



RIBBLE VALLEY
BOROUGH COUNCIL

31 AUG 2011

FOR THE
ATTENTION OF

For office use only

Application No 320110704 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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

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: ANGUS
Last name: SADLER
Company (optional):
Unit: House number: 9 House suffix:
House name:
Address 1: GREENSIDE
Address 2: RIBCHESTER
Address 3:
Town: PRESTON
County: LANCASHIRE
Country: ENGLAND
Postcode: PR3 3ZJ

2. Agent Name and Address

Title: Mr First name: BEN
Last name: RODGERS
Company (optional):
Unit: House number: 24 House suffix:
House name:
Address 1: MANOR ROAD
Address 2: INSKIP
Address 3:
Town: PRESTON
County: LANCASHIRE
Country: ENGLAND
Postcode: PR4 0UL

3. Description of Proposed Works

Please describe the proposed works:

DOUBLE APEX ROOF REPLACEMENT
FOR EXISTING FLAT ROOF AT
REAR OF 9 GREENSIDE

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):

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 proposed development? ☐ 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. 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

If Yes, please provide details of the name, relationship and role

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
Walls	SAND & CEMENT RENDER	RENDER TO MATCH EXISTING	☐	☐
Roof	SLATE COLOURED PLAIN TILE	SLATE OR PLAIN TILE TO MATCH EXISTING	☐	☐
Windows			☒	☐
Doors			☒	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)			☒	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

A1 Plan ET04
A4 LOCATION PLAN

DESIGN STATEMENT WITH
COVERING LETTER.

11. Ownership 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 (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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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 (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

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

The steps taken were:

--

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

--

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

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

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12. 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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

<i>P. Rodger</i>

28-7-11

(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):

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13. 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.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee:



The original and 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:



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



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



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



14. 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):

B. Rodgers.

28-7-11

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

01772

690066

Country code:

Mobile number (optional):

07765016613

Country code:

Fax number (optional):

Email address (optional):

ben.rodgers@talktalk.net.

17. 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:

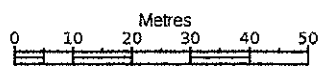
Contact name:

Telephone number:

Email address:



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1:1250



9 GREENSIDE
PRESTON
PR3 3ZJ

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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary

Supplied by: **Stanfords**
Reference: OI287022
Centre coordinates: 365169 435338

320110704 P

PROPOSED DOUBLE APEX ROOF TO REPLACE EXISTING FLAT ROOF
at 9 GREENSIDE, RIBCHESTER PR3 3ZJ

Design and Access Statement

The proposed roof replacement will cover the same plan area as the existing flat roof. Following discussions with Rachel Horton the applicant has agreed to slope the roof at rightangles to the main dwelling. In order to keep the extension roof at a lower level than the existing roof it will be necessary to construct this as a double apex with a central valley or box gutter in addition to the sloping valleys.

The existing roof is of a slate coloured plain tile and the proposal is to match the colour with a similar tile or slate, samples of which will be submitted to the planning office prior to construction.

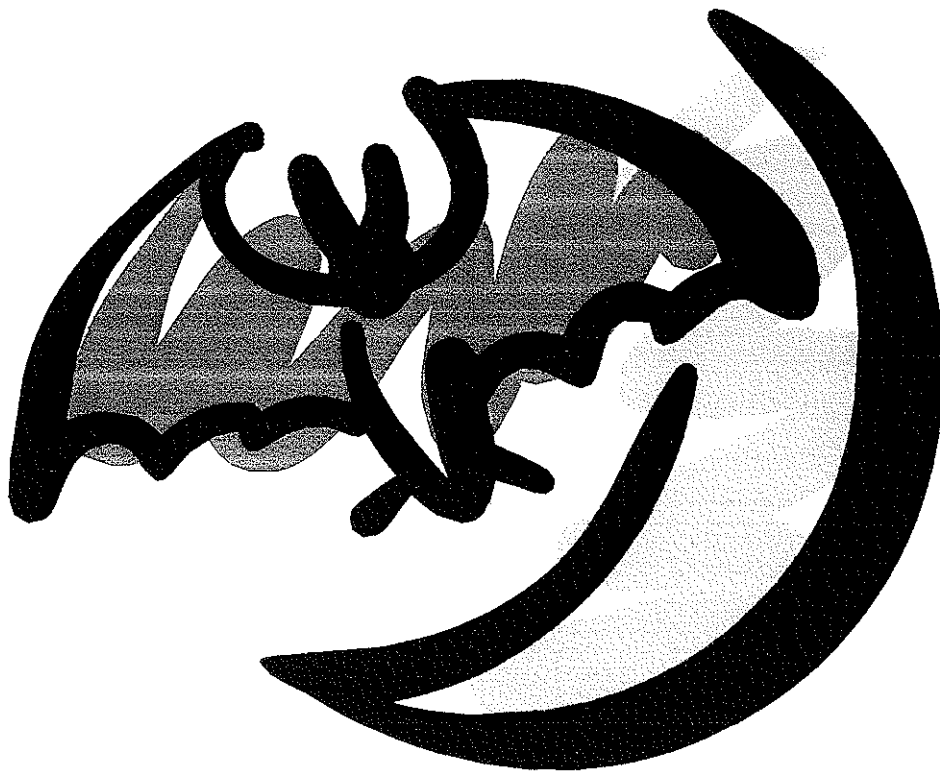
Mr. B. Rodgers
MRICS Bsc. BA (hons).

320110704P

WILDLIFE SURVEY FOR BATS

AT

9 Greenside
Ribchester



Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire PR3 3BE
Tel: **01772 783322** Mob: **07813 140682**
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk

✓ ISO 9001
REGISTERED FIRM

✓ ISO 14001
REGISTERED FIRM

✓ OHSAS 18001
REGISTERED FIRM



320110704P



BAT SURVEY & REPORT

Commissioned By:

Mr A Sadler

Address:

9 Greenside
Ribchester, PR3 3ZJ

Tel No:

01254 878415

Instruction Method:

Verbal

Bat Survey Address:

9 Greenside
Ribchester, PR3 3ZJ

Visit Date/Time:

24 August 2011 @ 19.30hrs

Weather Conditions:

Dry with light cloud and little wind - temperature of 11°C

Document Reference:

1391

320110704P



BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.
2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active
3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.
5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.
6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices, which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

Objectives of the report:

- 1 To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.
- 2 To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be

Evidence of use will include the following;

- 1 Presence of live or dead bats.
- 2 Bat droppings.
- 3 Moth and insect wings and remains
- 4 Faint scratch marks on roof timbers.
- 5 Grease staining marks on roof timbers.
- 6 Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at 1/2 million candlepower

8 x 32 Opticron binoculars

Bat box 'duet' bat detector, a heterodyne type sonar receiver.

Bat Scanner, a heterodyne type instrument which actively scans ultrasound for bats.

Petzl headlamp torches.

A variety of folding aluminium ladders.

Telescopic inspection mirrors, large and small.

Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

Low risk:

No evidence of use by bats was found.

Medium risk:

Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site

High risk:

Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT 320110704P

Property

External Survey Results

Property type

House:
Extension:
Other:

YES	NO
-----	----

☒	☐
☒	☐
☐	☒

Comments: The property is a two storey building with an extension to the rear.

Construction

Stone
Brick
Other:
Bat Access Places

☒	☐
☒	☐
☐	☒
☐	☒

Comments: The house is built of stone and the extension is brick covered with render.

Roof

Stone
Tile:
Other: Stone
Bat Access Places

☐	☒
☒	☐
☐	☒
☒	☐

Comments: The house has an apex tiled roof whilst the extension has a flat roof. The only possible bat access places could be behind the barge board of the extension

Bat Signs

Bats seen
Droppings
Bat Detector Results

☐	☒
☐	☒
☐	☒

Comments: No evidence of bats could be found

External Conclusions:

No signs of use by bats could be found

Risk Assessment: Low

BAT SURVEY & REPORT

320110704P

Internal Survey Results**Is the building lived in?:** Yes**Construction**Stone
Brick
Other/plaster:
Bat Access Places

YES	NO
☒	☐
☒	☐
☒	☐
☐	☒

Comments:

Roof space, attic or loftBeams
Cracks in beams
Lined roof: Underfelt
Bat Access Places

☒	☐
☒	☐
☒	☐
☐	☒

Comments: The loft of the house is accessible through a single hatch. There is no space beneath the flat roof of the extension.

Bat signsBats seen
Droppings
Bat Detector Results
Staining on beams
Moth + insect wings present
Suspect summer roost
Suspect winter hibernacula

☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒

Comments: Despite a careful search, there were no signs of bats inside the loft.

Internal Conclusions:

No evidence of bats could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

320110704P

Evening Survey

Date: 24 August 2011

Start Time: 20.00 hours

End Time: 21.15 hours

Weather: A fine evening with little cloud, no wind and a temperature of 11°C.

Bat Suitability Evening:

Moths and midges were seen making it a suitable evening for foraging bats.

Survey Details:

The building was continually monitored with the use of two bat detectors, one set at 45Khz, the other set at 30Khz. As the evening progressed, the monitoring position was moved to cover the front of the building on several occasions.

Survey Findings:

At 20.37hrs, a Pipistrelle bat flew across the site and foraged around trees in the garden before flying into neighbouring gardens. At 20.54hrs, two Pipistrelle bats were observed foraging around the trees again and this foraging was repeated on several occasions, up to 21.15hrs.

No bats emerged from the property under surveillance.

Evaluation of the Survey Results:

The survey could find no evidence of bats occupying the buildings.

Risk Assessment:

Low

BAT SURVEY & REPORT

320110704P

SURVEY SUMMARY

Proposed Development

The proposal is to replace the flat roof of the extension with a twin apex roof

Site Description

The building forms part of a residential development in a rural village. Open land and the river can be seen to the east.

Survey Results

The survey could find no evidence of bats occupying the property. Bats foraging around trees in the near garden flew onto the site from elsewhere.

Importance of the Site

The site has no special wildlife importance.

Conclusions

Bats do not occupy the property.

Risk Assessment

Low

Mitigation and Enhancement

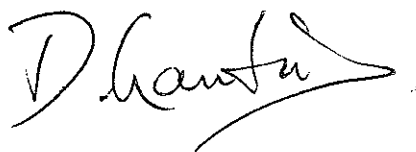
No bat mitigation or habitat enhancement is required

Timing of works

Works may be undertaken at any time.

Author: Denis Lambert

Signed:



Dated:

28th August 2011.

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20110680 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.) (Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn"*.

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact:
Denis Lambert on 01772 783322 or 07813 140682 for advice.