



RIBBLE VALLEY
BOROUGH COUNCIL

17 OCT 2011

FOR THE
ATTENTION OF

For office use only

Application No
320110850P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. 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:	MS	First name:	LYNETTE
Last name:	TATTERSALL		
Company (optional):			
Unit:		House number:	36
		House suffix:	
House name:	PENDLETON ROAD		
Address 1:	WOODCROFT COTTAGE		
Address 2:	WISWELL		
Address 3:			
Town:			
County:	LANCS		
Country:			
Postcode:	BB7 9DD		

2. Agent Name and Address

Title:	MISS	First name:	JESSICA
Last name:	TOWNSON		
Company (optional):	AJH ASSOCIATES		
Unit:	21	House number:	
		House suffix:	
House name:	OAKFIELD COURT		
Address 1:			
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCS		
Country:			
Postcode:	BB7 1QS		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

RESUBMISSION: ALTERATIONS TO WINDOWS OF
WOODCROFT COTTAGE TO BECOME UNIFORM
IN VILLAGE STREET SCENE.
ALTERATIONS TO PORCH TO ALLOW FOR
SAFER ACCESS.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use 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: **36** House suffix: House name: **PENDLETON ROAD**Address 1: Address 2: Address 3: Town: **WIDWELL**County: **LANCS**Postcode (optional): **BB7 9DD**

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing:

Description:

5. 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 as possible: ☐

Officer name:

RACHEL HORTON

Reference:

312011/0634Date (DD/MM/YYYY):
(must be pre-application submission)**14.10.2011**

Details of pre-application advice received?

**PREVIOUS APPLICATION REFUSED.
AMENDMENTS MADE.
NO OBJECTIONS IN
PRINCIPLE.****6. 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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☒ No

If Yes, please provide details:

**EXTERNAL WHEELIE
BIN STORAGE CREATED.**

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

**EXTERNAL RECYCLABLE
BIN STORAGE.****8. 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 memberDo any of these statements apply to you? ☐ Yes ☒ No

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

9. 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	RANDOM STONE	AS EXISTING	☐	☐
Roof	SLATE	AS EXISTING TO MATCH	☐	☐
Windows	TIMBER - VARIOUS STYLES	REPLACEMENT TIMBER ALL IN UNIFORM STYLE	☐	☐
Doors	TIMBER	TO MATCH WINDOW STYLE	☐	☐
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:

2816/202 (N) ELEVATIONS
2816/202 (N) PLANS
2816/102
2816/101

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
 ☐ Cess pit
☒ Septic tank
 ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

N.B. NO FOUL SEWAGE
TO BE CREATED.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
 ☒ Existing watercourse
☐ Soakaway
 ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

CARPENS AREA

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

OLD CARPENS SHED REMOVED

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No**15. Trees and Hedges**

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes☐ No

If Yes, please complete details of the changes in the tables below:

Proposed Housing								Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Social Rented								Social Rented							
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Intermediate								Intermediate							
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Key worker								Key worker							
	Not known	Number of Bedrooms					Total		Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =								Totals (a + b + c + d + e + f + g) =							
Total proposed residential units (A + B + C + D) =								Total existing residential units (E + F + G + H) =							

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential FloorspaceDoes your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

0.05

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other:

Other:

Amount (tonnes):

Amount (tonnes):

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24. 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):

Houmae14.10.2011**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):

24. 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):

--

25. 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:

<i>[Signature]</i>

Date (DD/MM/YYYY):

14/10/2011

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

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

26. 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 correct fee: ☐

The original and 3 copies of the 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 a design and access statement, if required (see help text and guidance notes for details): ☒

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 Ownership Certificate (A, B, C, or D - as applicable): ☒
☒ The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☒

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27. 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):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01200	429967	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

30. 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)

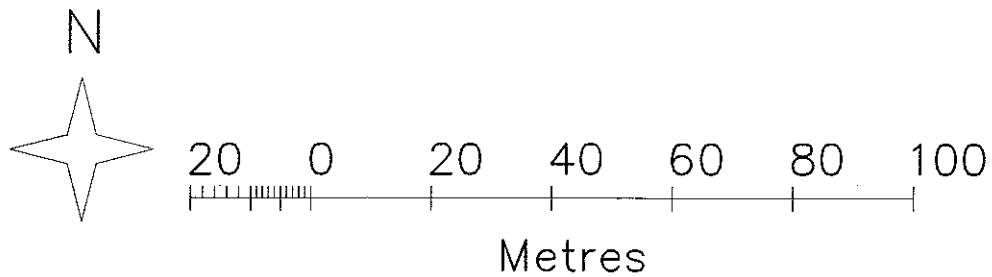
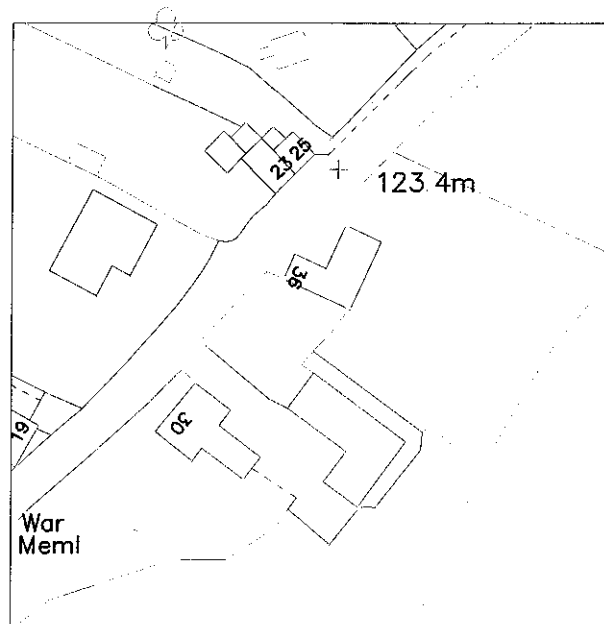
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

320110850P



Client	Ms Lynette Tattersall
Project	Woodcroft Cottage Wiswell

Description	Alterations as drawings
Scale	1:1250
Date	09/06/2011

By	JT
No.	2816/103

AJH ASSOCIATES
Chartered Building Surveyors
Tel: 01200 429967
Fax: 01200 429968

320110850P

**Design and Access Statement
Revision A**

For

Woodcroft Cottage

at

Pendleton Road, Wiswell, Clitheroe, Lancashire

Report Completed By

Jessica Townson
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

1 Introduction

- 1.1 This design and access statement is written in line with *"Design and Access Statement How to write, read and use them"* (CABE, 2007) as required by *"The Circular Guidance on Changes to the Development Control System"*
- 1.2 The aim of this document is to appraise the context of the development in relation to the planning policy guidance, the design of the proposal, and the underlying influences on the submission.
- 1.3 This document should be read in conjunction with the drawings and documentation submitted with the application.

2 Proposal

- 2.1 To make alterations to the external elevations of the property in order to accommodate a revised internal layout and to improve the external appearance of the property.
- 2.2 The porch shall be squared off to create an improved appearance to the front of the dwelling, and safer access.
- 2.3 In addition to the ground floor, the proposal allows for the window to the rear of the property to be altered to a doorway.
- 2.4 At first floor the proposal includes the installation of a window to the external wall of the en-suite.
- 2.5 The triangular "gothic" style windows to the front of the property shall be altered to rectangular windows to be more in keeping to the rest of the property and to the surrounds.

3 Use

- 3.1 An extension to the porch creates more space internally through the hallway and so allows for the staircase to be moved out of the cramped dining room and for the hall and dining room to be opened out.
- 3.2 The proposed doorway to the rear of the property shall allow for ease of access between the lounge and the garden. There shall be no alterations to the height of the head and both doors to the rear elevations shall be made to the same width.
- 3.3 As stated the window to the rear of the first floor is to be installed to allow for an en-suite.

- 3.4 The alterations of the windows shall allow for the front bedroom to capture more light and for the front elevation of the dwelling to be uniform in appearance and more in keeping with the surrounding properties.
- 3.5 The proposed alterations for the porch are seen as vital by the occupier and ourselves as currently the step into the dwelling is grossly unsafe and does not offer secure access in and out of the dwelling. The alterations shall not impose in any way onto the neighbouring properties but shall improve the access and aesthetics of Woodcroft Cottage significantly.

4 Design

- 4.1 The alterations to the property are designed to be in keeping with the surrounding area, and to blend in with the property and with the rest of the properties in the village of Wiswell location.
- 4.2 All alterations to the external of the property shall be made in the same materials; random stonewalls with jamb sets and quoins as existing. The doors, the roof to be grey slate and windows shall all be of the same painted timber to match the existing. The alterations are designed to improve the dwelling and remain in keeping within its village location.

5 Landscaping

- 5.1 There shall be no alterations to the landscaping.

6 Access

- 6.1 Access to the new dwelling shall not alter.

7 Appraising the Context

- 7.1 All of the proposed alterations are designed to improve the appearance of the dwelling and to improve the internal layout and ambiance of the dwelling. None of the alterations proposed shall cast a shadow upon existing features or properties in the area.
- 7.2 The proposal does not increase the number of bedrooms to the property therefore there is no requirement to assess increased parking.
- 7.3 On completion the property shall allow for safer access whilst allowing for an improved internal layout. Resulting in a more desirable and open living area.

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Historical Merit Statement

For

Woodcroft Cottage

at

Pendleton Road, Wiswell, Clitheroe, Lancashire

Report Completed By

Jessica Townson
AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

1 Introduction

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- 1.1 This Heritage Statement has been written with the aim in to evaluate the development in relation to its location within the heritage and conservation area of Wiswell, the design of the proposal, and the underlying influences on the submission.
- 1.2 This document should be viewed in conjunction with the drawings submitted with the application.

2 Proposal

- 2.1 The proposal is to make alterations to the property to include alterations to the front porch, an additional window to the rear and the replacement of the gothic window. As referred to in the Design and Access Statement accompanying this application, the proposed alterations are to be completely in-keeping with the village appearance and be constructed with random stone walls, slate roof, jamb sets around wood windows, and quoins to finish the look.
- 2.2 The porch alterations shall not greatly cause an increase to the mass of the porch. It is not to be intrusive to the area and shall make the appearance more uniform once completed. The dwelling shall remain in keeping with the local area.

3 Description of the Site

- 3.1 The property is situated just off the main road through Wiswell, Pendleton Road and the steep drive area and high stone walls to the property adds to the ambiance of Wiswell as it is characterised by sunken lanes.
- 3.2 The property stands opposite Pear Tree Cottage, this property has replaced the traditional sash windows and the door with PVC windows and doors that are not replicas nor entirely similar to those previous.
- 3.3 The current angular porch to Woodcroft Cottage does not follow any design traits of the rest of the property; which is rectangular in shape.

- 3.4 The neighbouring property to the south west of the site is sheltered from the property by high standing trees to the bottom of the garden at Woodcroft Cottage. The neighbouring property also has no windows at First floor on its North elevation; therefore its views shall not be affected by alterations to Woodcroft Cottage.
- 3.5 All alterations to the rear of the property shall have little bearing upon the street scene of Wiswell due to the previously mentioned high standing trees and garden walls of Woodcroft Cottage.

4 What historical data tells us about the site

- 4.1 Historical maps and aerial photographs of the site have been consulted and are contained within the appendix of this document. Unfortunately it has not been possible to find any historical photographs of the site, and therefore some assumptions have been made with the information I have to hand.
- 4.2 As can be seen from the maps there is little consistency of the map type.
- 4.3 It has been possible to find quite detailed maps of the Newton area dating back to the 1850's. Below is a summary of what they show
- 4.4 1848 – The plot of land has what appears to be 2 number buildings on the site with what appears to be independent gardens / field area. The map is however somewhat blurred. The dwelling appears to be similar in size to what currently exists with another small building in the rear garden.
- 4.5 1893 – The boundary's associated with the two buildings identified in the 1850's are no longer present to the south of the site. There are clear identifiable boundaries between the road way and the property boundary, which are still present in the same (similar) location today. The dwelling also appears to be of similar size to previous and existing, however the additional building in the rear garden is no longer present.

- 4.6 1895 – This map demonstrates an entirely unclear map with what appears to be altered dimensions of the dwelling and unclear boundaries.
- 4.7 1912 – Again there are no boundaries showed to the south of the site but the dwelling has returned to its original size and location.
- 4.8 1913 – 1915 – Once again the dwelling has altered and appears to be much smaller than previously drawn. There are again no boundaries shown to the south of the site separating the two adjacent dwellings.
- 4.9 1932 and 1955 - The map appears to be more accurate as the dwelling is set away from the boundaries with a boundary present at the south of the site.
- 4.10 1969 – This map demonstrates a clearer drawing of the site, with boundaries, as they are to date. This map also shows an additional building to the north of the house. Its use uncertain.
- 4.11 1970 and 1973 – Both these maps show very little detail with a simple square on the site where the dwelling lies. The boundaries are similar to those today.
- 4.12 1978 – Is almost, if not identical to the map presented as from 1969.
- 4.13 Today, - The photograph shows the extension of the dwelling to incorporate the dwelling and what is now the garage as one. The photograph also shows an additional dwelling to the south of the property and the extension to 30 Pendleton Road. Both these alterations and developments have added greatly to the building mass of the area.

5 Historical Appraisal of the Scheme

- 5.1 The heart of Wiswell Village is very much set back in the day, with the exception of a few modern extensions and barn conversions not much of the streetscape has not altered since the turn of the 20th century.

However, on the fringes of the village there have been a number of more recent developments including Leys Close.

- 5.2 In terms of the proposal and its impact on the village setting, we have been very careful as to not to touch the existing boundary wall when planning the site, as it is of importance to the sunken streetscape (as discussed above).
- 5.3 We feel that the alterations shall eliminate any inconsistencies that are currently displayed by the dwelling and allow for Woodcroft Cottage to fit with the desired homogeneity of Wiswell.
- 5.4 We have been careful with the design of the alterations to ensure that its appearance within the village setting is non-intrusive and that the property looks like it has been there, as it stands, for many years, hence the random stone walling, jamb sets around the windows, wood windows, and slate roof.

320:10850P

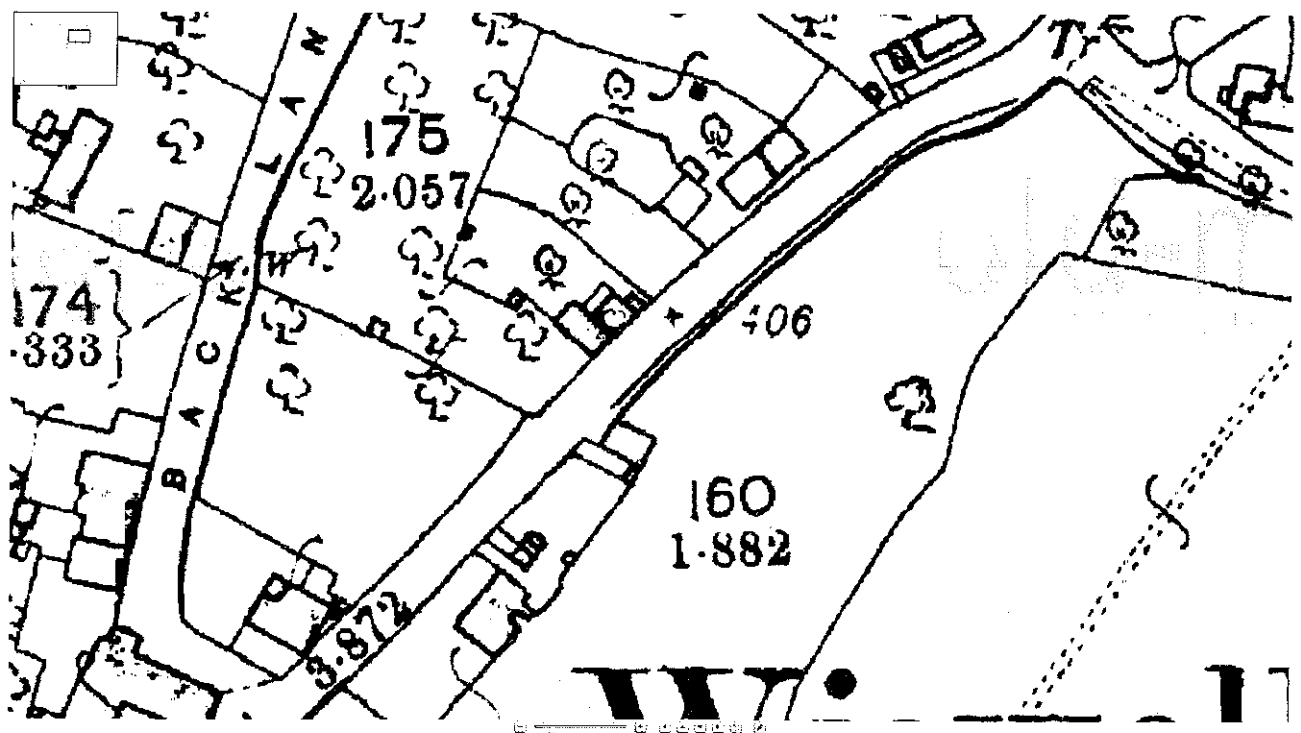
6 Appendix List

- 1) Map circa 1848
- 2) Map circa 1893
- 3) Map circa 1895
- 4) Map circa 1912
- 5) Map circa 1913-1915
- 6) Map circa 1932
- 7) Map circa 1955
- 8) Map circa 1969
- 9) Map circa 1970
- 10) Map circa 1973
- 11) Map circa 1978
- 12) Ariel Photograph 2011

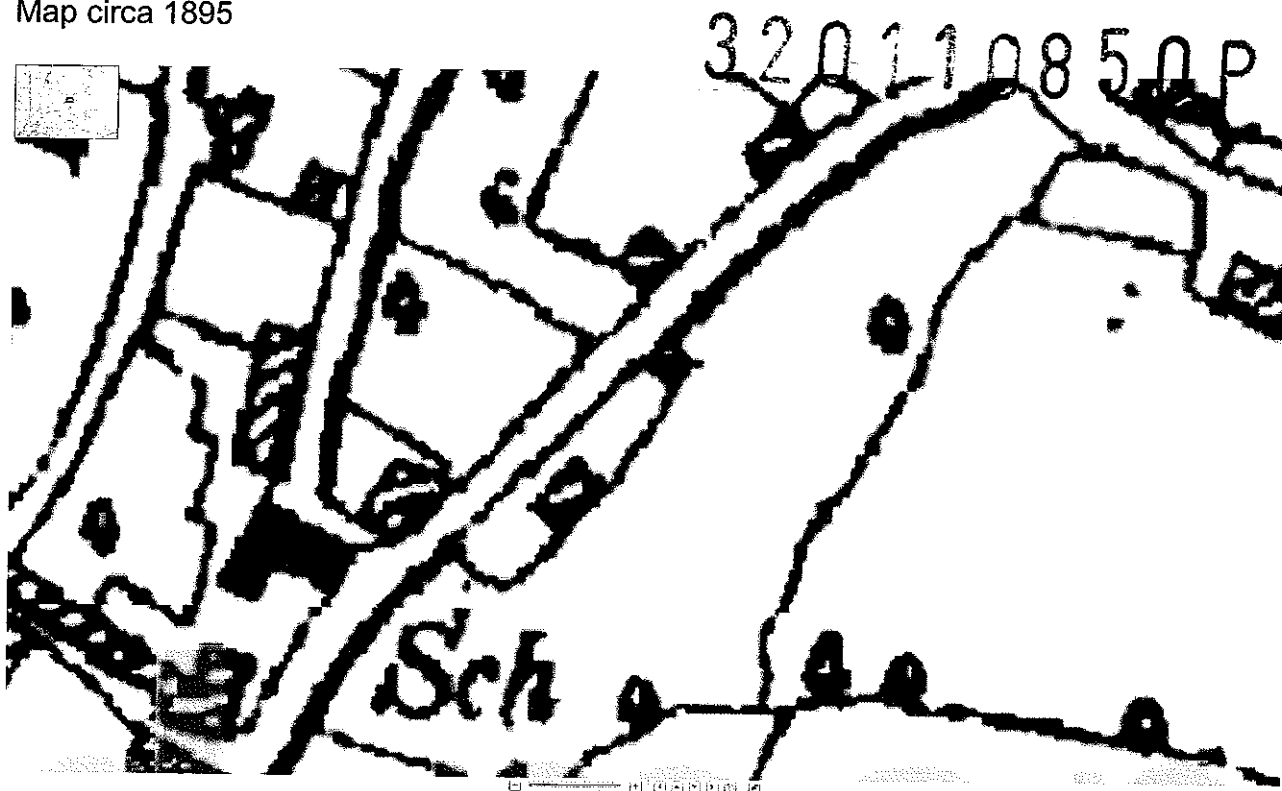
Map circa 1848



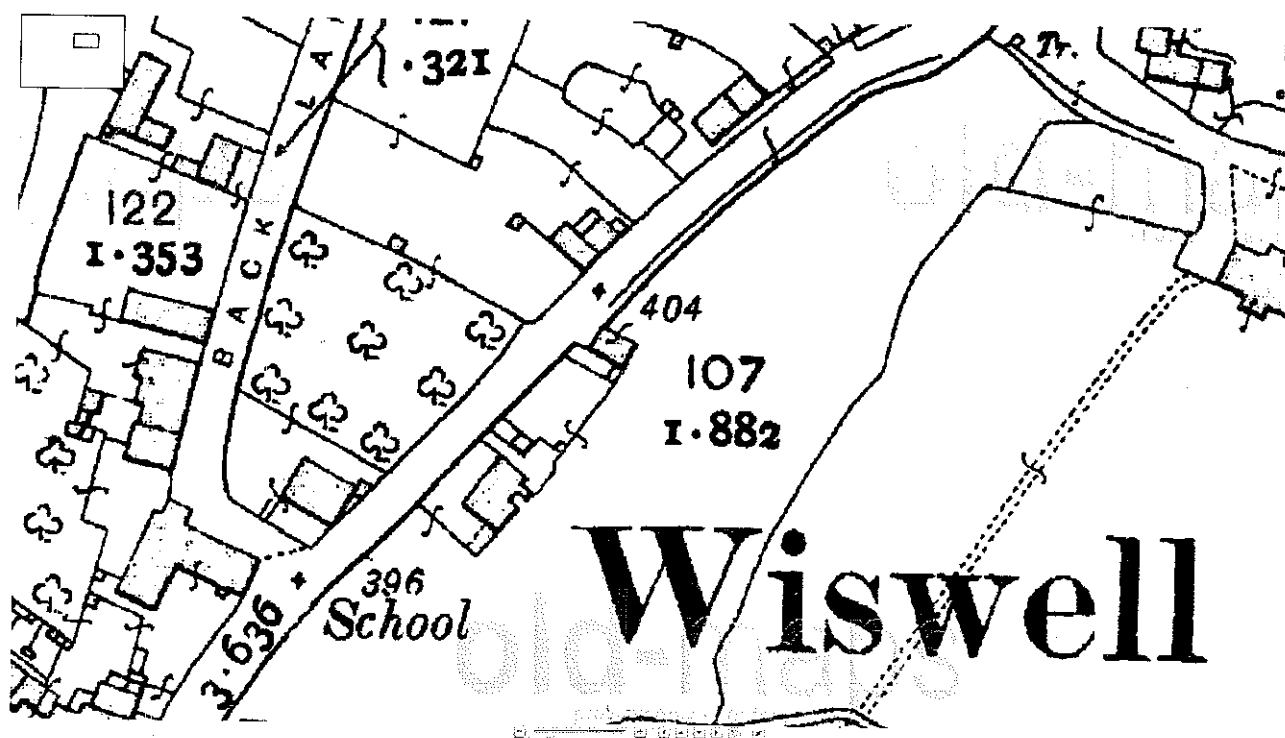
Map circa 1893



Map circa 1895



Map circa 1912

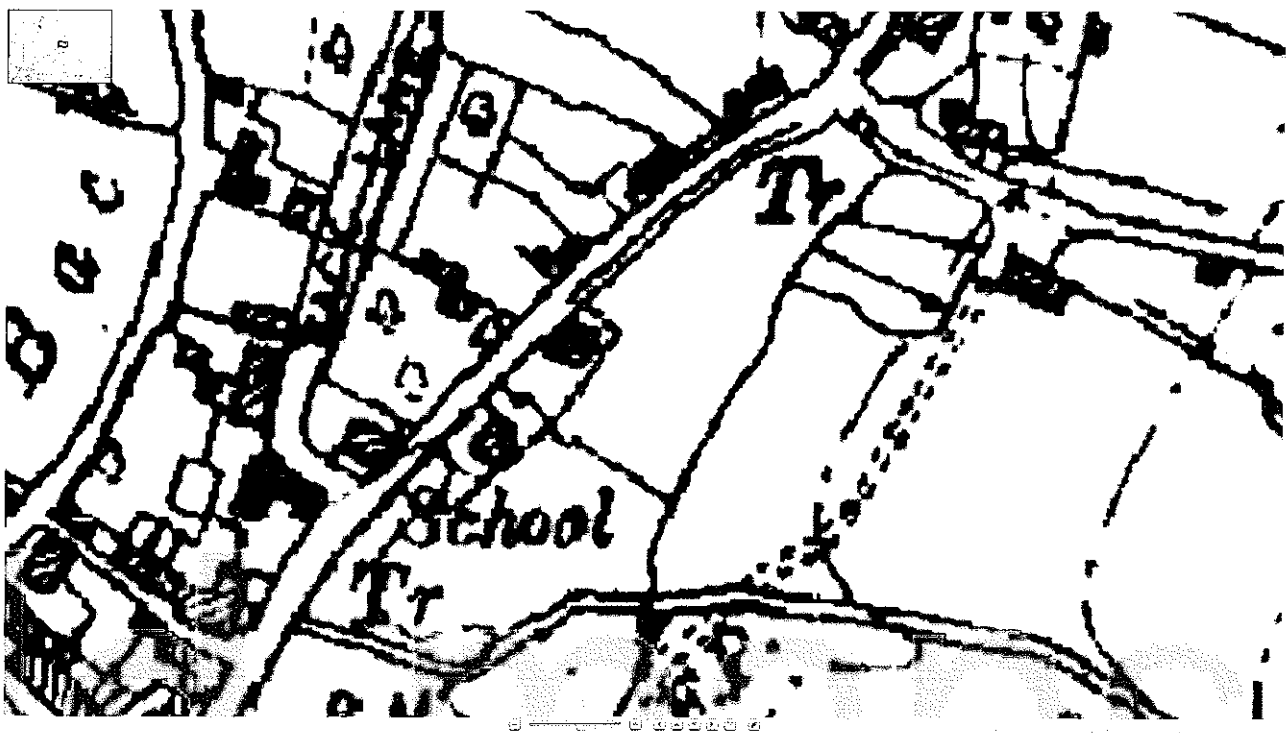


Map circa 1913-1915

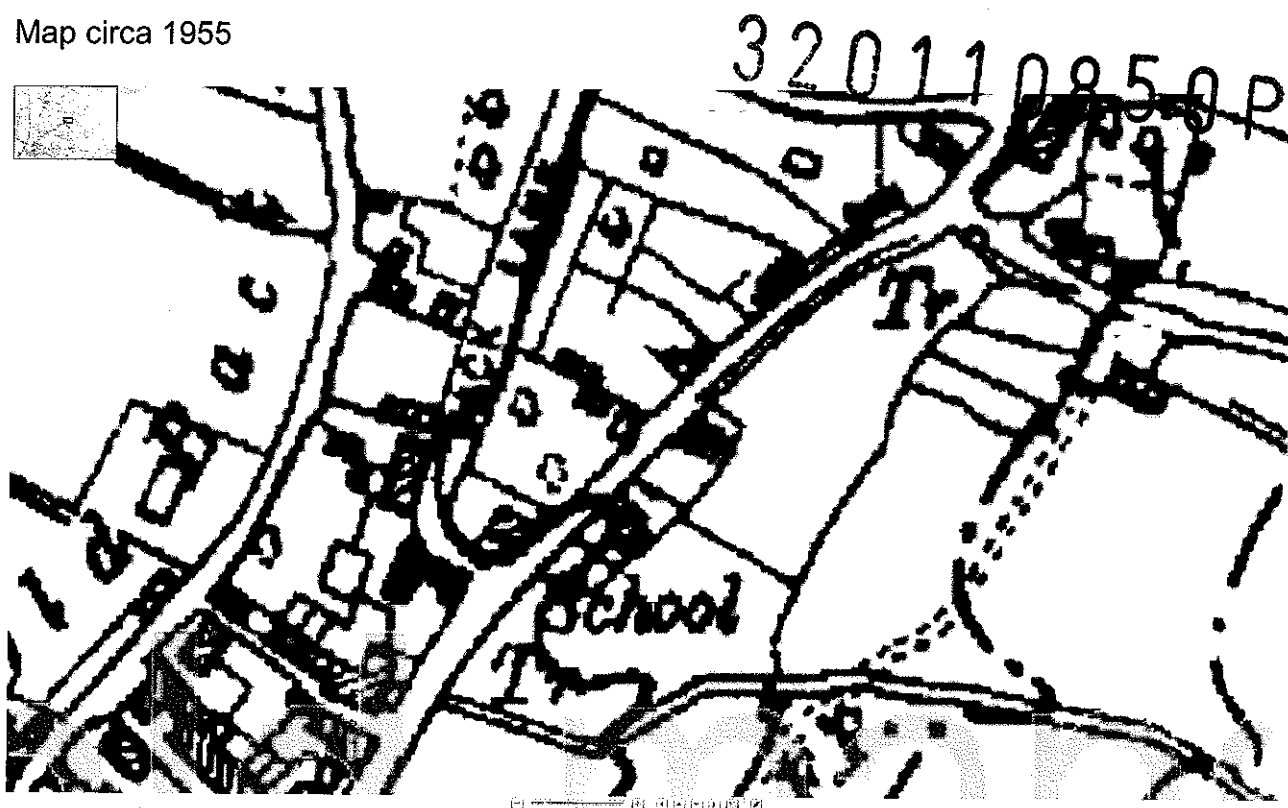
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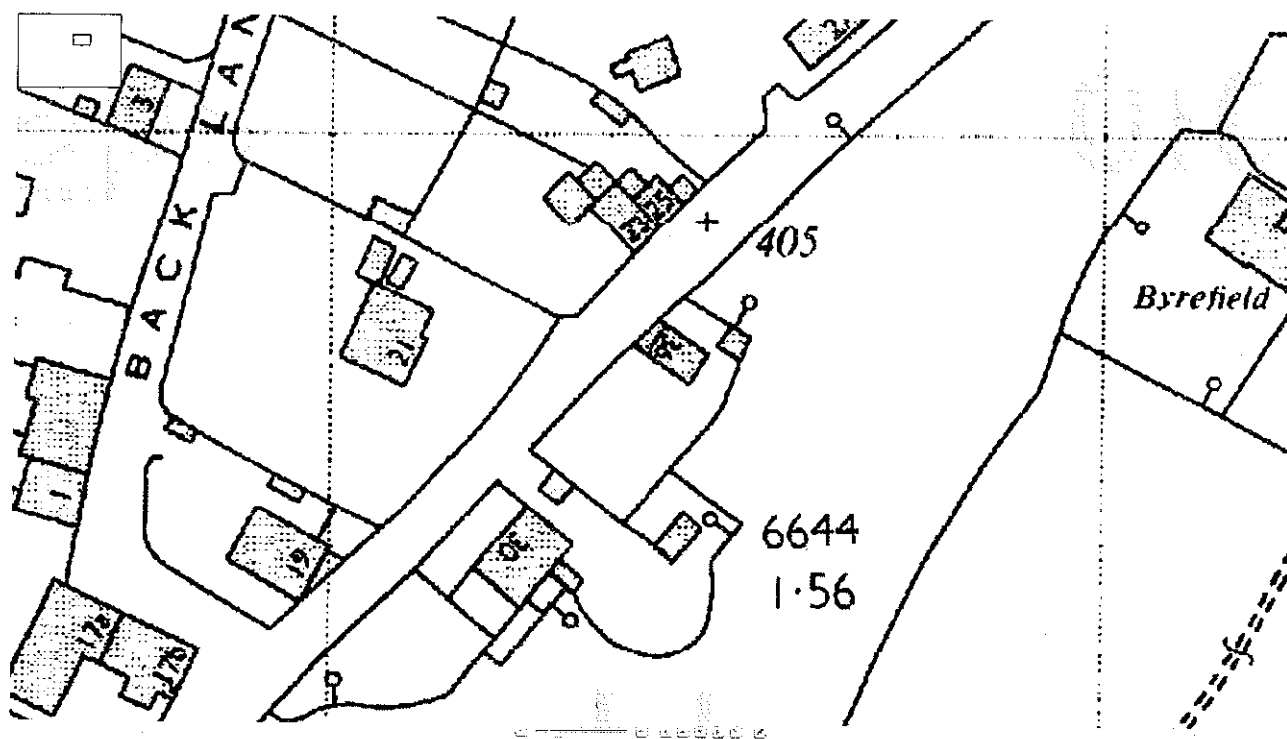
Map circa 1932



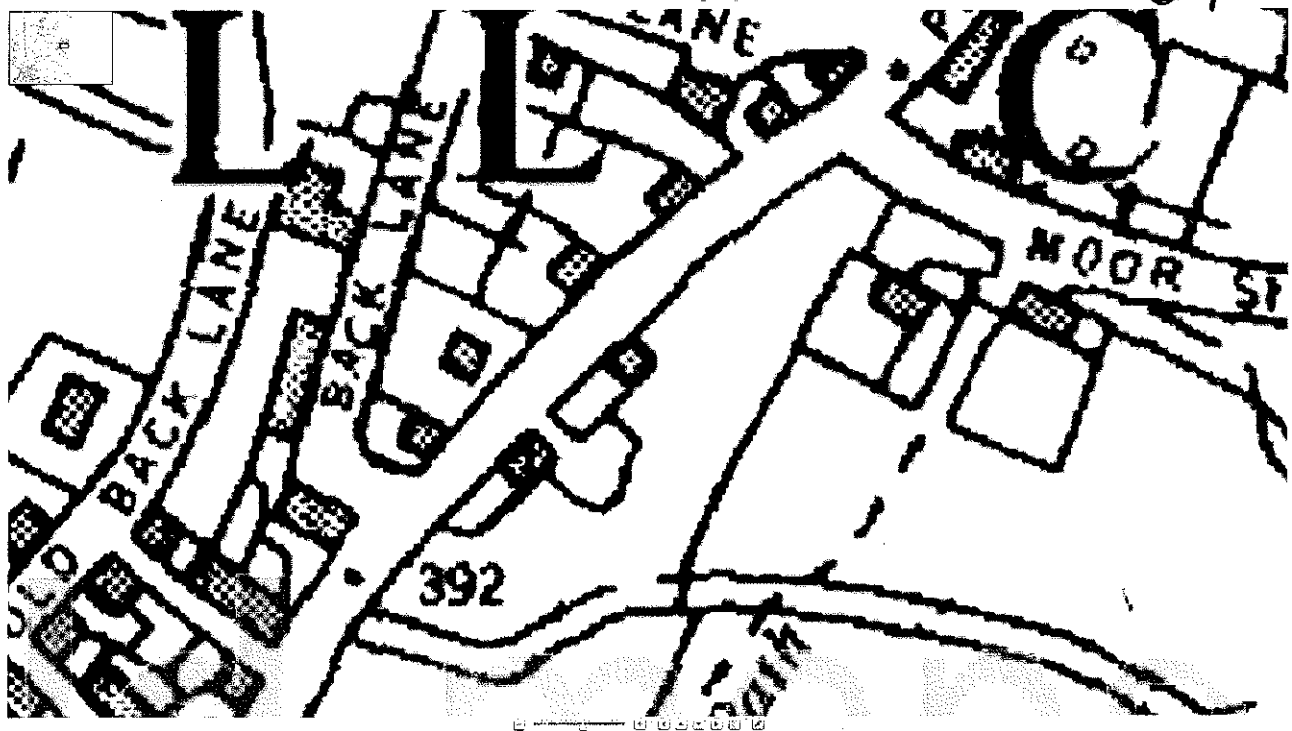
Map circa 1955



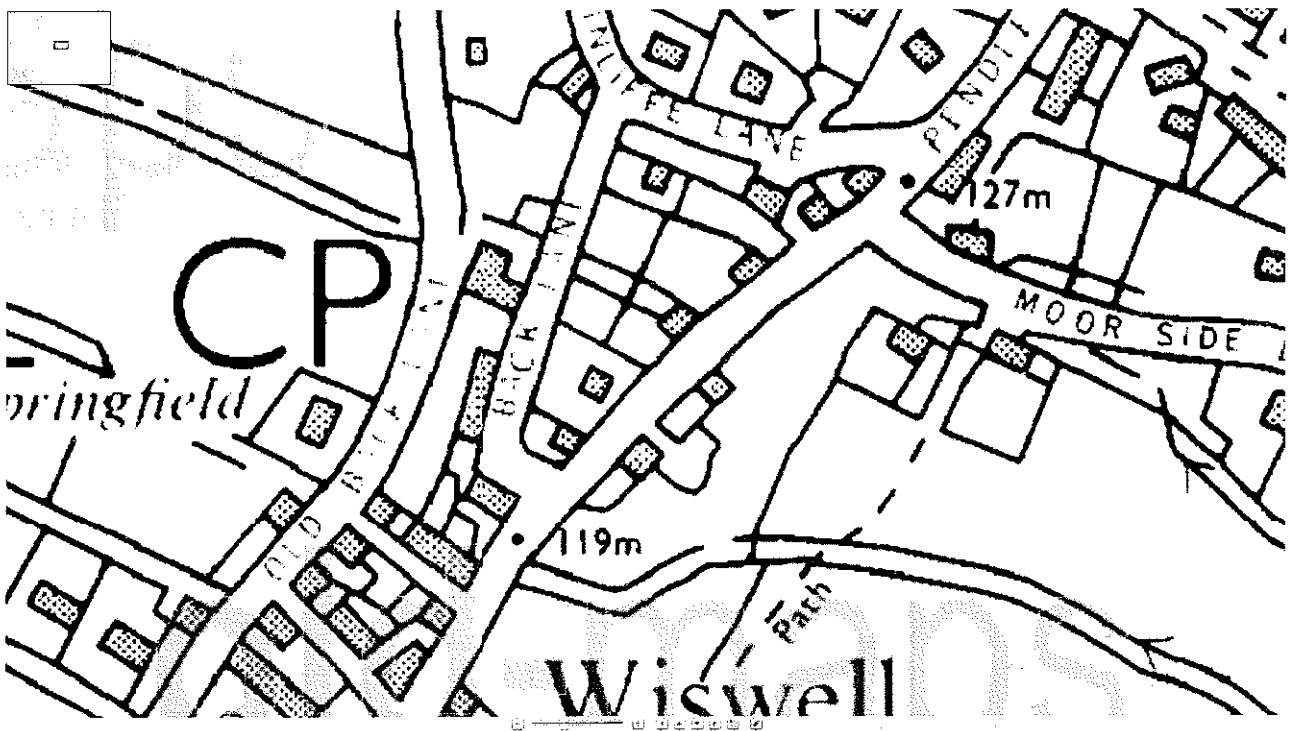
Map circa 1969



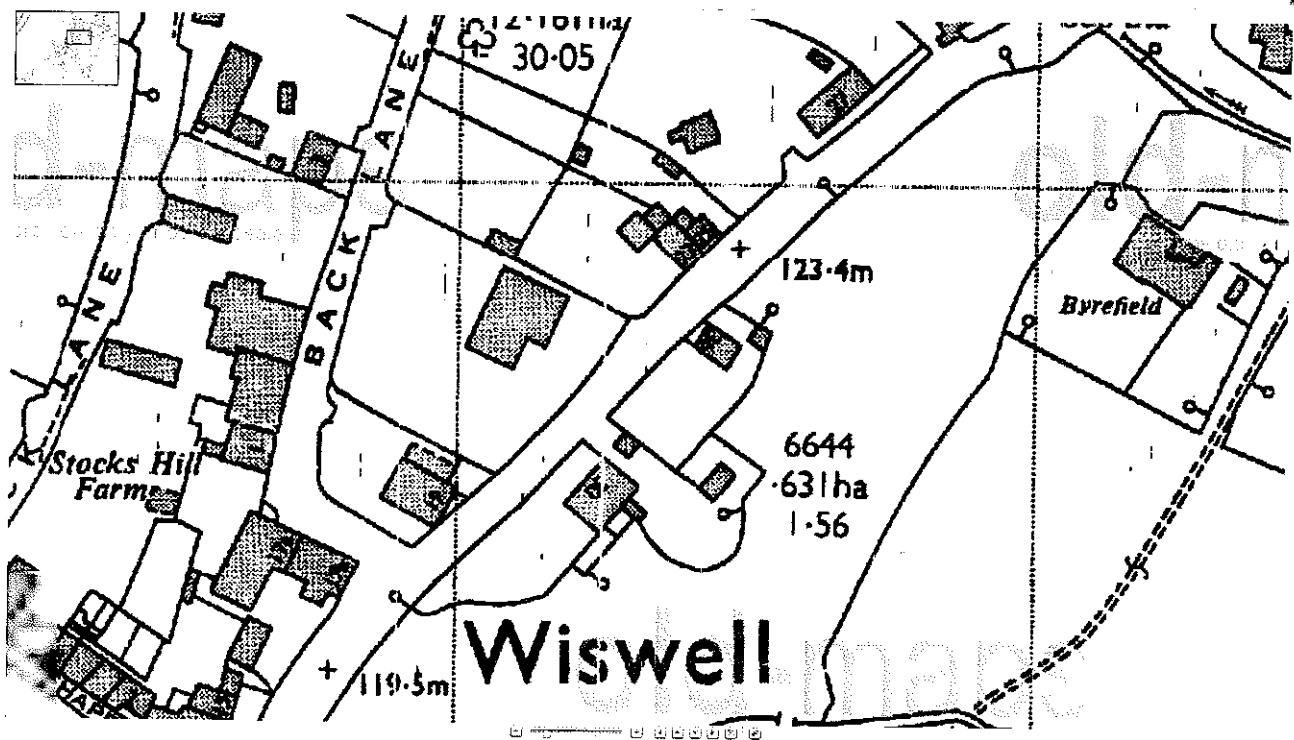
Map circa 1970



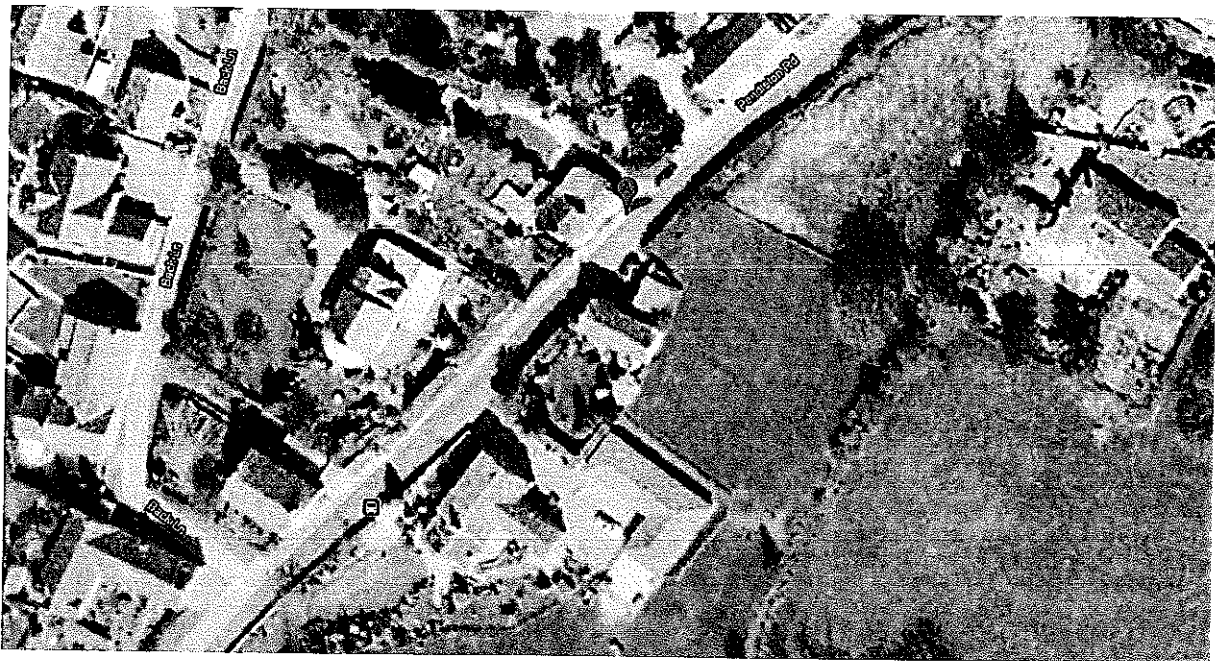
Map circa 1973



Map circa 1978



Aerial Photograph 2011



Jessica Townson

AJH Associates
21 Deanfield Court
Clitheroe
Lancashire
BB7 1QS

11 August 2011

Job ref: B 1018

Dear Jessica

Re: Protected Species Survey (Bats): Woodcroft Cottage, Pendleton Road, Wiswell, Lancashire, BB7 9DD.

Introduction

You have requested a protected species survey at the above property (on behalf of your client Mr L. Tattersall) as a condition of a planning application to Ribble Valley Borough Council for building alterations including extension of the front entrance porch and some modifications to the main roof, porch roof and fascia soffits.

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 Thursday 11 August 2011 between 09.30 and 10.00. The weather at the time of the inspection was mild, wet and overcast (max temperature: 16°C; cloud cover: 100%; wind: light south-westerly breeze).

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

Survey methodology

The protected species scoping survey 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 a local data search was undertaken to identify significant records of bat activity within 0.5 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 inspection was carried out using 'non-intrusive' survey techniques to determine bat activity within the building. (reference: *Bat Surveys, BCT, 2007, p23*).

The inspection was limited to the parts of the property that will be affected by the proposed building alterations.

Evening emergence and / or dawn re-entry surveys at the property have not been undertaken.

The survey 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 are 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 0.5km of the site. The following bat species are known to be present throughout the Ribble Valley (source - NBN 10km squares SD73 and SD74):

- | | |
|--------------------------------|---|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • 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>) |

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 property; the nearest record of breeding bats is at SD 746376 –a common pipistrelle colony identified on 24.06.06. Records of other species within 0.5km of the house include: evidence of long-eared bats at sites SD745373 on 14.03.11 and SD 748373 on 10.06.10. Flight activity by noctule bat, a myotis sp. and common pipistrelle bats was recorded at a Wiswell site SD 751381 on 19.05.11).

Proposed development

It is understood the proposed building alterations will include an extension to the existing entrance porch requiring modifications to the roofs and fascia soffits in the locations shown in figures 1 and 2 (broken red lines). Reference: Drawings: 2816/202 - AJH Associates).

Description of the property

The property is a detached two storey house with stone and block cavity wall construction. The pitched roofs are clad in slate; two of the roof voids are accessible and show the roof slates to be unlined (figs 4, 5 and 6).

The voids are separated by a block work wall and the areas insulated with a glass fibre material laid over the ceiling joists. Although the voids are dry and relatively well-ventilated there are heavy accumulations of dust and spider webbing throughout.

Although there is evidence of mouse droppings within the voids, there are no signs of access by bats.

All external features of the property including stonework, roofs, roof verge, ridge tiles, lead work flashing and D/G windows and doors are well-maintained and fully secure. The mono-pitch slate roofs over the entrance porch and the garage are also very well-sealed and secure (figure 3).

Existing property (images)



Figure 1:



Figure 2:



Figure 3:



Figure 4:



Figure 5:

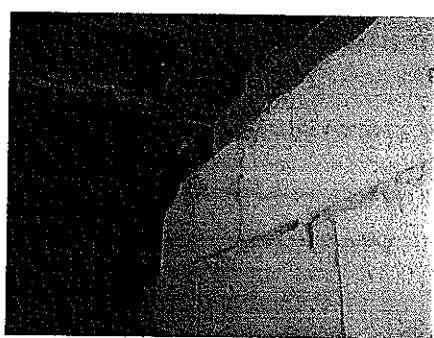


Figure 6:

Location of the property

NGR: SD 747375. Elevation: 120m

The property is located within the village of Wiswell and is adjacent to Pendleton Road. The house is close to other residential properties, many of similar age and construction. To the rear of the property is open countryside with permanent pasture leading to steeply rising ground and open moorland at Wiswell Moor.

The district is well-wooded and there is extensive mixed plantation woodland at Deer Park Wood approximately 0.5km south of the site on higher ground. There is no area of open standing water nearby and the site is not adjacent to any significant water course or riparian woodland habitat.

There are no designated nature conservation sites immediately 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).

Although the wider district offers high-value feeding, foraging and commuting habitat for bats, the location of the property within the residential part of the village provides sub-optimal habitat for feeding and foraging bats.

Survey results

There is no evidence of bat activity at this property and it is unlikely that bats have ever been present within the parts of the building that will be affected by the proposed building alterations.

All external features of the building including walls, roof surfaces, fascia soffits, ridge tiles and roof verges were inspected for evidence of roosting activity; there are no signs of bat droppings, discarded feeding remains or other indicative signs of access normally associated with bat roosting activity.

Evaluation of results

- The conservation significance of property is currently very low / negligible.
- All external features of the building are well-sealed and appear to be secure, consequently the potential of this property to support roosting, resting or perching bats is significantly reduced.
- The potential of the existing building to support a maternity roost, hibernation roost or transitory / mating roost is low/ negligible.
- The surrounding land / habitat provides 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 scale of impact of the development at site level on local bat populations is likely to be negligible or low.

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 below and seek further advice.

Further survey effort at this site is not recommended.

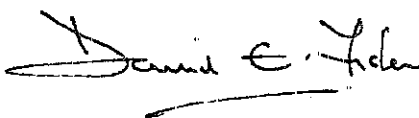
The scale of impact of the proposed development at site level on local bat populations is negligible or low.

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".

MITIGATION NOTES:	
ACTION:	METHOD:
1. Timing constraints	None.
2. Removal of roofing materials	All parts of the existing property are considered to be low risk. However, there remains a very low risk of accidentally exposing roosting bats at this property; you should be aware that isolated bats are 'occasionally' found roosting beneath roofing materials, fascias and soffits regardless of the age of the structure.
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, no further survey effort is 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)

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust.

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs.
www.defra.gov.uk

Contacts:

Bat Conservation Trust: 5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5RD.
Bat helpline number: 0845 1300 228

Natural England, 1 East Parade, Sheffield, S1 2ET, Enquiry Service: 0845 600 3078
enquiries@naturalengland.org.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227