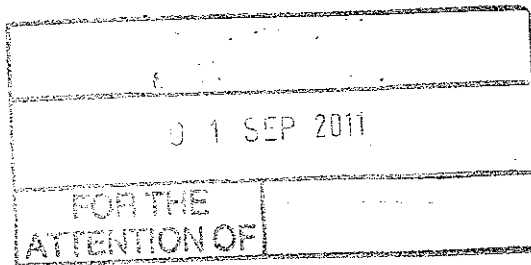




RIBBLE VALLEY
BOROUGH COUNCIL



For office use only

Application No

Date received

Fee paid £

Receipt No:

320110701P

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	First name:	STEVE
Last name:	KEMP		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	ORCHARD HOUSE		
Address 1:	CONSTER GREEN		
Address 2:			
Address 3:			
Town:	BLACKBURN		
County:			
Country:			
Postcode:	BB1 9EW		

2. Agent Name and Address

Title:	MR	First name:	PETER
Last name:	HITCHEN		
Company (optional):			
Unit:		House number:	14
		House suffix:	
House name:			
Address 1:	CHURCH LANE		
Address 2:			
Address 3:			
Town:	WHALLEY		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 9SY		

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED NEW PITCHED/HIPED ROOF CONSTRUCTION SPANNING OVER THE GARAGE AND GROUND FLOOR ROOMS TO CREATE NEW BEDROOM. NEW DOWNER WINDOWS AND ALTERATIONS TO THE FACADES TO CREATE NEW AND ADAPTED WINDOWS AND DOORS.

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: **ORCHARD HOUSE**

Address 1: **COPISTER GREEN**

Address 2:

Address 3:

Town: **BLACKBURN**

County: **LANCASHIRE**

Postcode (optional): **B31 9EW**

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

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

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

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

Officer name:

Reference:

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

Details of the pre-application advice received:

**PREVIOUS CONSENT
REFERENCE 3/2009/0497**

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ☐ Yes ☒ No

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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

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

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

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	Block/RENDER	REPAIRED RENDER FINISH AT NECESSARY	☐	☐	
Roof	PLAIN TILES	PLAIN TILES	☐	☐	
Windows	UPVC	UPVC	☐	☐	
Doors	UPVC	UPVC	☐	☐	
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:

EXISTING FLOOR PLANS + ELEVATIONS
 PROPOSED FLOOR PLANS + ELEVATIONS

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):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

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

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

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

--

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

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

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:

PU

Date (DD/MM/YYYY):

30/8/11

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:



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



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

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:

PU

Date (DD/MM/YYYY):

30/8/11

(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:

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

☐

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)

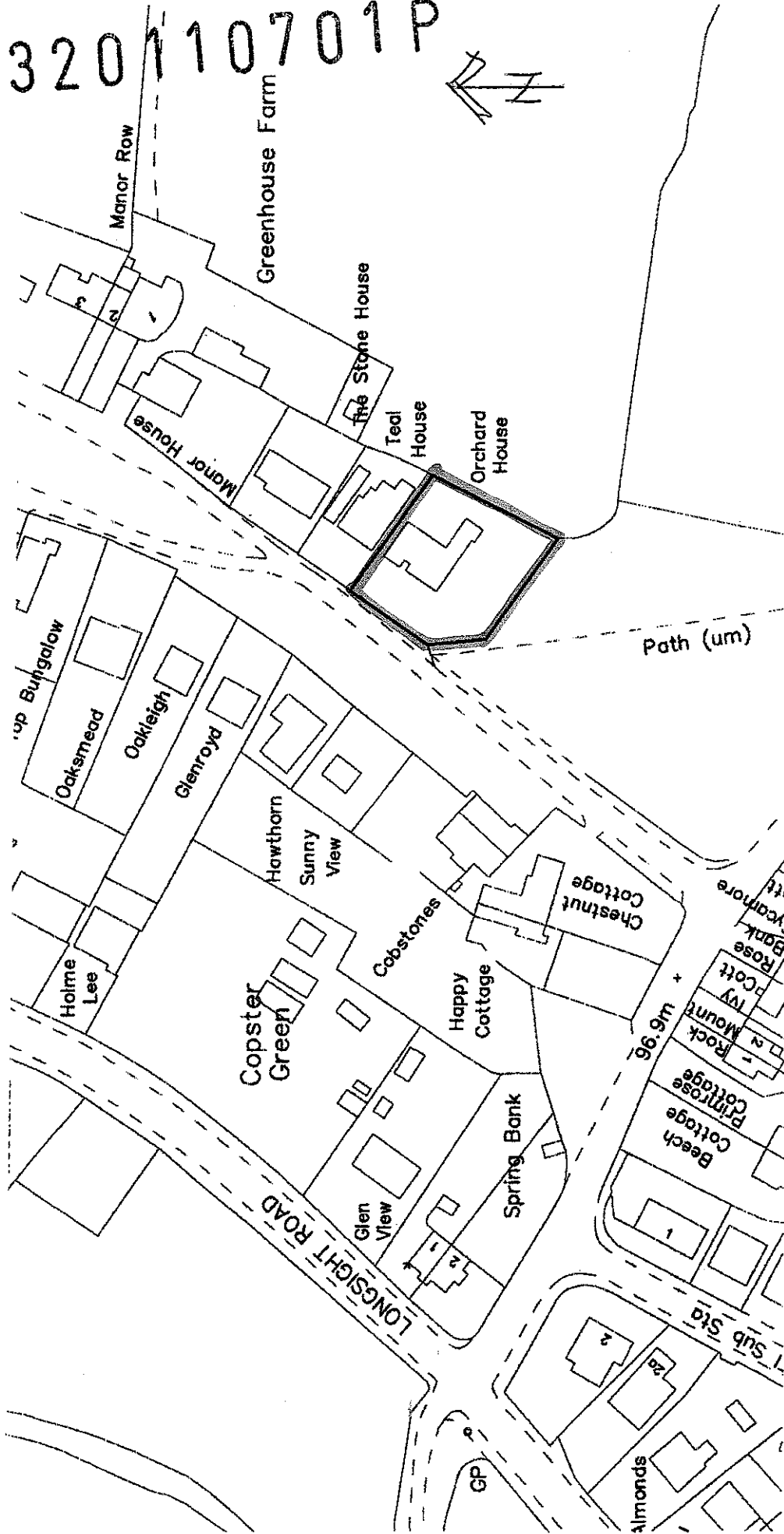
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

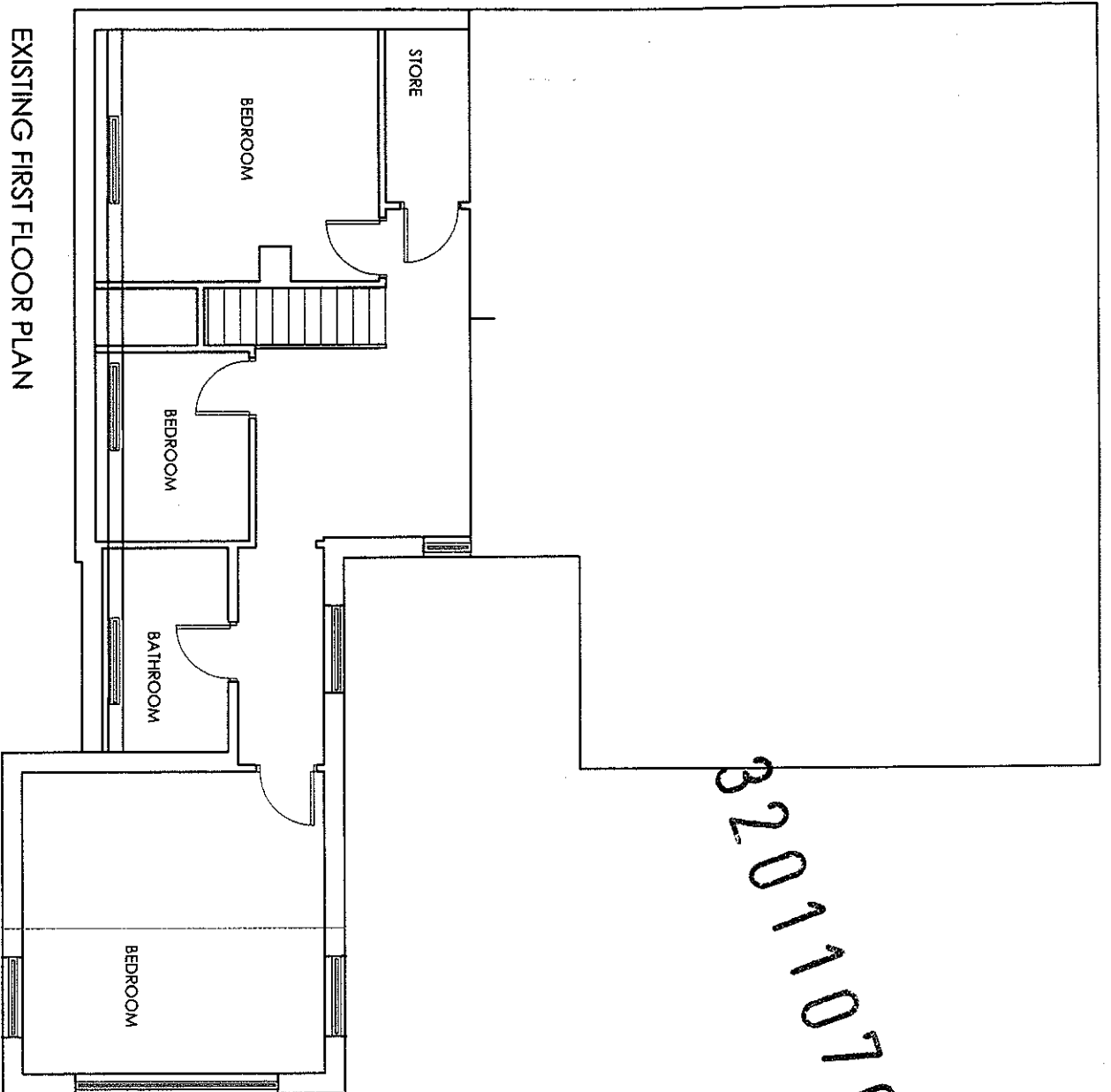
320110701P



Mr and Mrs Kemp
Orchard House
Copster Green

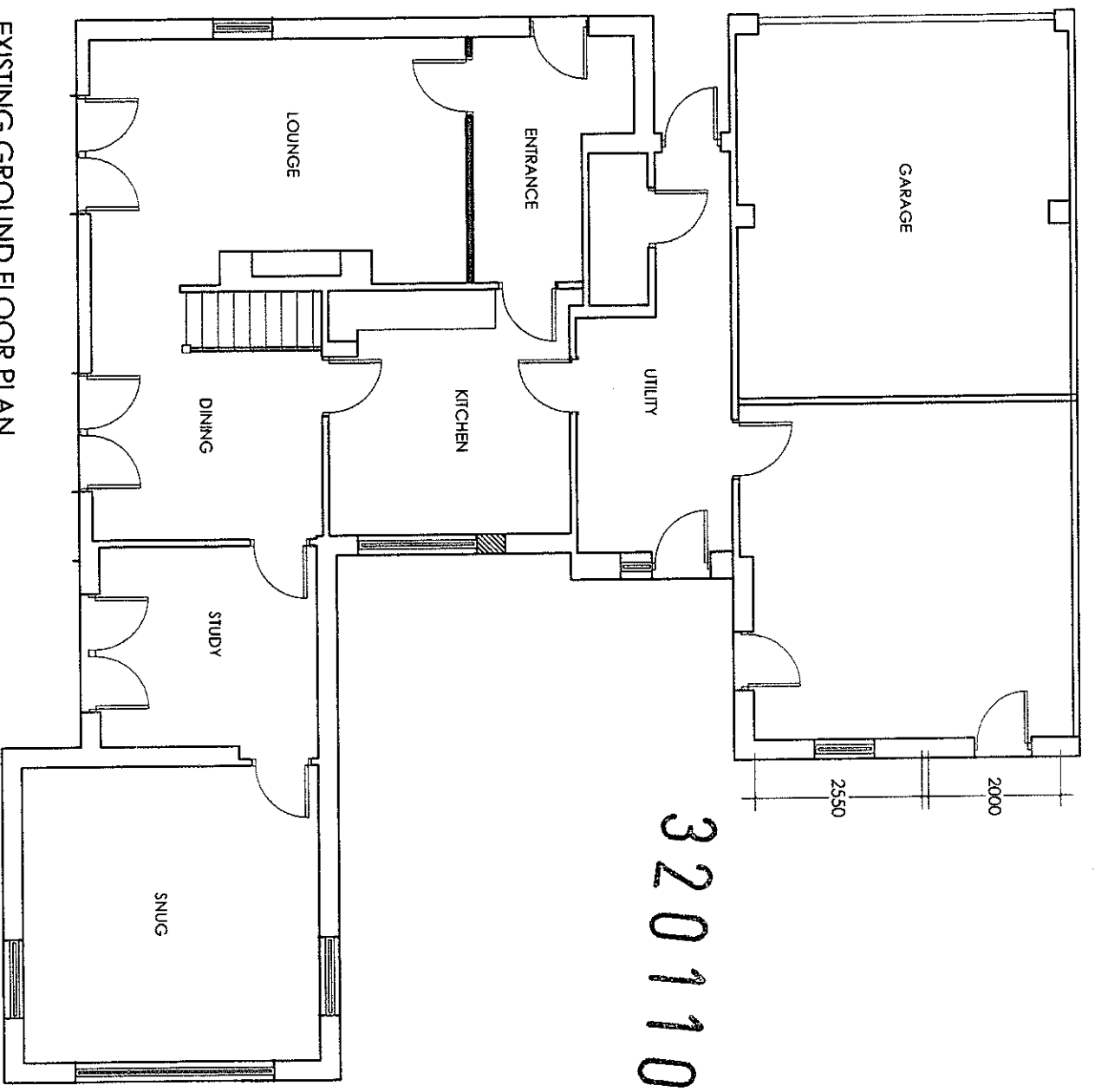
Location Plan
Scale, 1:1250

P107011020



EXISTING FIRST FLOOR PLAN

ORCHARD HOUSE, COPSTER GREEN, LANCASHIRE, 1:100

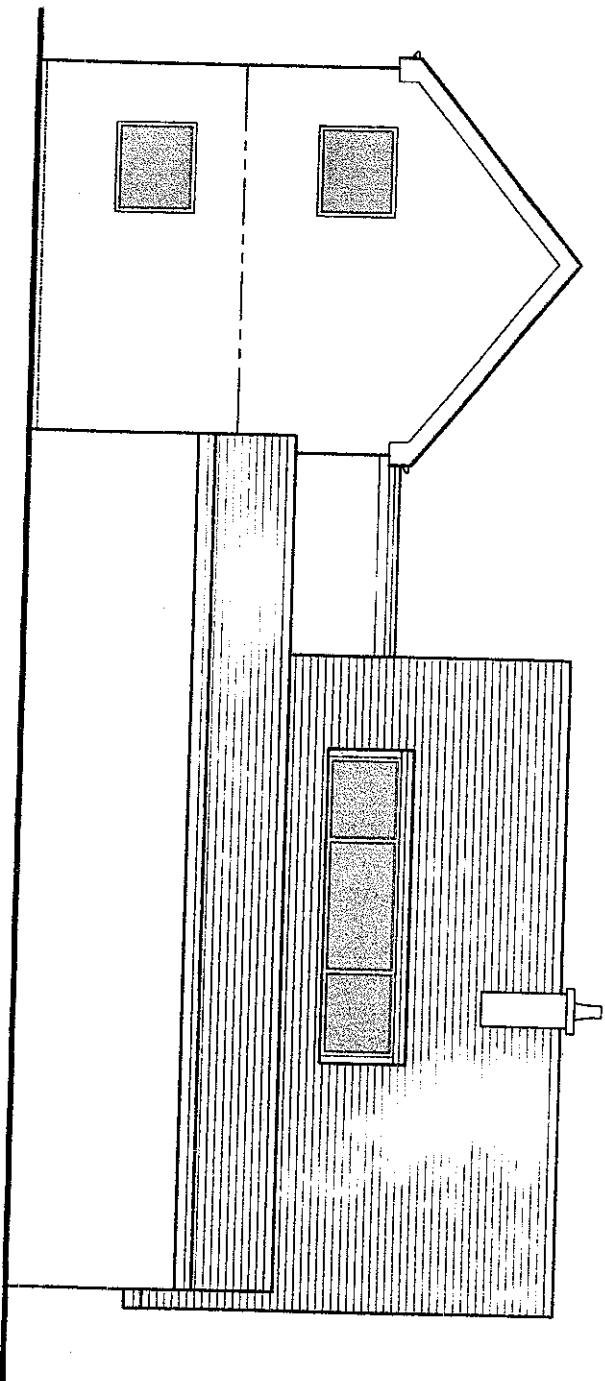


320110701P

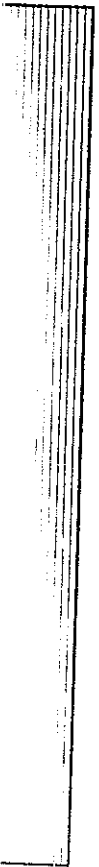
EXISTING GROUND FLOOR PLAN

ORCHARD HOUSE , COPSTER GREEN , LANCASHIRE , 1:100

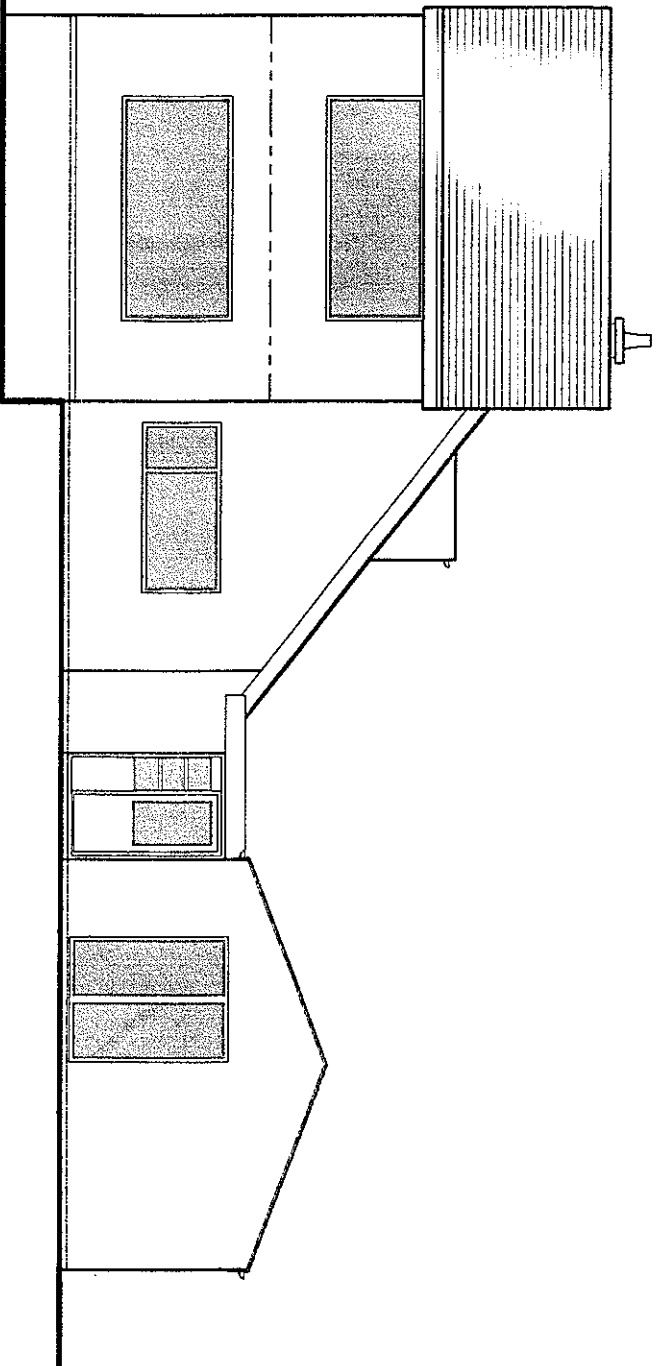
320110701P



North East Elevation 1:100

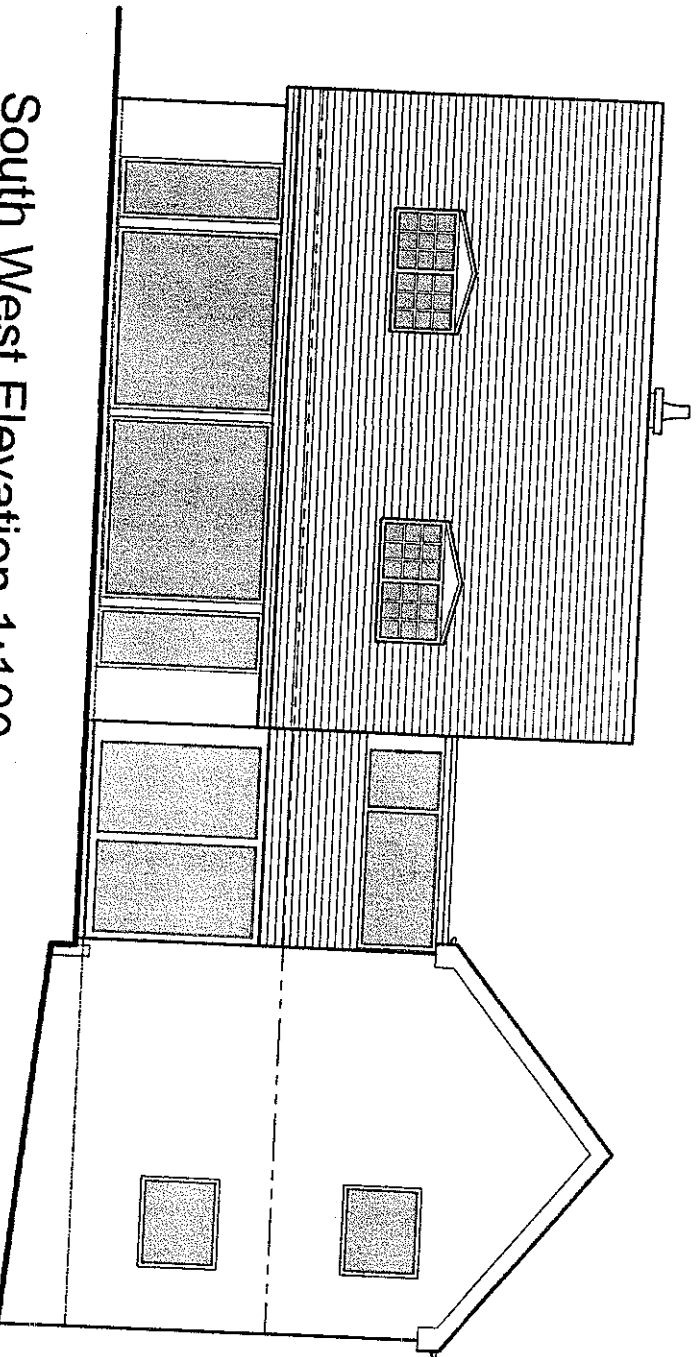


320110701P



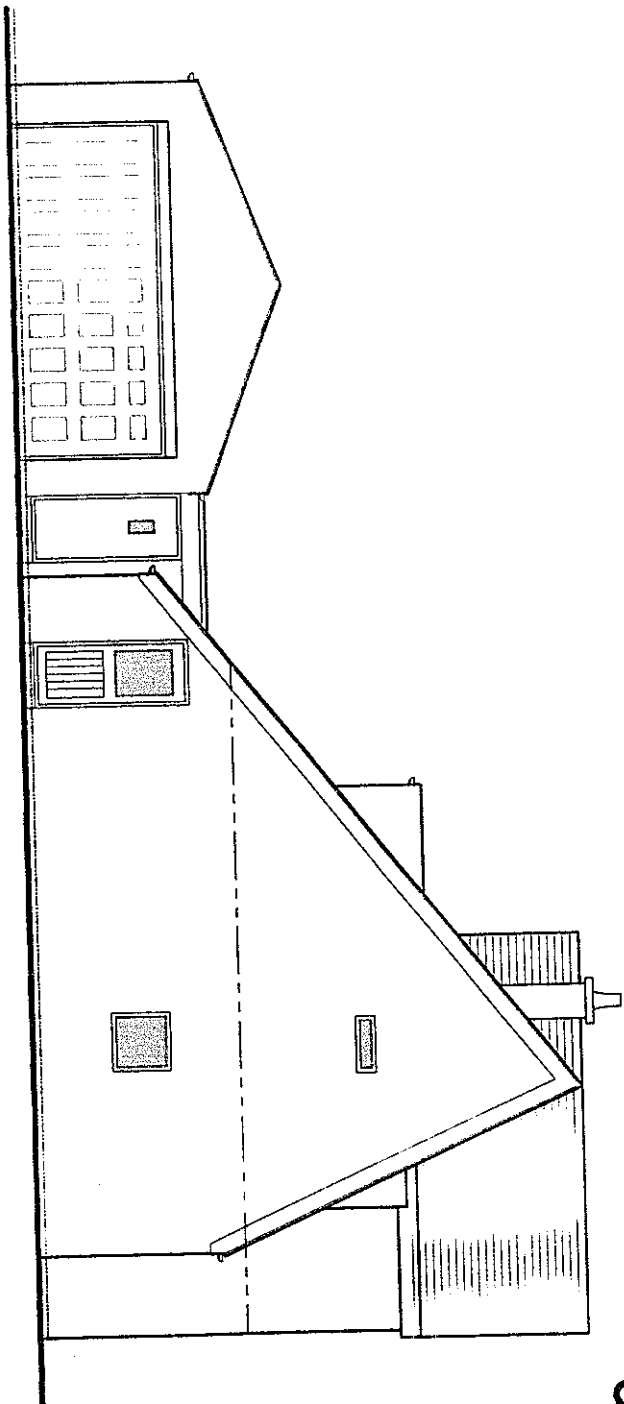
South East Elevation 1:100

320110701P



South West Elevation 1:100

320110701P



North West Elevation 1:100

320110701P
3

BAT SURVEY

AT

**ORCHARD HOUSE
COPSTER GREEN
BLACKBURN**

DATE AND TIME OF VISIT

5th june 2009 10.00am

WEATHER CONDITIONS

Bright, high cloud, light breeze. 16°c

320110701P

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
-

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



FLAT ROOF, DORMER AND SINGLE STOREY ROOF TO BE AFFECTED BY ALTERATIONS

320110701P

PROPOSED DEVELOPMENT

Removal of existing flat roof and single storey sections to be replaced with new pitched roof and dormer accommodation.

TYPE OF BUILDING

X

HOUSE
BARN
GARAGE
OTHER

COMMENTS: The property is a detached house comprising single, two storey and dormer sections of roof connected with a single and two storey flat roof links. Built in approx 1960/1970s.

LOCATION

X

URBAN
SMALL TOWN/URBAN VILLAGE
RURAL/VILLAGE

COMMENTS: The property is located next to the green in the village of Copster Green (The green is to the right of the house.) It has Garden to three sides, with agricultural land abutting the gardens rear boundary.

BUILDING ADJACENT TO OR WITHIN 10M OF

X
X

TREES
HEDGEROW
OPEN WATER

COMMENTS: The boundary adjacent to the green and to the road at the front is a dense privet hedge. There are a number of mature trees along this boundary. There are many mature trees on the Green.

WALL CONSTRUCTION

X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are render finish with a brick plinth to one elevation. There is a small section of upvc cladding to the two storey flat roof link.

ROOF CONSTRUCTION

X
X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF ASPHALT

COMMENTS: The single, two storey and dormer roof has tile finish. The flat roofs have an Asphalt finish. There is a dormer window with a felt flat and two dormers with lead finish.

BAT ACCESS POINTS IN WALLS

Yes	No
	X

COMMENTS: The White painted render finish to all walls is in excellent condition. There is no sign of any staining which would indicate Bats using the building.

320110701P

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

COMMENTS: Bats have been sighted flying along the tree line although there were no sightings during the survey. Careful inspection of the ground surrounding the building proved negative for any evidence of droppings or any staining to walls indicating bats use the building.

		Yes	No
ROOF SPACE	TRUSSED	X	
	PURLINS	X	
	FELT	X	

COMMENTS: All the effected roof spaces where examined, all the timbers and felt were in good condition and did not provide a suitable habitat for bats. The Asphalt on the flat roofs is in excellent condition.

	Yes	No
BAT ACCESS POINTS IN ROOF		X

COMMENTS: The roof was generally in good condition, with no access points

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

COMMENTS: Each of the roof spaces were examined. No signs of feeding evidence or droppings were found and the Detector results proved negative.

CONCLUSION

Although Bats will be active in the area specifically using the trees as foraging routes it does not appear that they use the House as a roost, for hibernation or feeding so alterations to these roofs will 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