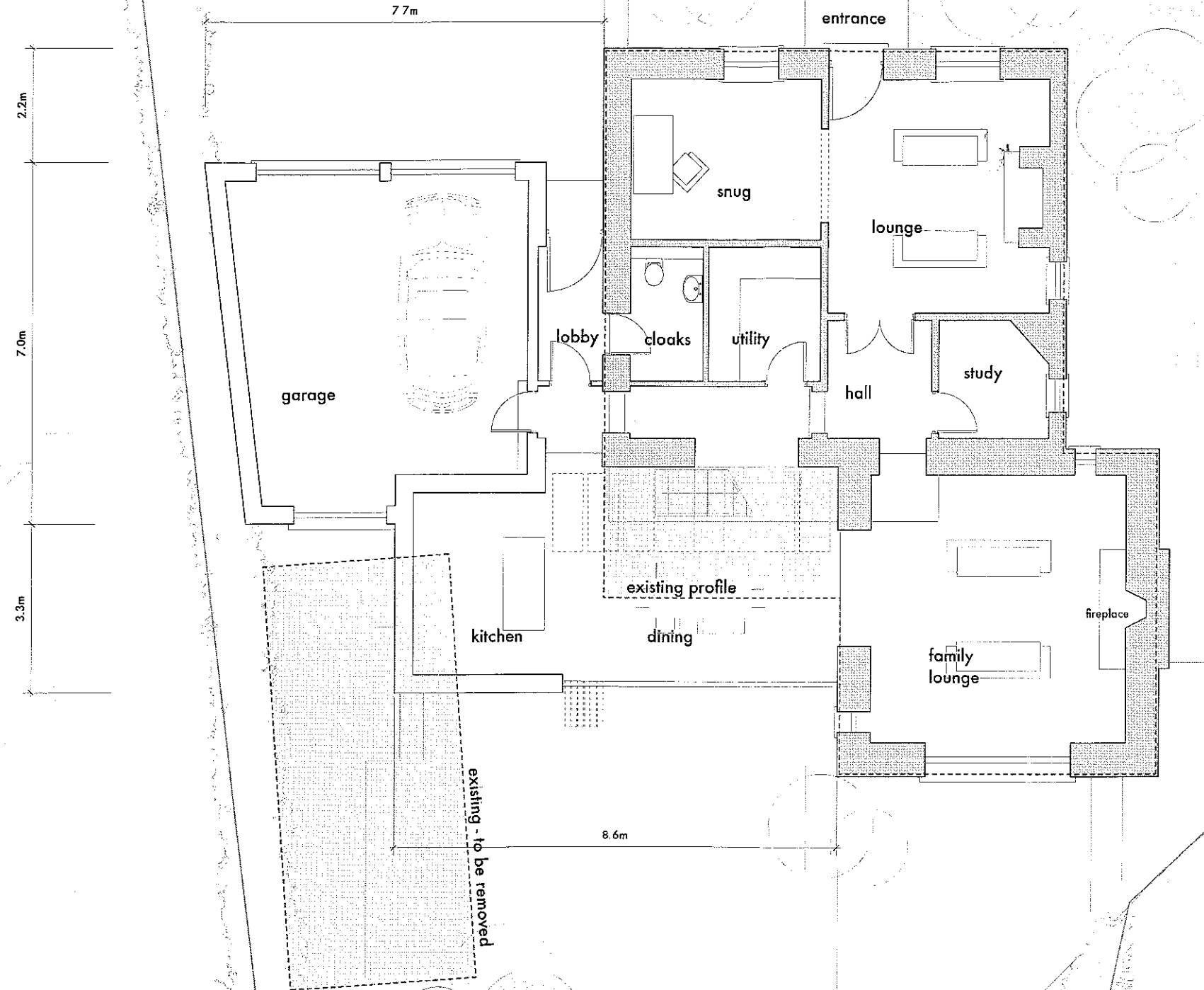
proposed
first floor plan

orig. no.	1032 / 12	rev.	A
na	april 10	scale	1 to 50 @A1 1 to 100 @A3
drawn	date		

ground floor plan

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0m 10m scale

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yew tree farm mellor

proposed
ground floor plan

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drawn	date	scale	1 to 100 @A3

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19



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site plan

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W stantonandrews.co.uk

existing
site plan

drg.no. 1032/ 02 1987 A

na march.10 1 to 100 @A
drawn. date. scale. 1 to 200 @A



site plan

footprint areas

existing area 150 sqm
proposed area 187.5 sqm

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forecourt sized to enable a car to enter and exit site in a forward gear

red broken line indicates extent of existing hardstanding

no proposed windows to proposed west elevation

shaded area indicates extent of existing to be removed

existing windows to east elevation to no. 51 mellor brow either fitted with obscure glass and/or to non-accommodation rooms

red broken line indicates profile of existing garage block to be removed

existing pedestrian gate

existing vehicular gate

front door

snug

lounge

cloaks

utility

hall

study

garage

kitchen

dining

family lounge

existing garage

existing trees to be protected during construction work to the satisfaction of the local authorities arboriculturalist

proposed chimney breast to east elevation

red broken line indicates profile of existing house existing utility outrigger to be removed

proposed window to existing gable

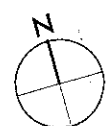
existing stone wall and hedging to boundary retained and renovated where necessary

8.6m

2.2m

7.0m

3.2m



0m 10m scale

rev A june 11 planning submission

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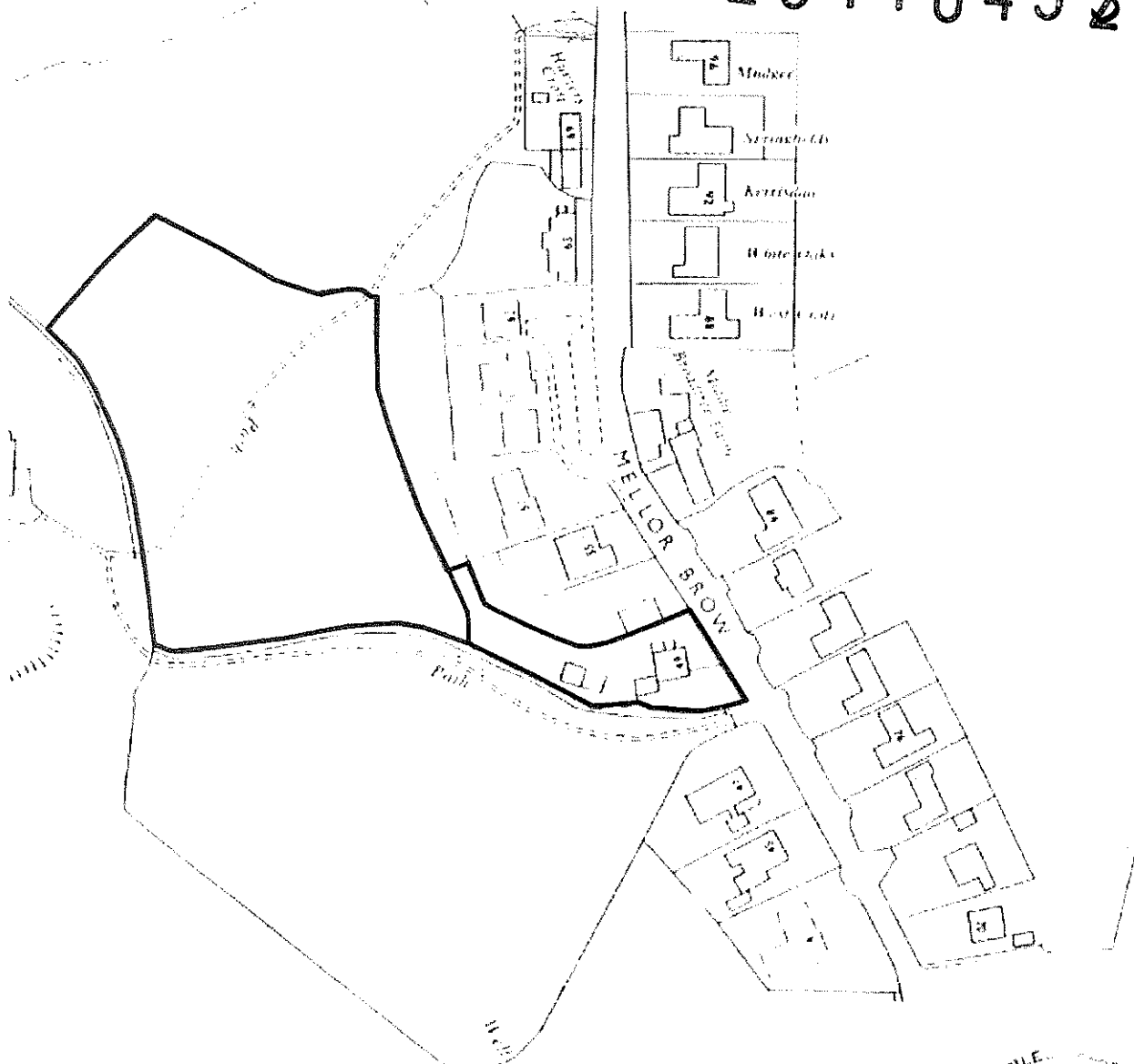
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yew tree farm mellor

proposed
site plan

dig no. 1032 / 10 rev. A
na april 10 1 to 100 @A1
drawn. date. scale. 1 to 200 @A3

H.M. LAND REGISTRY		TITLE NUMBER LA729201
ORDNANCE SURVEY PLAN REFERENCE	SD 6430	Scale 1:1250 Enlarged from 1:2500
COUNTY LANCASHIRE	DISTRICT RIBBLE VALLEY	© Crown copyright

320110493P



earthworks environmental design

9 POORSLAND BARN, SLAIDBURN, CLITHEROE, LANCASHIRE, BB7 3AE
01200 446859 M: 07709 225783 EARTHWORKSUK@YAHOO.CO.UK

Mr Neil Andrews

Stanton Andrews Architects
44 York Street
Clitheroe
Lancashire
BB7 2DL

20 June 2011

Dear Mr Andrews

320110492

Ref: B968

Protected Species Survey (Bats) at: Yew Tree Cottage, 49 Mellor Brow, Mellor, BB2 7EX

Introduction

You have requested a protected species survey at the above property on behalf of your clients Mr and Mrs McMillan, as a condition of a planning application to Ribble Valley Borough Council for a building extension and alterations.

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 Monday 20 June 2011 between 08.45 and 09.30. The weather at the time of the inspection was mild, dry and bright (max temperature: 15.5°C; cloud cover: 30%; wind: light south-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 within the building. (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, whilst indicative of the bat species that likely to occur within a 10km square, 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 throughout the Ribble Valley and the Bowland and Pendle AONB:

NBN 10km squares SD63 and SD73:

- | | |
|--------------------------------|--|
| • 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 in SD63 and 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 or within neighbouring properties.

There are no records of bat roosts within 0.5km of the site.

The property (figures 1 to 3) is a two storey detached cottage, with stone and block cavity wall construction and pitched rafter with purlin roofs. There are two connecting voids; the slate roof is lined with bitumen felt and the voids are insulated with glass fibre material above the ceiling joists.

The void adjacent to the proposed extension is clean, dry and draught-free and the area appears to be well-sealed and secure (figure 6); the west gable end has a block-work internal wall (figure 6). Externally the gable apex wall is well-sealed and the roof verge is secure (Figure 4).

There is also a detached single storey garage (figures 3 and 5) with rendered block work wall construction and pitched timber-trussed roof; the roof is clad with blue slate and lined with bitumen felt. There is no enclosed roof void and the underside of the roof is clearly visible from within. Externally the garage is well-sealed and the timber fascias are secure. It is understood this structure will be demolished as part of the proposed building alterations.

Existing property (photographs)



Figure 1: Front (north) elevation



Figure 2: Side elevation



Figure 3: Rear (south) elevation



Figure 4: west elevation

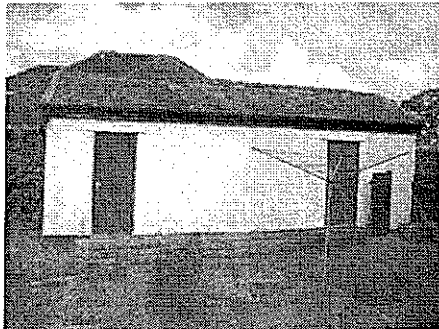


Figure 5: garage

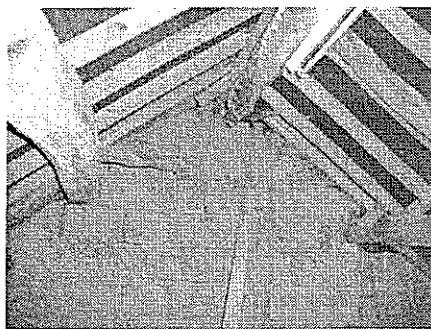


Figure 6: Roof void

Location of the property

NGR: SD 644310. Elevation: 135m.

The property is located on the south side of Mellor Brow and is adjacent to open countryside to the south and west and relatively close to the road and other properties to the north and east. The property is surrounded by a large mature garden with extensive views south.

The house is not adjacent to woodland edge, plantation, water channel or area of standing open water and there are no extensive areas of high-value feeding, foraging or commuting habitat for bats within 0.5km of the site. The nearest small water course with some woodland is along the Mellor Brook approx. 300m to the south-west of the site. The nearest significant woodland and water channel providing riparian habitat is more than 1km south east of the property at the Woodfold Park Estate.

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).

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 areas of the roof void (adjacent to the extension) were carefully inspected including a search of the detached garage.

All external features of the buildings ie. stonework, rendered walls, roofing materials and fascia soffits were inspected for evidence of bat activity; none was found.

Nesting birds are currently present beneath the timber box soffit along the front (north) elevation.

Evaluation of results

- The scale of impact of the proposed development at site level on local bat populations is negligible / low.
- All external features of the building are relatively well-sealed and secure therefore the potential of this property to support roosting, resting or perching bats is also considered negligible / low.
- The potential of the existing building to support a maternity roost, hibernation roost or transitory / mating roost is relatively low.
- The conservation significance of house roof and the detached garage is currently 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.

Summary and recommendations

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.

In the unlikely event of bats being exposed or vulnerable to harm during the proposed works you should follow the mitigation procedures outlined within this report (Page 5) and seek further advice.

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.

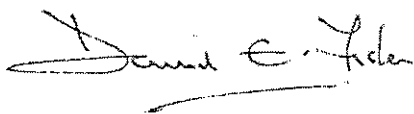
MITIGATION NOTES:

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. Areas of highest risk are (1) the garage roof and (2) roof verges and soffits on the house.
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.

Yours sincerely



David Fisher

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)

yew tree farm

320110493 P

design and access statement

june 2011

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yew tree farm

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introduction

This design and access statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within and that a sustainable approach has been adopted.

The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy.

application

This householder planning application is for alterations and extensions to the existing Yew Tree Farm.

existing

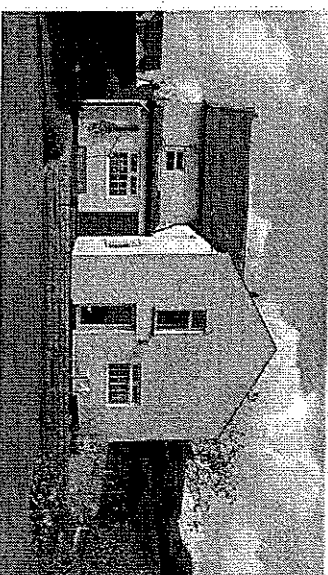
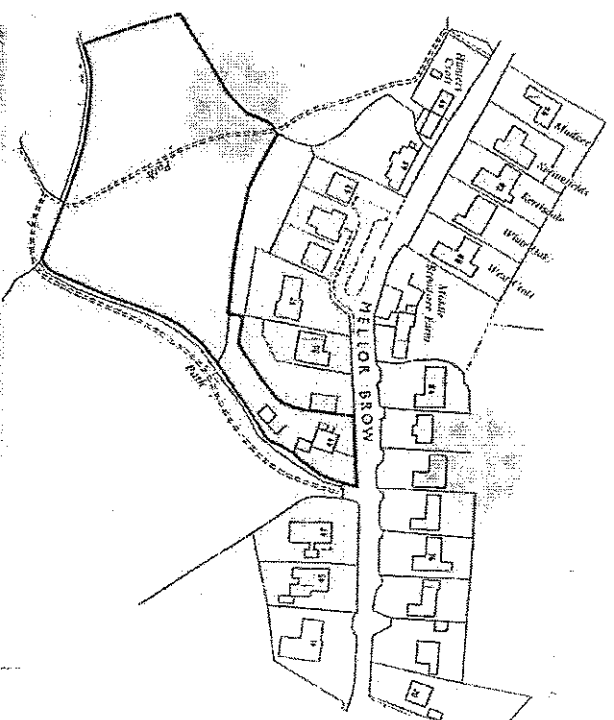
Yew Tree Farm is situated on Mellor Brow, between the villages of Mellor and Mellor Bröok. The site falls steeply from Mellor Brow towards the south and west.

Yew Tree Farm site area is approximately 0.98 hectares. The main residential curtilage, associated with the house, fronts Mellor Brow. To the south of the site is a sand school with stables.

Historically, the main house appears to have been two farm workers cottages that at some time have been combined to form one property. The house has been extensively remodelled and extended adding additional living and ancillary accommodation.

The north and west elevations of the original house are stonework with 'strap' pointing. Other external walls are finished in render.

The main roof is finished in slate. The existing windows have white upvc frames. Within the grounds of the house are a large, rendered garage block (8.2 x 3.5m) and timber stables building.



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policy

Yew Tree Farm falls between the village boundaries for Mellor and Mellor Brook as defined by Ribble Valley Borough Council's local plan.

The site is covered by planning policies G5, G8, H10, ENV3 and ENV4.

Policy G5 and G8 concern new developments therefore are not directly applicable to these proposals.

Policy H10 states :-

"Proposals to extend or alter existing residential properties within the plan area will be considered on the basis of scale, design and massing of the proposals in relation to the surrounding area"

Policy ENV3 states :-

"In the open countryside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials.

Ribble Valley Borough Council's published supplementary planning guide for "Extensions and Alterations to Existing Dwellings" states :-

- i. an extension should reflect the character of the original house and the wider locality.
- ii. should be a good visual relationship between the original dwelling and any subsequent additions.
- iii. development should be appropriate to the plot size.
- iv. in most cases ... extensions should be carried out using materials which match those of the existing building.

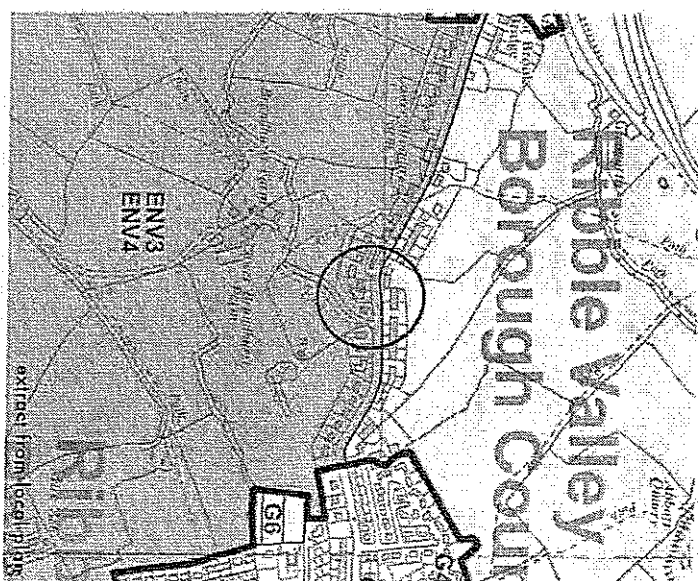
The proposals aim to adhere to these policies and guidelines.

They are respectful of the existing building, neighbouring properties and the context. Treatment and choice of materials respond to and respect the existing house.

The nature of this application has not necessitated obtaining pre-application advice from the Council.

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yew tree farm

introduction
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conclusions

evaluation

The design process commenced with an appraisal of the existing property within its setting. Careful consideration was given to the relationship of the proposals to the existing building and its context.

The original building had a poor relationship with the garden and its setting. Previous additions and alterations had further exacerbated this situation. The position of the existing garage block restricted the usable garden area and impacted on the neighbouring house (we understand that existing east facing windows to no.51 Mellor Brow are either fitted with obscure glass or are to non-accommodation rooms).

proposed

A single storey kitchen/dining room is proposed to the rear of the existing house (located in the position of the existing utility - to be removed). Folding french windows form a direct link from the house to the garden. The existing roof is extended to form a 'cat slide' type roof over the new kitchen/dining room.

The existing garage block is removed, to be replaced with a double garage on the gable of the existing house. This location is behind the perceived building line. A bedroom is tucked into the roof space over the garage.

appearance

The proposals aim to respect and respond to the existing building.

Materials have been chosen to integrate with the existing house. The proposed walls fronting Mellor Brow are finished in stonework, with dressed stone heads and eills to openings, to match the existing frontage. Other walls are finished in either stonework or render.

The roof is finished in slate (as the existing house) and set down to be subservient to the original house. The roof pitch will also match the roof to the existing house. Conservation type roof windows are to be used to the Mellor Brow elevation.

The existing upvc windows to the original house are to be replaced with timber framed sash-type windows. The windows and external doors to the extension are to be similar.



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Yew tree farm

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amount

The existing house and garage has a combined gross floor area of 260 sqm. The proposed arrangement has a combined gross floor area of 340 sqm. As such the overall increase in floor area is approximately 30%.

This complies with the guidance provided in the 'Design - Size' section of Ribble Valley Borough Council's 'Extensions and Alterations to Dwellings' supplementary planning guide for extensions to dwellings in open countryside.

environment

A bat and owl survey has been undertaken by Earthworks Environmental Design. This confirms that :-

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

It also notes that further protected species surveys are not recommended.

- The existing trees are to the north east of the site and will be unaffected by the proposals.

access

Existing pedestrian and vehicular site entrances onto Mellor Brow are to be maintained. The forecourt has been designed to allow vehicles to enter and exit the site in a forward gear.

The building does not have a storey above 11m and a floor area in excess of 2000sqm hence emergency vehicle access is only required to within 45m of every point within the property.

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