



RIBBLE VALLEY
BOROUGH COUNCIL

23 SEP 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110766 P

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 the 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: **MRS** First name: **JUDITH**
Last name: **MALLET**
Company (optional): **N/A**
Unit: House number: **47** House suffix:
House name:
Address 1: **STANDEN ROAD**
Address 2:
Address 3:
Town: **CLITHEROE**
County: **LANCASHIRE**
Country: **ENGLAND**
Postcode: **BB7 1JY**

2. Agent Name and Address

Title: **MR.** First name: **J.**
Last name: **KIRK**
Company (optional):
Unit: House number: **34** House suffix:
House name:
Address 1: **HAWTHORNE PLACE**
Address 2:
Address 3:
Town: **CLITHEROE**
County: **LANCASHIRE**
Country: **ENGLAND**
Postcode: **BB7 2HU.**

3. Description of Proposed Works

Please describe the proposed works:

**PROPOSED TWO STOREY EXTENSION WITH SINGLE
STOREY EXTENSIONS TO SIDE & REAR.**

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: **47** House suffix:

House name:

Address 1: **STANDEN ROAD**

Address 2:

Address 3:

Town: **CLITHEROE**

County: **LANCASHIRE.**

Postcode (optional): **BB7 1JY**

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:

RACHEL HORTON

Reference:

E-Mail dated 17 AUG. 2011

Date (DD MM YYYY):

17/08/11

(must be pre-application submission)

Details of the pre-application advice received:

As per E-Mail.

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		BRICK [REDACTED] WITH PEBBLE DASH FINISH ABOVE, AS EXISTING.	☐	☐	EM 1 EM 2
Roof		ROOF TILES SIMILAR TO EXISTING	☐	☐	
Windows		UPVC UNITS (DOUBLE GLAZED)	☐	☐	
Doors		UPVC UNITS (DOUBLE GLAZED)	☐	☐	
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:

DRG REF. EM 1 & EM 2.

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)

22/09/2011

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/ 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):

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☐ 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:

Football Ground



9275
1 531ha
3 70

1077
2 724ha
6 73

9372
407ha
1 50

320110766P

8563
1 101ha
2 72

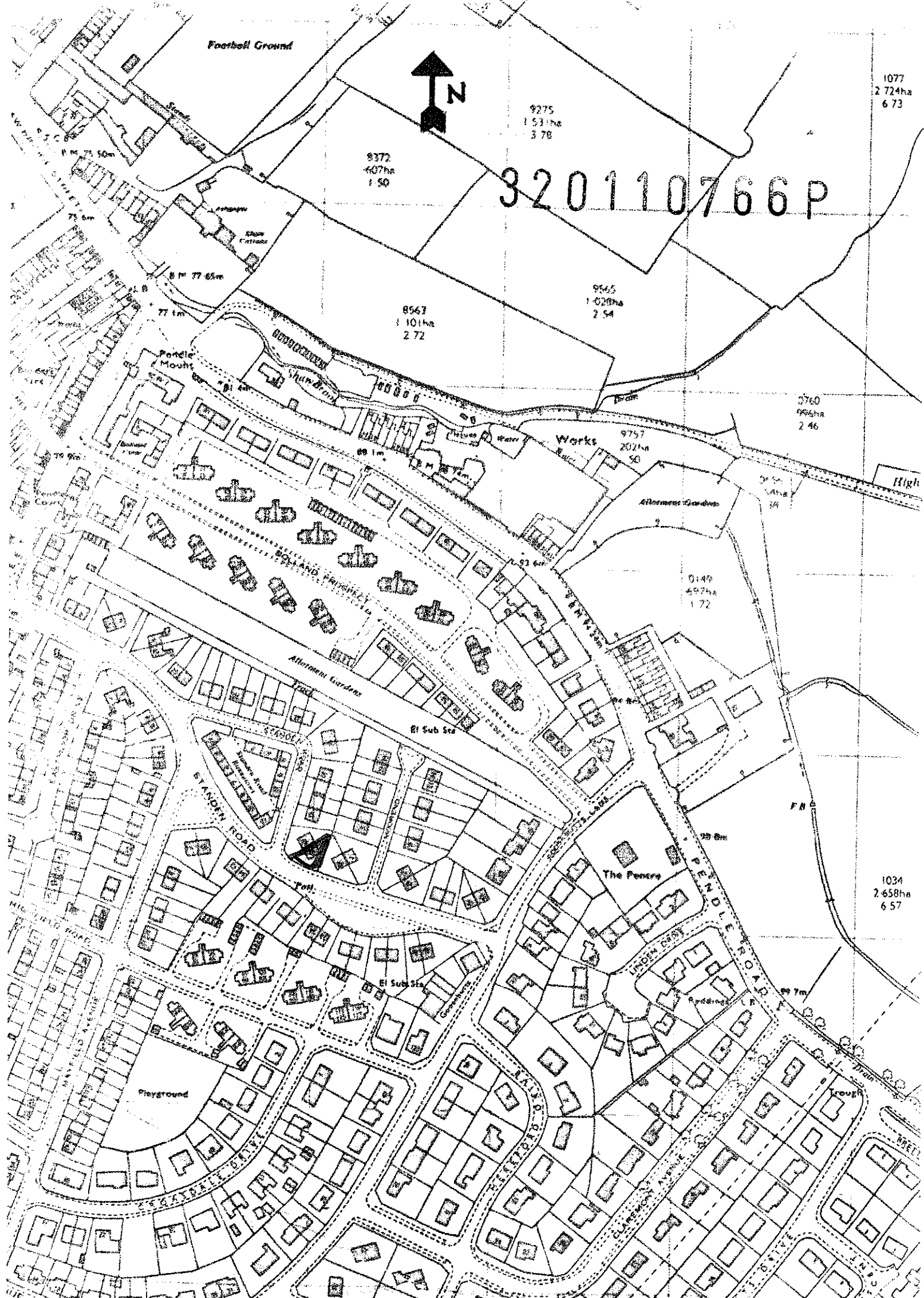
9565
1 028ha
2 54

9760
996ha
2 46

9757
2021ha
50

9149
497ha
1 72

1034
2 658ha
6 57

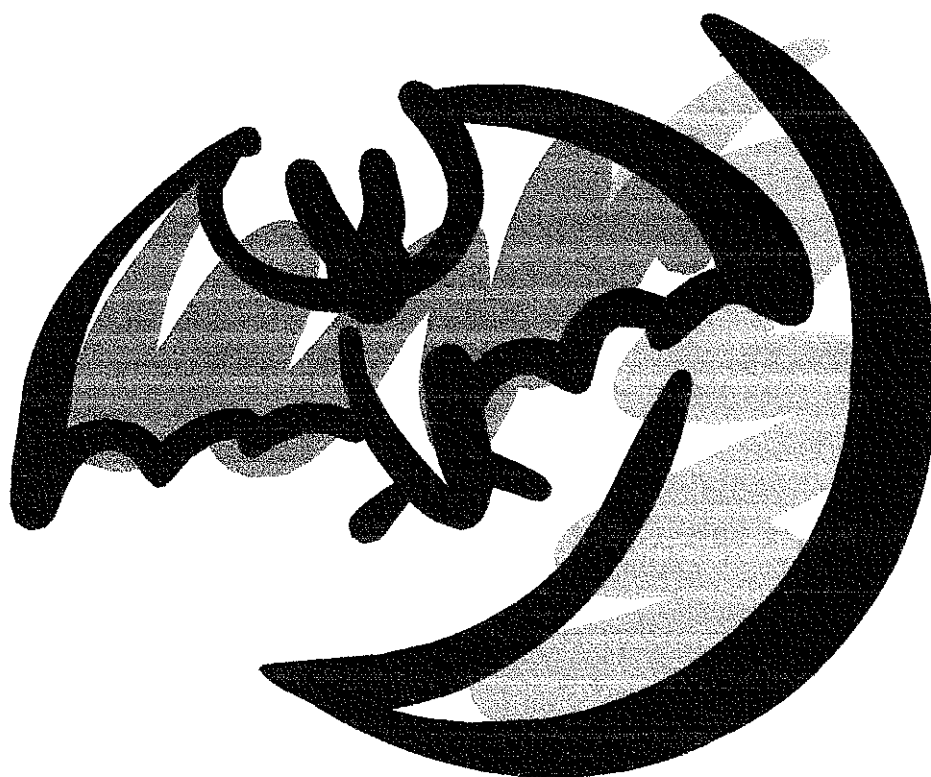


WILDLIFE SURVEY FOR BATS

AT

320110766P

47 Standen Road
Clitheroe



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

✓ QMS
ISO 9001
REGISTERED FIRM

✓ QMS
ISO 14001
REGISTERED FIRM

✓ QMS
OHSAS 18001
REGISTERED FIRM

Achilles

HAS



BAT SURVEY & REPORT

Commissioned By:

Ellie Chadwick

Address:

47 Standen Road
Clitheroe, BB7 1JY

Tel No:

01200 445472

Instruction Method:

Written

Bat Survey Address:

47 Standen Road
Clitheroe, BB7 1JY

Visit Date/Time:

21 October 2011 @ 10.00hrs

Weather Conditions:

Overcast with drizzle, no wind and a temperature of 11°C

Document Reference:

1410



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. Buildings 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.

BAT SURVEY & REPORT

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 ½ 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 SURVEY & REPORT

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

Property

External Survey Results

Property type

House:
Extension:
Other:

YES	NO
-----	----

☒	☐
☒	☐
☐	☒

Comments: The property is a semi-detached two storey house with a single storey kitchen extension to the rear

Construction

Stone
Brick
Other:
Bat Access Places

☐	☒
☒	☐
☐	☒
☐	☒

Comments:

Roof

Slate
Tile:
Other: Stone
Bat Access Places

☐	☒
☒	☐
☐	☒
☐	☒

Comments: The house roof is tile whilst the roof of the extension is cast concrete

Bat Signs

Bats seen
Droppings
Bat Detector Results

☐	☒
☐	☒
☐	☒

Comments:

External Conclusions:

There were no signs of bats outside the property.

Risk Assessment: Low

BAT SURVEY & REPORT

Internal Survey Results

Is the building lived In?: Yes

YES	NO
-----	----

Construction

Stone
Brick
Other/plaster:
Bat Access Places

	✓
✓	
✓	
	✓

Comments:

Roof space, attic or loft

Beams
Cracks in beams
Lined roof: Underfelt
Bat Access Places

✓	
	✓
✓	
	✓

Comments: A single access hatch gives access into the loft.

Bat signs

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

	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments: There were no signs of past or present use by bats inside the roof space.

Internal Conclusions:

No signs of bats were found inside the attic.

Risk Assessment: Low

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to extend the property

Site Description

The property forms part of a large residential development of a large rural town

Survey Results

The survey could find no evidence of bats either outside or inside the building.

Importance of the Site

The site has no special wildlife importance

Conclusions

Bats do not occupy the building.

Risk Assessment

Low

Mitigation and Enhancement

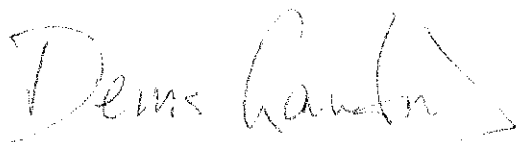
No bat mitigation or habitat enhancement is required

Timing of works

Works may be undertaken at any time.

Author: Denis Lambert

Signed:



Dated:

25 October 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

BAT SURVEY & REPORT

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.

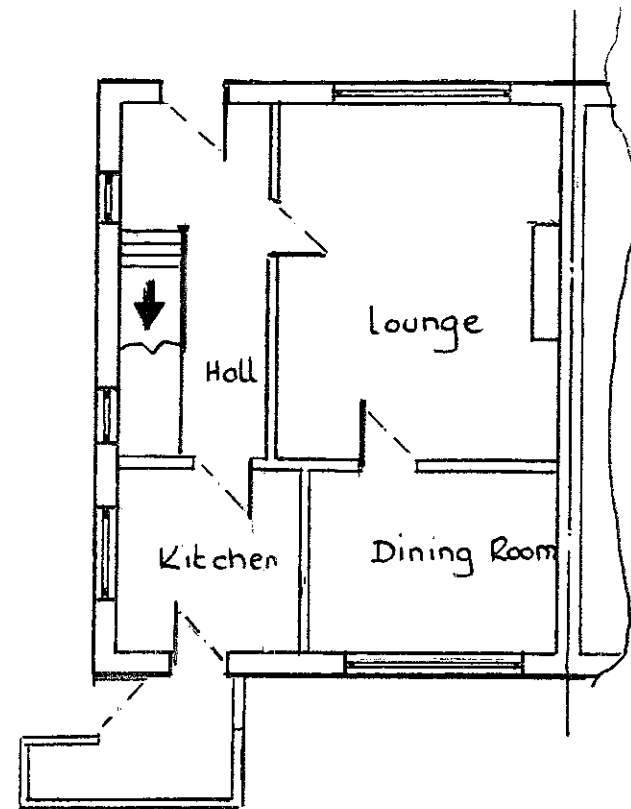
General recommendations:

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.

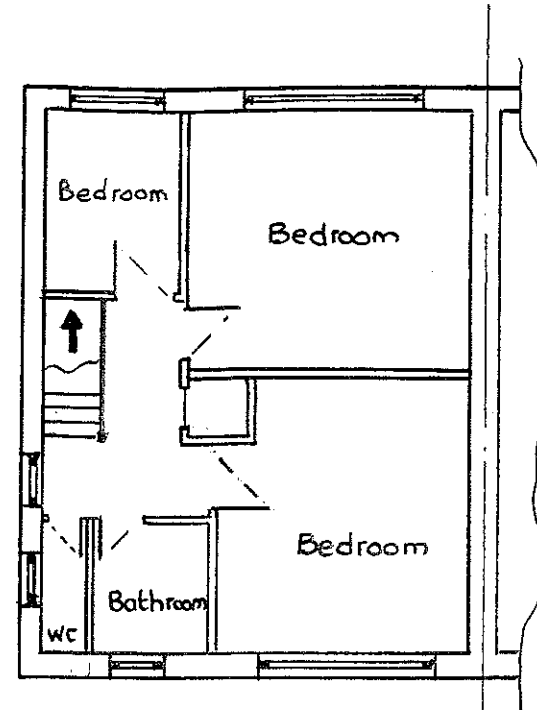
- 1 Bats may use buildings at any time of the year for feeding or refuge
- 2 Work to the roof should be undertaken when bats are free flying, generally early March to late November.
- 3 Care must be taken when removing existing roof beams and associated stonework
- 4 During completion of roof works, 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

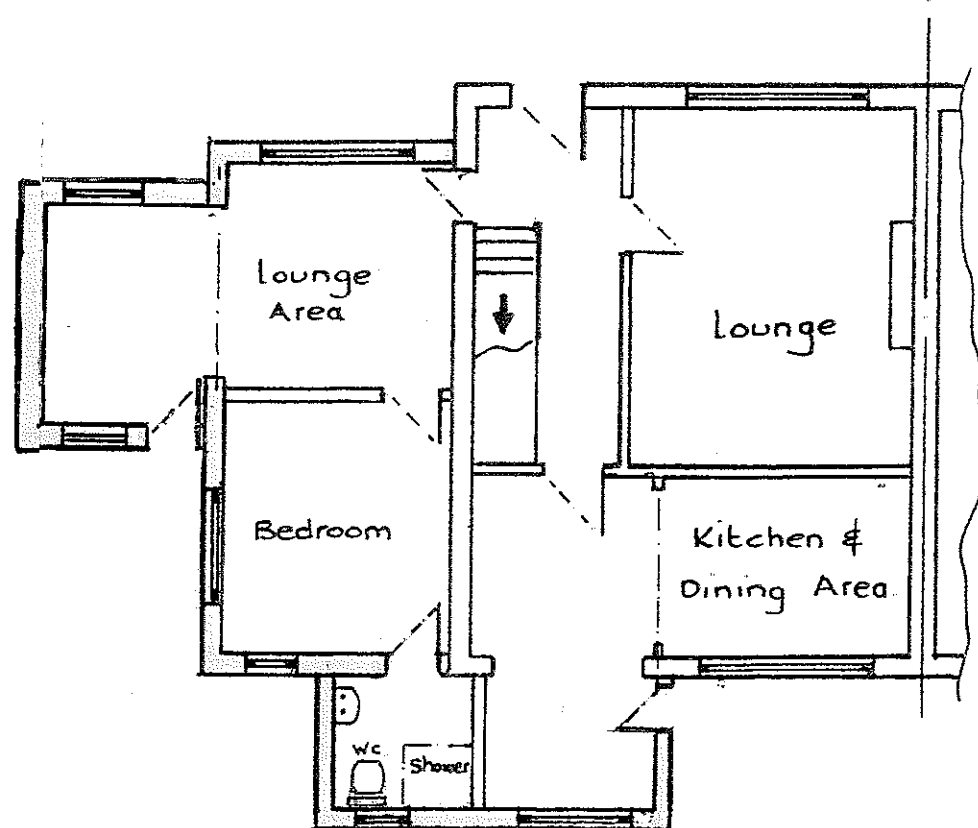
Should bats be found, work must cease immediately in that area and then please contact:
Denis Lambert on **01772 783322** or **07813 140682** for advice.



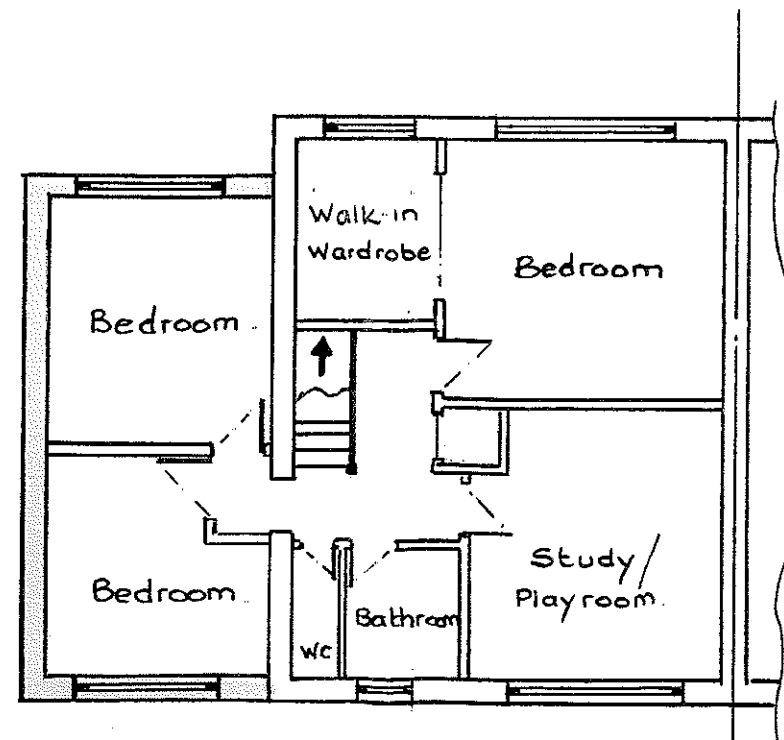
Existing Ground Floor Plan:



Existing First Floor Plan:



Proposed Ground Floor Plan:



Proposed First Floor Plan:

320110766P

[Scale 1:100]

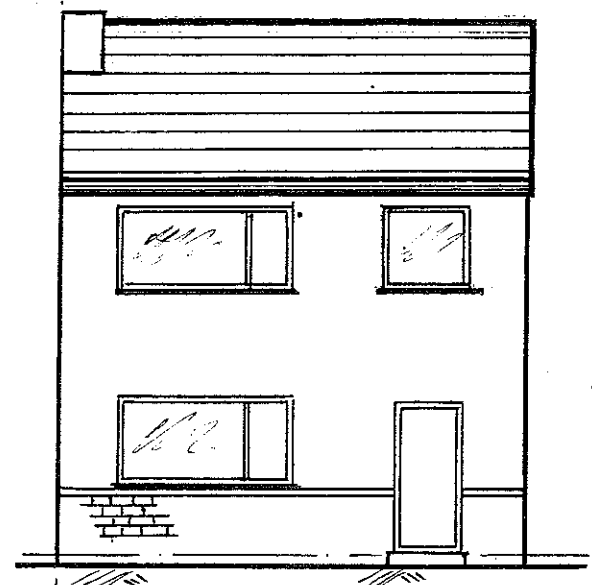
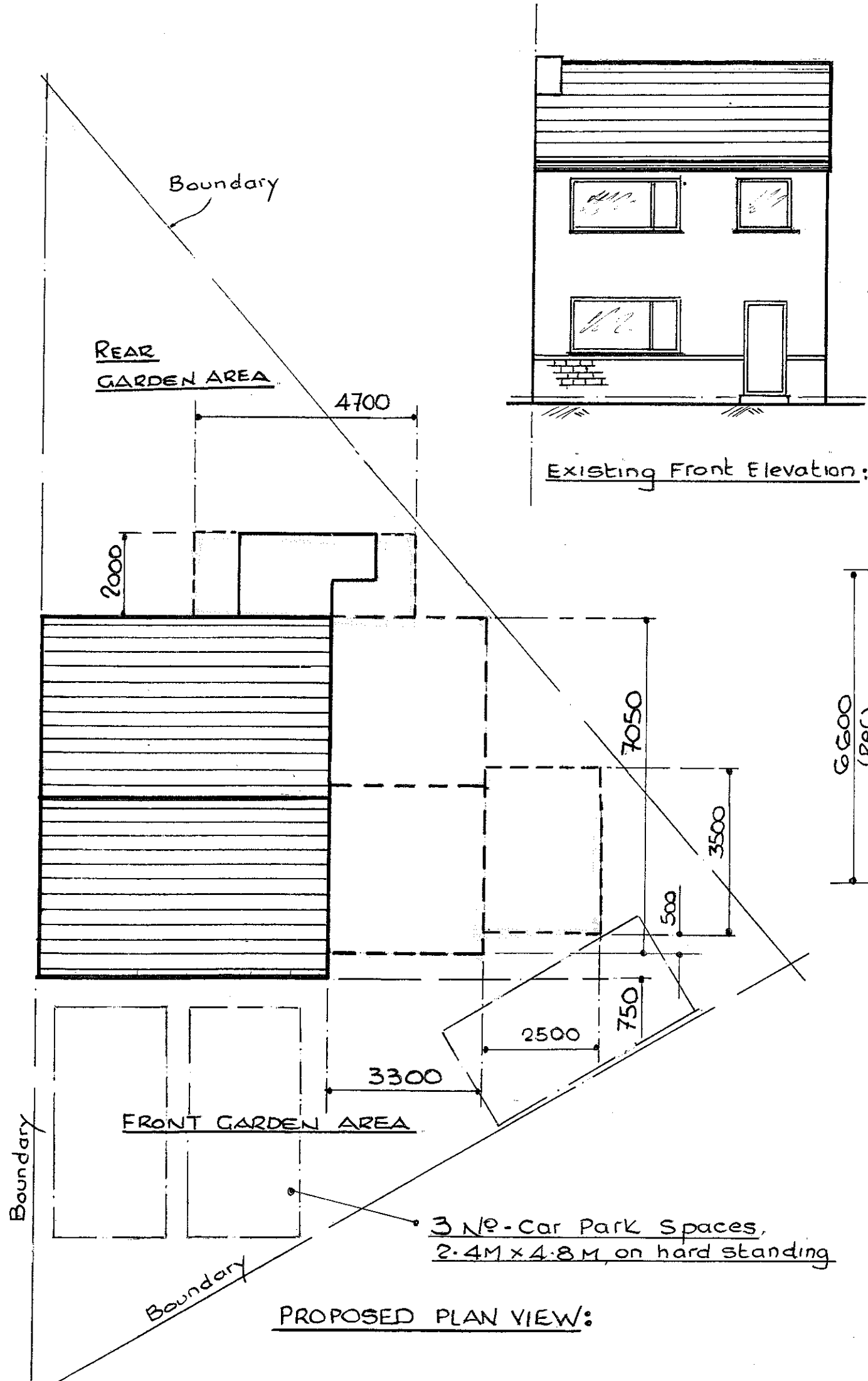
PROPOSED TWO STOREY
SIDE EXTENSION & SINGLE
STOREY REAR EXTENSION
AT: 47 STANDEN ROAD,
CLITHEROE.
BB7 1JY

DRG. N°

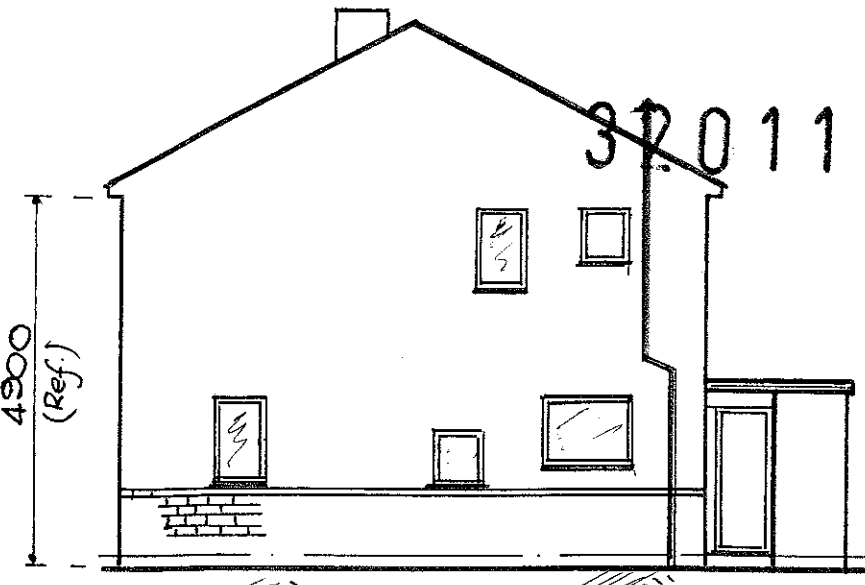
DATE:

10/10

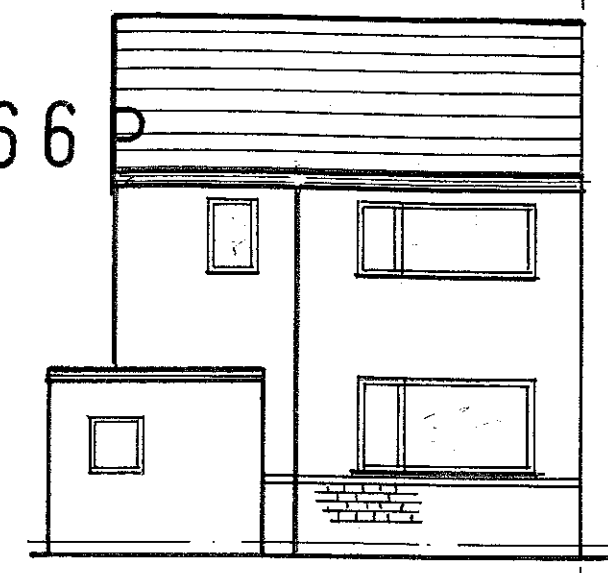
Time: Only



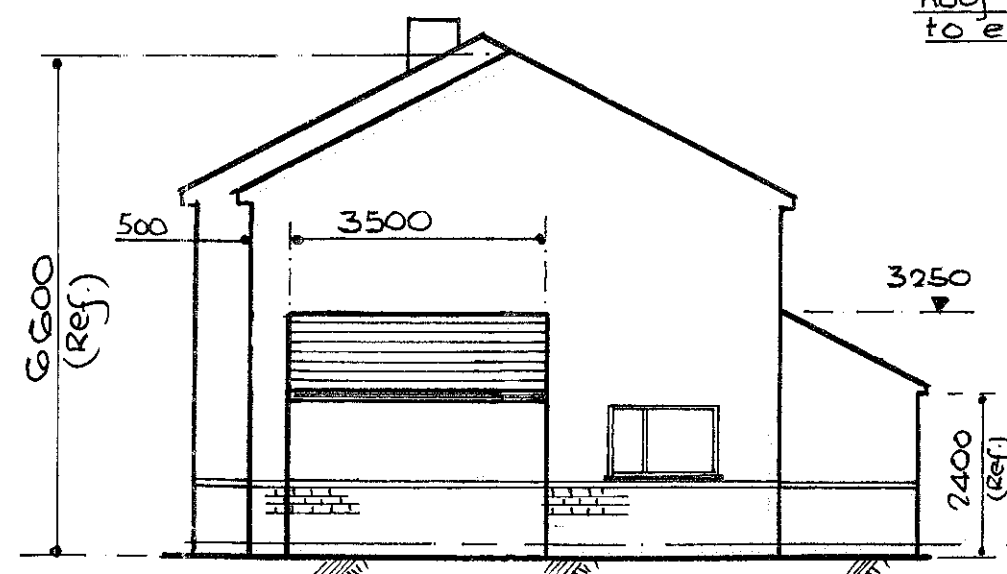
Existing Front Elevation:



Existing Side Elevation:



Existing Rear Elevation:



Proposed Side Elevation:
(South East)



Proposed Rear Elevation:
(North East)
Brick plinth as existing.



Proposed Front Elevation: (South West)

Pebble dash finish
Similar to existing. [Scale 1:100]

PROPOSED TWO STOREY
SIDE EXTENSION & SINGLE
STOREY REAR EXTENSION
AT: 47 STANDEN ROAD
CLITHEROE,
BB7 1JY.