



RIBBLE VALLEY
BOROUGH COUNCIL

10 NOV 2011

For office use only

Application No

Date received

Fee paid £

Receipt No:

320110860P

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

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	ANDREW
Last name:	THOMSON		
Company (optional):			
Unit:	House number:	House suffix:	
House name:	OLD SCHOOL ROOM		
Address 1:	WALKER FOLD		
Address 2:	CHAIGLEY		
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:	ENGLAND		
Postcode:	BB7 3LU		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:	House number:	House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Description of the Proposal

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

A SINGLE STOREY EXTENSION TO THE REAR AND WEST SIDE, RE-INSTATE DOUBLE HEIGHT WINDOWS TO THE FRONT, EXTENDING ONE REAR ROOM TO TWO STOREYS. CHANGE OF USE OF AGRICULTURAL LAND TO THE FRONT OF THE PROPERTY TO ALLOW SAFE 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: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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

Easting: Northing:

Description:

5. 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 as possible: ☐

Officer name:

Reference:

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

Details of pre-application advice received?

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)

SEE ENCLOSED DRAWING:-
DETAILS OF NEW VEHICULAR ACCESS.

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:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

IMMEDIATE NEIGHBOURS MR&MRS INSKIP, THE MANSE, WALKERFOLD HAVE BEEN CONSULTED THROUGHOUT AS WELL AS ALL NEIGHBOURS IN WALKER FOLD.

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:

12. 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):

SHEET 1 of 9

13. 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

14. Biodiversity and Geological Conservation

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

15. Existing Use

Please describe the current use of the site:

DOMESTIC HABITATION

Is the site currently vacant? ☐ Yes ☒ No

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

When did this use end (if known)?
DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

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

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. 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 will need to provide a full Tree Survey, with accompanying plan before your application can be determined. 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'

17. 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

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	NORTH & EAST SMOOTH RENDER PAINTED CREAM WEST WALL PEBBLE DASHED ALSO PAINTED CREAM SOUTH WALL ROUGH STONE HEAVILY POINTED	STD SELF COLOURED ACRYLIC RENDER WITH WHITE RILLED FINISH (WEST) CEDAR TO TH FRONT AND ROUGH STONE TO THE REAR	☐	☐	
Roof	MAIN BUILDINGS - CONCRETE TILE OUT BUILDINGS - SLATE GARAGE - GLASS FIBRE FLAT ROOF	BLACK SLATE ON MAIN BUILDING SINGLE PLY EPDM ON FLAT ROOF RAISED SEAM, ZINC COATED STEEL	☐	☐	
Windows	WHITE UPVC FOR THE MAJORITY OF THE WINDOWS 3 ARE SOFTWOOD PAINTED WHITE	DOUBLE HEIGHT WINDOWS TIMBER PAINTED REMAINDER ENGINEERED SOFTWOOD EXTERNALLY CLAD IN GREY ALUMINIUM	☐	☐	
Doors	UPVC FRONT DOOR GLAZED TIMBER REAR DOOR	SOLID TIMBER PANNELLED DOOR TO FRONT GLAZED TIMBER DOOR TO SIDE	☐	☐	
Boundary treatments (e.g fences, walls)	TARMAC ROUGH STONE & BEECH HEDGE TO FRONT, ROUGH STONE & TIMBER PANEL TO EAST. STOCK FENCE TO WEST & NORTH SOUTH	BOUNDARIES REMAIN UNCHANGED APART FROM THE ADDITION OF A HANTHORN HEDGE ALONG WEST BOUNDARY.	☐	☐	
Vehicle access and hard-standing	TARMAC DRIVE WITH 'CRAZY' PAVING IN FRONT OF HOUSE	NEW DRIVE & HARD STANDING IN WASHED PEA GRAVEL	☐	☐	
Lighting	2 HALOGEN SECURITY LIGHTS	LOW ENERGY SOFIT 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:

11. 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	3	3	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces	5	5	0
Other (e.g Bus)			
Other (e.g Bus)			

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes☒ No**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total proposed residential units (A+B+C+D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g) =							

Total existing residential units (E+F+G+H) =

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

19. All Types of Development: Non-residential Floorspace

Does 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	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees	NOT	APPLICABLE RESIDENTIAL ONLY		

21. 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
	NOT	APPLICABLE RESIDENTIAL ONLY		

22. Site Area

Please state the site area in hectares (ha)

23. 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 operational throughput (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.

24. 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):

25. 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):

[Redacted Signature]

[Redacted Signature]

17/10/2011

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):

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

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:

[Redacted Signature]

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):

[Redacted Signature]

[Redacted Signature]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

[Redacted Signature]

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

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

I certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

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

--

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

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

AGRICULTURAL HOLDINGS CERTIFICATE

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

17/10/2011

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.

3 copies of a completed and dated application form:



The correct fee:



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:



3 copies of a design and access statement:



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



3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



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

**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):

03/01/2010

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:
+44 01254 826811 ..

Country code: Mobile number (optional):
07768 902965

Country code: Fax number (optional):

Email address (optional):

AWMTHOMSON@AOL.COM

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:
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:

Design and Access Statement

In support for:-

320110860P

Resubmission of a planning application; A single storey extension to the rear and west side, reinstate the double height windows to the front, extending one rear room to two storeys. Change of use of agricultural land to the front of the property to allow safe access.

Amount

An extension is being applied for to the side and rear of the the garage. The basis of the extension follows the permitted development allowance of 4m to the rear and 4m to the side for a single storey extension. In the interests of highway safety, a new access will be created onto Chipping road. The existing access will be permanently closed off and landscaped accordingly. This application includes the reinstatement of the double height windows to the front elevation of the property and rebuilding the porch to reinstate the historical features of the property externally.

Use

The proposed extension will allow the existing property to become a modern family orientated house, and will provide adequate floor space without the need for further extensions.

The house as it stands is in a poor state of repair which needs considerable up dating. The roof is in a poor state with concrete tiles which have reached the end of their life as has the felt beneath. The walls, which are rendered are allowing moisture to enter. The interior walls are covered with mould, which when removed returns very quickly. There are two dehumidifiers running continually to keep the damp at bay however this still causes problems for the younger child who suffers from asthma. The damp is caused through water ingress though the external render which has failed in a number of places. The arched timber windows to the front of the property have wet rot and need replacing.

All this repair work has been on hold, whilst a decision on the extension is being made. It is only economically viable to carry out both the build of the extension in conjunction with the repairs and refurbishment bringing the building both to a habitable state and up to modern building regulations. This will create a sustainable house and protect the building for the future. Work on the Old School Room will include a damp proof course, a new roof, a re-render, a total electrical rewire and the installation of insulation.

The extension seeks to enlarge the property making it suitable for a family of 5. The extra bedroom is required for grandparents who are expected to join us in the house within the next few years. The problem of accommodation is exacerbated by the desire, by both us and related in the feedback from the planning authority, for the re-instatement of the double height windows to the

front. Currently the staircase is to the front blocking the east most window. Repositioning the stairs takes space from the building and could only be achieved by extending the property.

320110860P

Layout

The layout of the extension and house have evolved through a number of iterations as consultation was sought and feedback received. There was an original design which placed the majority of the extension directly to the rear of the property which would have minimised visual impact to the front. Through consultation with the neighbours it was agreed that this would be too imposing for them. The next scheme put the whole extension to the side and rear of the property, consultation with the planning officer prior to the initial application suggested that such a scheme would be too dominant. The extension was redesigned again twice, both designs subject to planning refusals based on the perceived scale of the extension relative to the Old School Room.

The latest submission is a completely new building format. Through trial of further options it was decided that the best way to obtain the required accommodation whilst maintaining the dominance of Old School Room was to make the extension single storey. The bedroom accommodation is maintained in the Old School Room. The stairs are moved to the rear of the existing building and the roof is raised to allow head room for the stairs. The outside toilet and laundry room roof are maintained. Following permitted development guidelines a single storey is added the whole length of the rear elevation projecting 4m from the existing building. This area will be used for a further two bedrooms. The garage is extended sideways by 4m and becomes the new kitchen. The kitchen will become the main living space and will benefit from the westerly aspect.

In deference to the topography there is a height change between the new single store extension to the rear and the extended garage. This benefits the bedrooms giving views to the front of the property down across the Hodder valley.

Scale

The single storey layout of the extension has significantly reduced the overall visual impact of the extension. From the front (north) and West elevation there is minimal increase over the existing massing. From the East (the aspect most affecting our nearest neighbours the changes are barely noticeable. Apart from the increase in height at the back of the building to accommodate the stairs however this will remove the existing chimney stack which is crude and unloved.

The scale and stature of the existing Old School Room will be enhanced by the re-instatement of the double height windows to the front. The Old School Room remains dominant from all elevations.

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Landscaping

The existing access will be closed off and the access track laid to grass. The driveway will then be dug off and landscaped according to the attached landscape drawing. Currently the mix of trees within the curtilage have been planted within the last 30yrs and are predominantly fruit trees the circumference of the largest is 420mm. We will plant a mixture of local native species trees to further enhance the area, we have already planted 3 semi-mature silver birch and a further 3 semi-mature white-beam on order.

Appearance

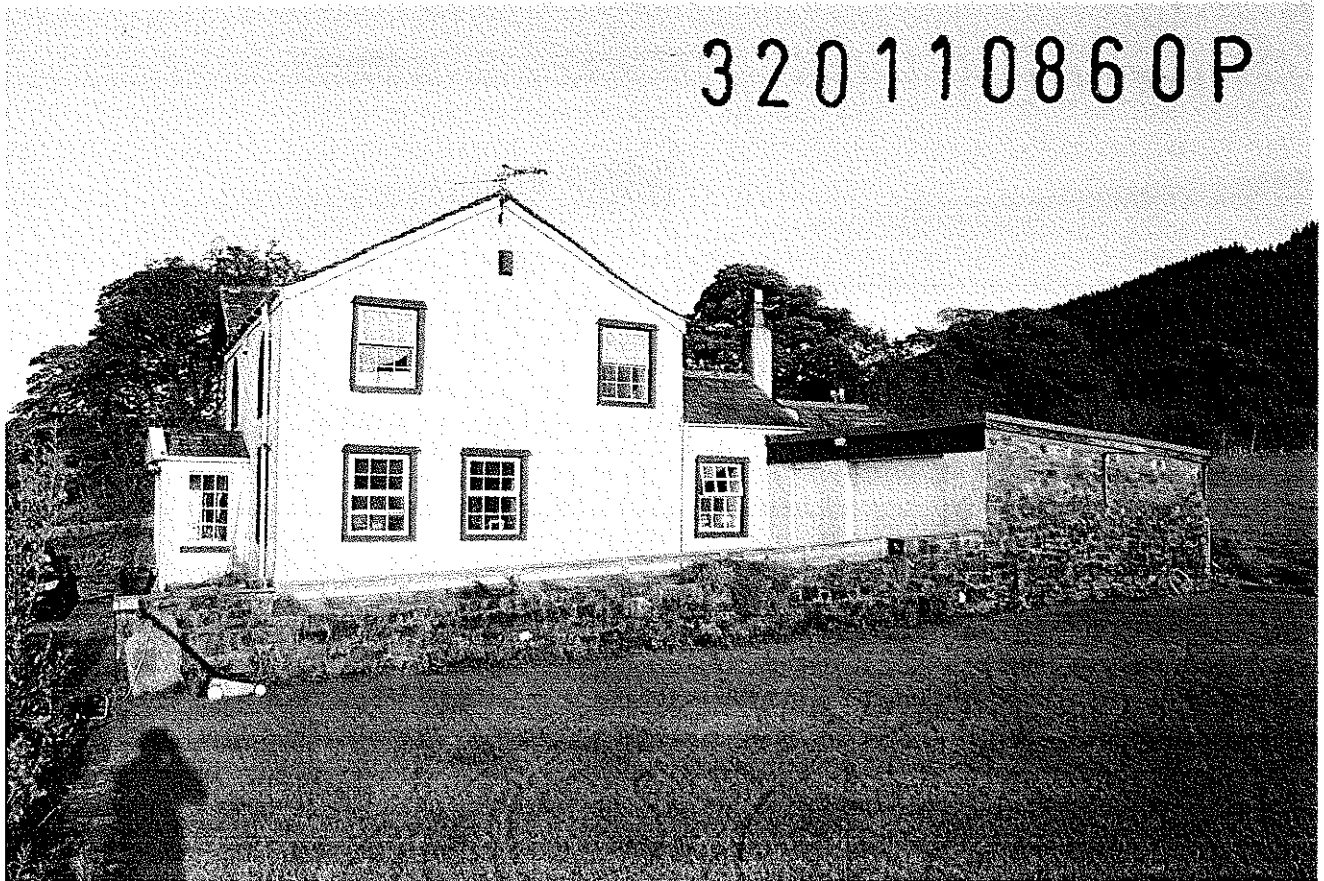
It has been recognised and agreed that the proposal to reinstate features of the Old School Room lost when it was converted will significantly improve both the building and by implication it's surrounding. There is an existing single storey garage to the side of the property which has been present in one form or another for at least 100yrs as established from old photographs. Although different in character to Old School Room the building forms part of its history. The new kitchen area which replaces it reflects this and gives a sense of what was. There is a clear division between the two buildings with the junction being set back and predominantly made of glass.

To aid the visual distinction of the two buildings the light self coloured render on the north and west elevations contrasts with the dark timber finish of the extension. This brings the Old School Room to the fore and allows the extension to recede. The flat roof over the kitchen allows the form of the Old School Room to be clearly seen from the west elevation.

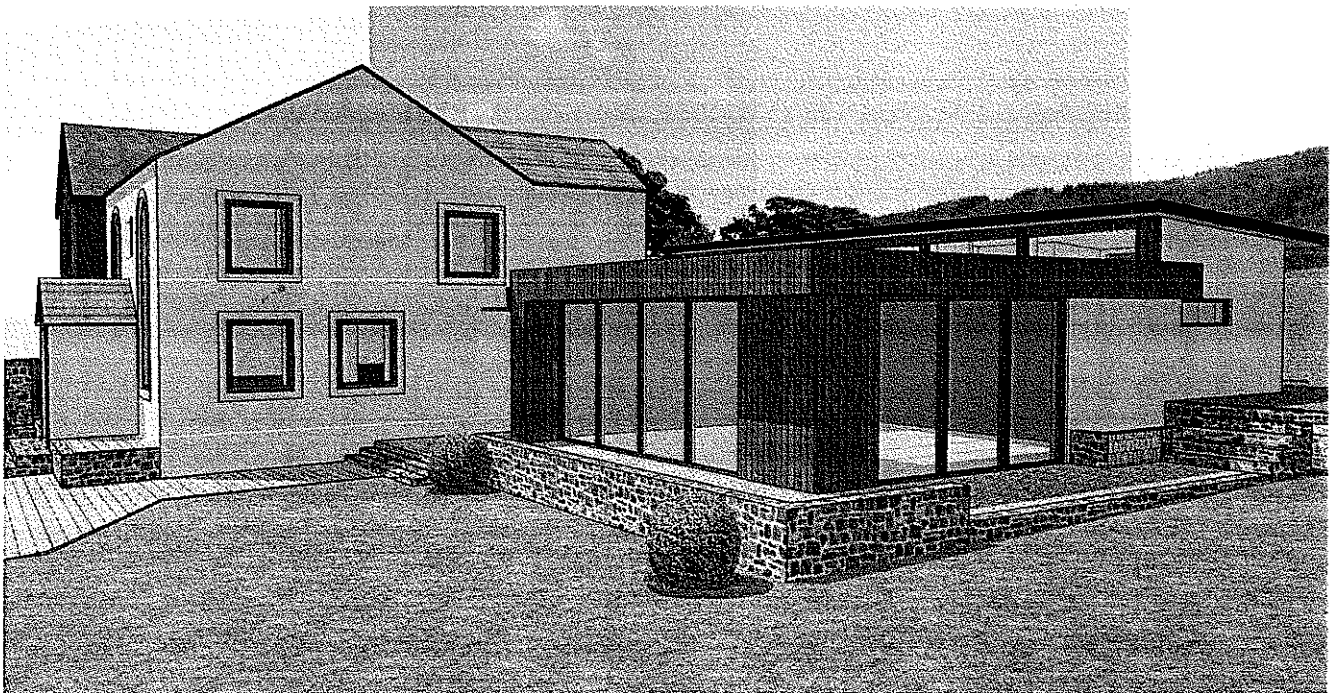
Away from the main Old School Room materials used on the extension reflect those currently found on the building. Render on the most weather faces and rough stone away from the weather. The quality of the materials used when the building was converted in the late 1960's were poor and have not stood the test of time. The concrete tiles have perished the render has failed and the timber window are rotten. So although the look of the materials will be replicated the quality will be much improved. The use of slate for the roof, modern renders and aluminium clad timber windows

The overall impression is not significantly different from the existing mix of buildings. Indeed there is currently no uniformity to the street scene in Walker Fold with an eclectic mix of properties within the local vicinity most of which are large detached dwellings. The proposed extension in terms of floor space will not create an overlarge house in comparison to the area but would help a small property be in more keeping with the area.

It should be emphasised that the property is not visible directly from the road outside. Although elevated above the road it is set back far enough not to make it visible. The only directly affected people are our immediate neighbours who are only too happy to see some of the existing features 'tidied up'

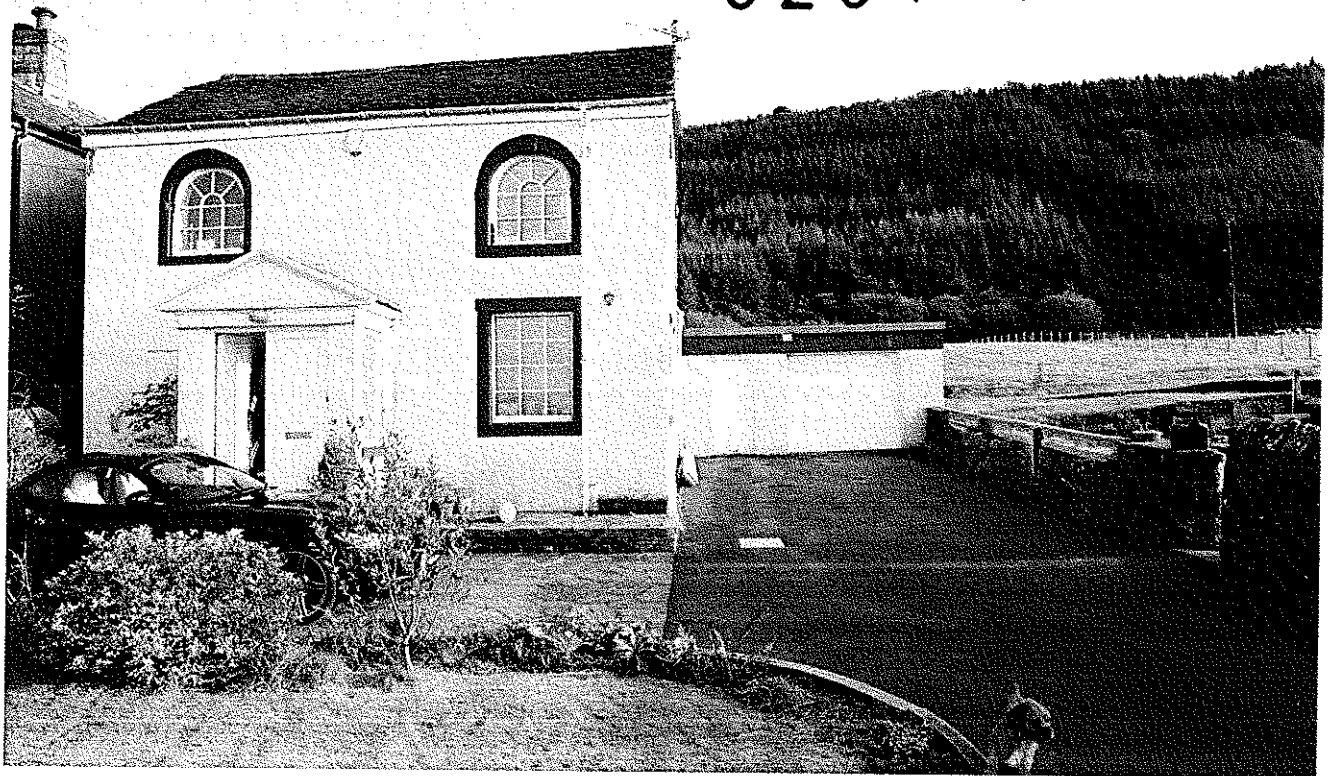


Existing West Elevation

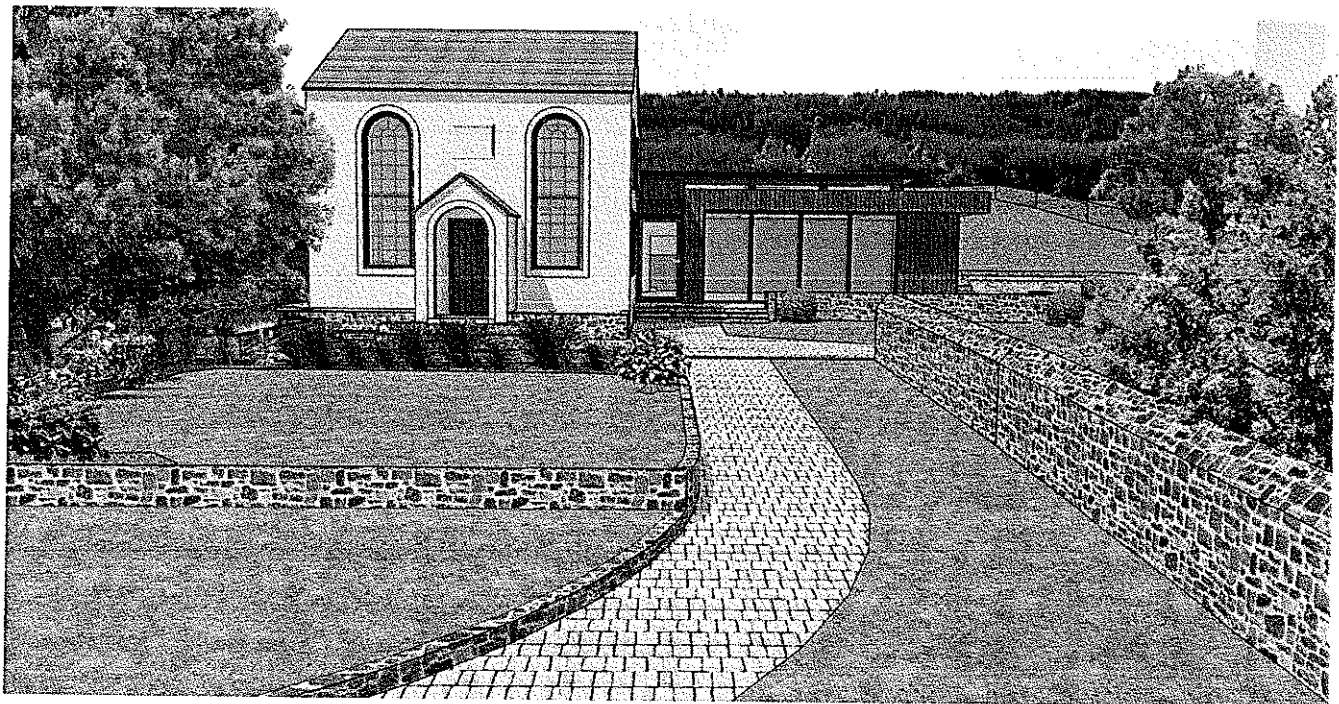


Proposed West Elevation

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Existing North Elevation

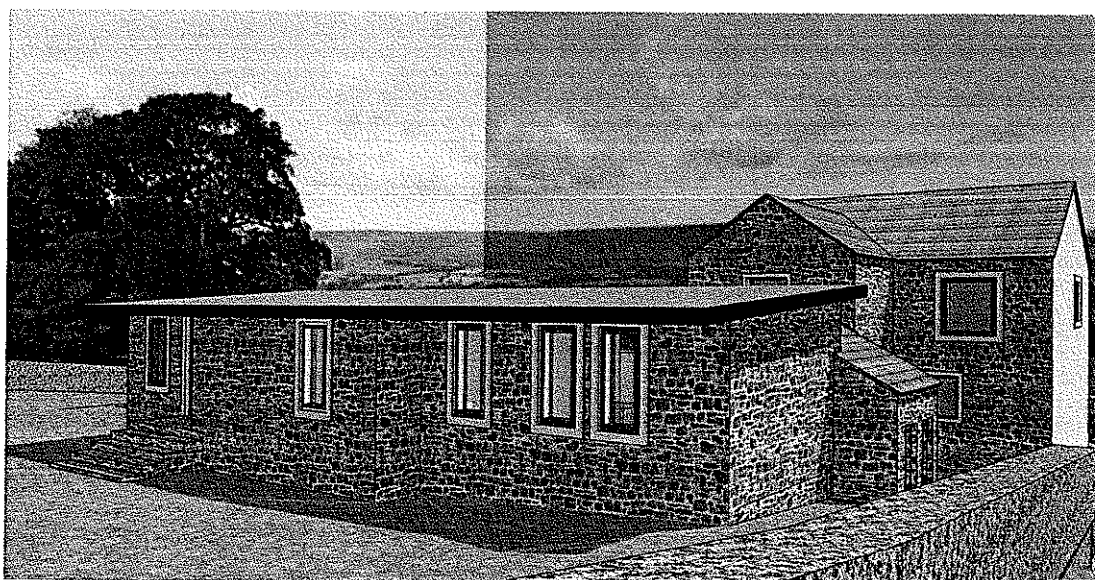


Proposed North Elevation

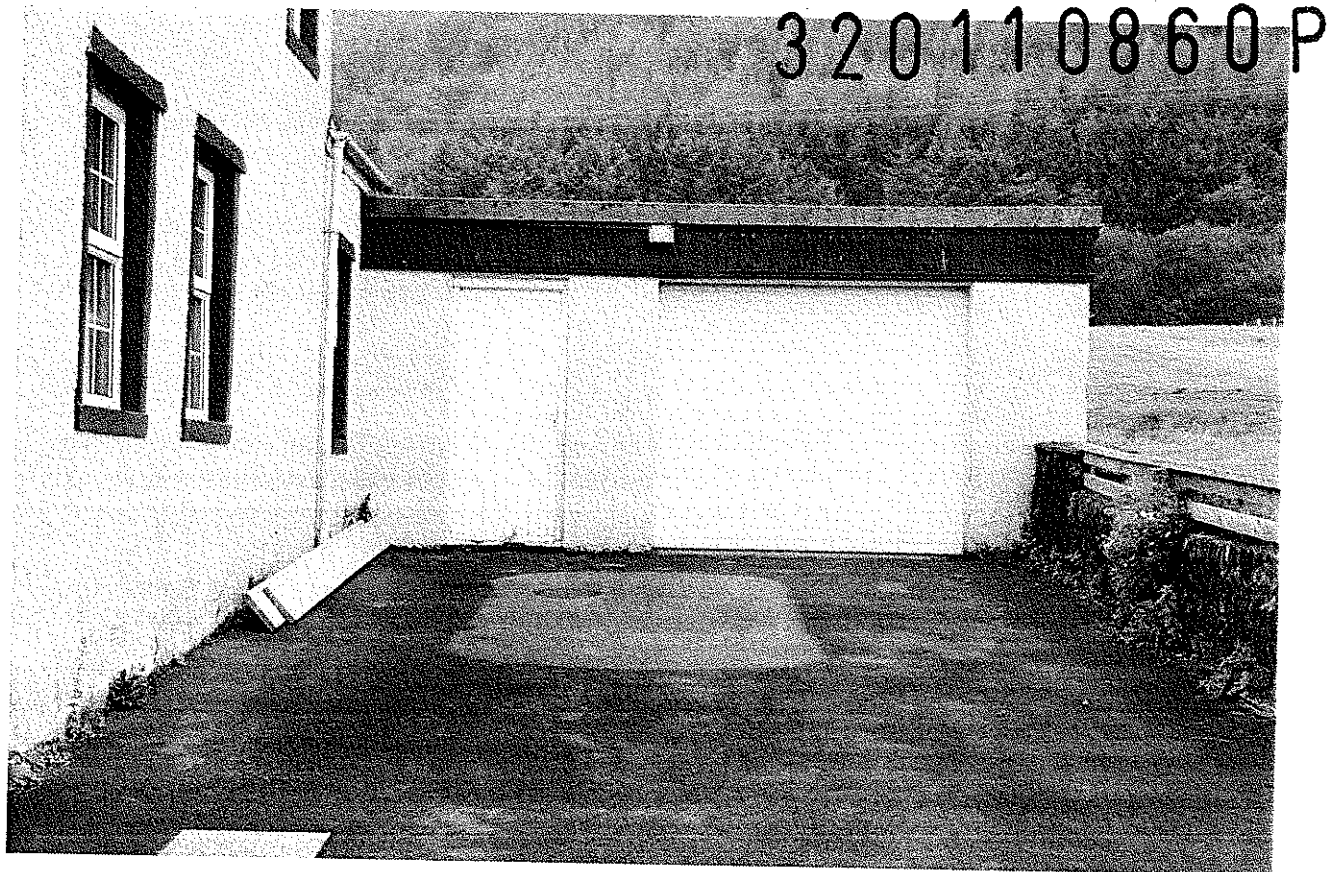
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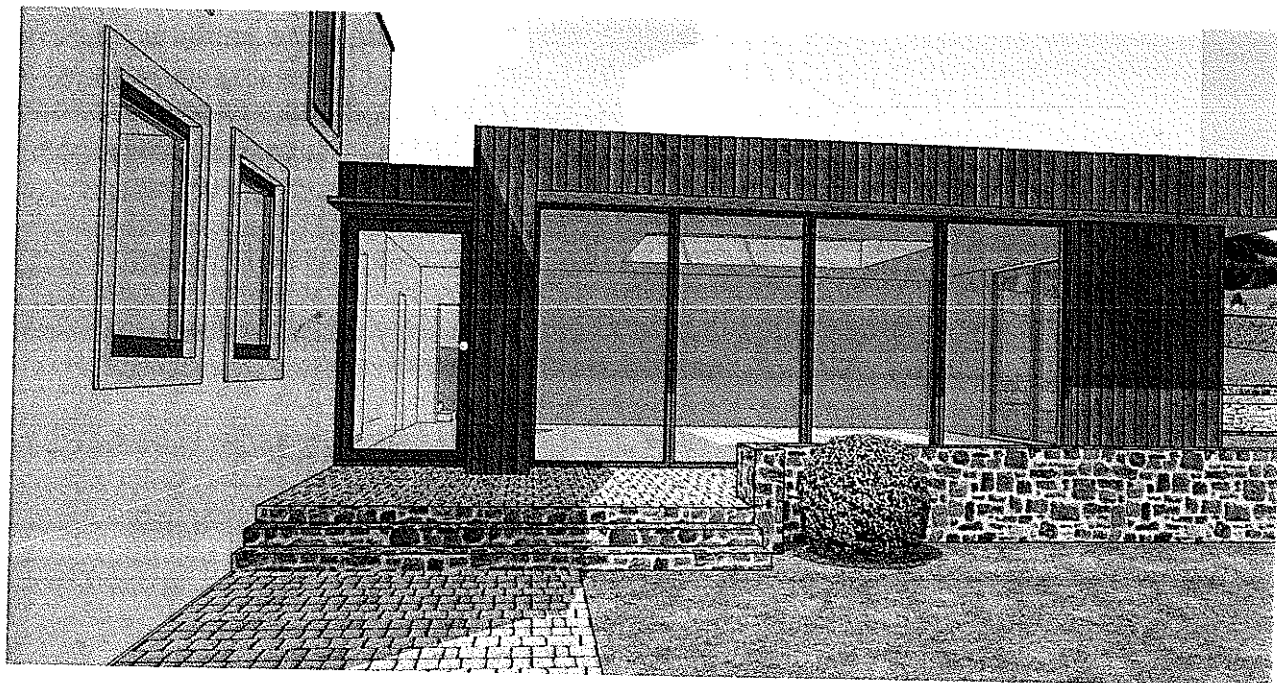
Existing South Elevation



Proposed South Elevation



North elevation of existing garage



North elevation of new kitchen

3201100005P

DECOR OF DEVELOPMENT	
20 JAN 2011	
HERITAGE STATEMENT	FOR THE ATTENTION OF

IN SUPPORT OF A PLANNING APPLICATION FOR
SIDE AND REAR EXTENSION INCLUDING CHANGE OF USE OF AGRICULTURAL LAND TO FORM NEW
ACCESS

AT

THE OLD SCHOOL ROOM, WALKER FOLD, CLITHEROE, LANCASHIRE,

HISTORY

The existing property dates back to 1792 and was originally used as a Chapel and School Room. Historically the building comprised of one open space, with large dominant arched windows situated to the front of the building along with a plaque sited centrally between the two windows.

The Old School Room is of great significance to the Church of the Latter Day saints due to the fact that the first confirmed British member of the church was confirmed in the River Ribble in 1868 and was from the church house next door. Elder Richards the first missionary also preached in the Old School Room and it is significant in terms of the amount of members the church gained in the area and is seen as the starting point of the church within Britain. Today visitors still come in coaches to the site and it is mentioned in Church Historical Literature. In fact a lot of the members of the church today in Utah can trace their ancestry back to Walker Fold.

The Following extract has been supplied by the Historical Department of the Church of the Latter Day Saints, this explains the reason why the Old School room is so important.

One of the nicest stories from the earliest period of the church in England is that of Willard and Jennetta Richards. Willard had arrived in this country with the first group of missionaries on July 20th 1837 and was sent to labour in the Bedford area.

Heber C. Kimball was also in that first group and was working around the town of Preston. The first baptisms took place 10 days after their arrival and George D. Watt became the first British person to be baptised, following a running race across the footbridge on the River Ribble for the honour.

On August 4th Jennetta Richards was baptised by Elder Kimball, and was immediately confirmed there on the river bank. Jennetta was the first person to be confirmed in England and therefore became the first full member of the church in this country.

Writing to Willard later the same day Heber C. Kimball prophetically commented, "I baptised your wife today."

Jennatta came from the hamlet of Walker Fold in Chaigley. Her father, John, was the school teacher and religious leader there. The schoolhouse was used as a chapel on Sundays. John wrote to Elder Kimball, inviting him to preach in the chapel, which he did on a number of occasions.

Jennetta's brother was a lawyer and through him the missionaries were able to get licences permitting them to preach legally in this country. He refused any payment.

Willard and Jennetta were not to meet until the 22nd of March 1838. This took place in the home of James Mercer at Thornley. That evening, while on the way to a meeting, Willard commented to Jennetta that

"Richards" was an excellent name. "I never want to change it, do you?" Jennetta answered without hesitation, "No, I do not!"

Willard wrote in his journal that day, "I think she never will."

On April 8th at the second General Conference of the church held in the British Isles, Willard was sustained as 1st Counsellor in the British Mission Presidency, with Joseph Fielding as President

On 20th April, Elders Heber C. Kimball, Orson Hyde and Isaac Russell left these shores to return to America. Three months later, in July, Willard was ordained an Apostle.

Finally, on 24th September 1838, Willard married his Jennetta.



PICTURE SHOWING WILLARD AND JENNETTA WITH THEIR SON

We have been in consultation with the Church of the Latter Day Saints regarding this proposal and their comments forwarded by email are detailed in full below

Dear Andrew, Jess and Julia

re: Walkerfold Chapel and School Room

Thank you for inviting us to comment on the proposed restoration of your property. We fully support your plans to restore the chapel/school room.

Your home has a special place in the hearts of members of The Church of Jesus Christ of Latter-day Saints. Every year Mormon families and tour groups (mainly from the UK and USA) come to visit the historic sites throughout the Ribble Valley. The events that happened in this area went on to impact

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our church history, UK history, American history and the settlement of the Wild West, and your home was an important part of that story.

We love your ideas for the proposed restoration. In places like Preston visitors have to use their imagination to picture what streets and buildings looked like since 'progress' has wiped away so much of Victorian Preston. However, the Ribble valley is a real gem for creating a more accurate picture of things as they were. Your building plus the Manse next door are way at the top of that list of things to do and see for our visiting groups. Hence the reason for our 1987 request to place the plaque that now sits on your front wall. It is a delight for them to come by and see these two buildings still standing in your peaceful village. However, having said that, we currently have to explain to visitors how the front windows and the porch would have looked. Your proposed changes of restoring the slate roof, returning the windows to full height, and creating an open living space on the ground floor would be a welcome restoration.

We are not concerned about the proposed modern extension as shown on your drawings. We recognise your need to make the building family friendly. The important thing to us is the restoration of the original structure. We value your effort to return the building to a more historic look, while at the same time adapting the building for continued use as a home. It is the viability of the building as a home that will preserve the structure in the long run.

We have shared your plans with specialists in historic preservation in our church historical department. They are supportive and grateful for effort to restore the building to its original appearance."

Jenny Lund: Church Historical Sites Salt Lake City, Utah, USA

George and Launa Herman: Europe Area Church History Advisors Homburg, Germany

Peter Fagg: Church History Advisor for England Chorley

re: The Restoration Process

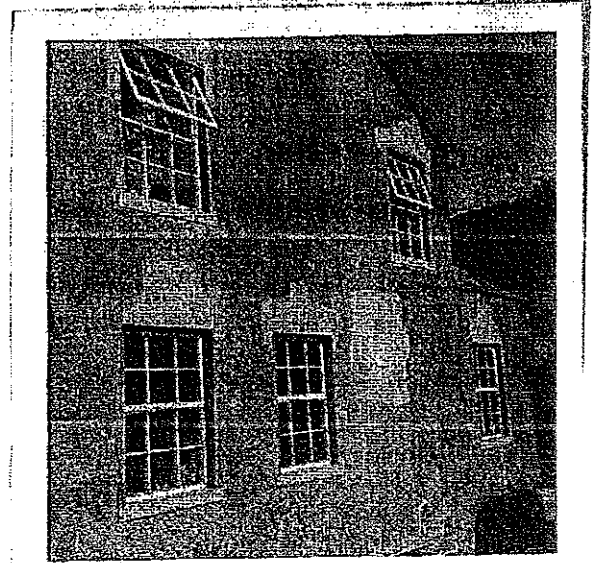
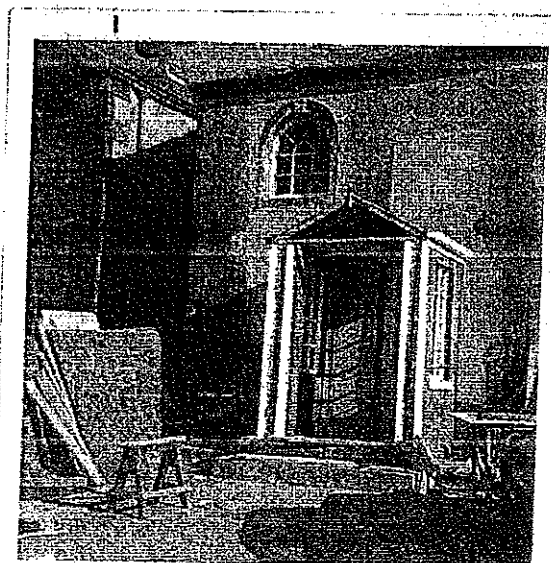
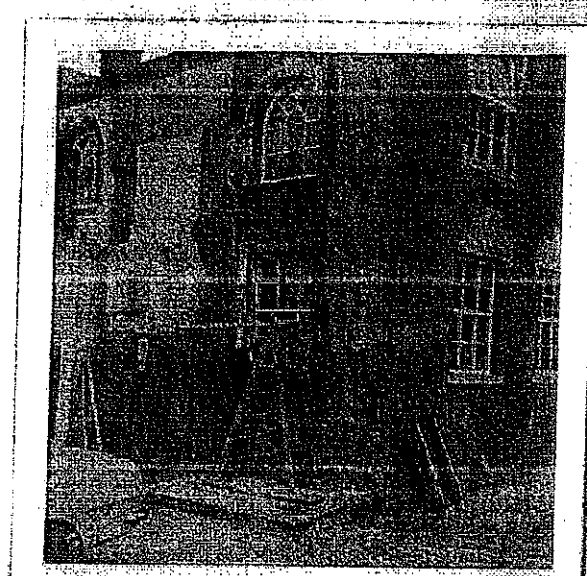
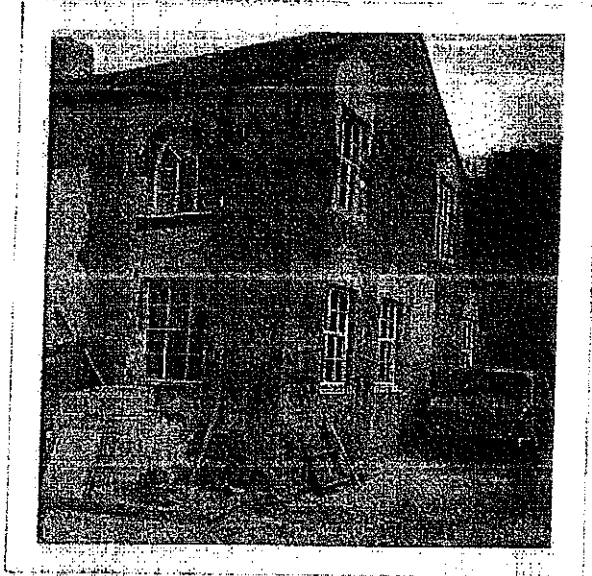
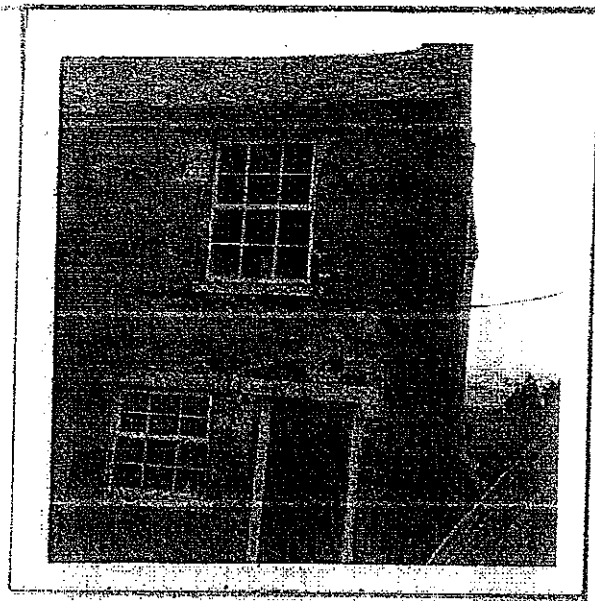
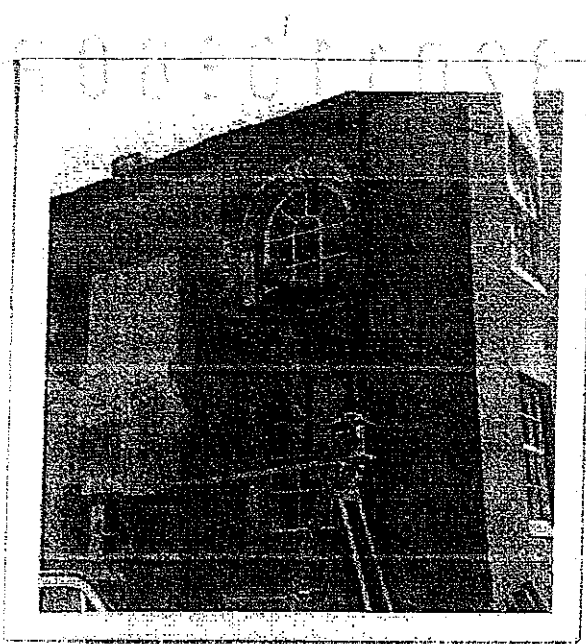
As a church we are avid record keepers, and request permission to document your restoration. This would mean allowing me to visit and document the unveiling of the original building as you progress.

best regards

Peter Fagg
Church History Advisor For England
306 Preston Road
Whittle-le-Woods
Chorley
PR6 7HZ
TEL & FAX: 01257 249750
email : peterf@btconnect.com

The building itself has always been of a simple form in terms of design and architectural features with the main features of the building being the full height arched windows to the front of the Old School Room.

In 1968 the building was converted into a residential dwelling which was very unsympathetic to the character of the building and subsequently little remains of the original features of the building. This includes the subdivision of the windows at the front of the property, the relocation of the plaque and addition of a porch on the front of the building. The conversion of this property was done in such a way that it no longer meets the needs of modern family living and the property is now in need of serious repair, due to damp, no insulation, and having a roof which is not in keeping with the character of the property nor of the area. The original slates were removed from the building and replaced with concrete tiles.



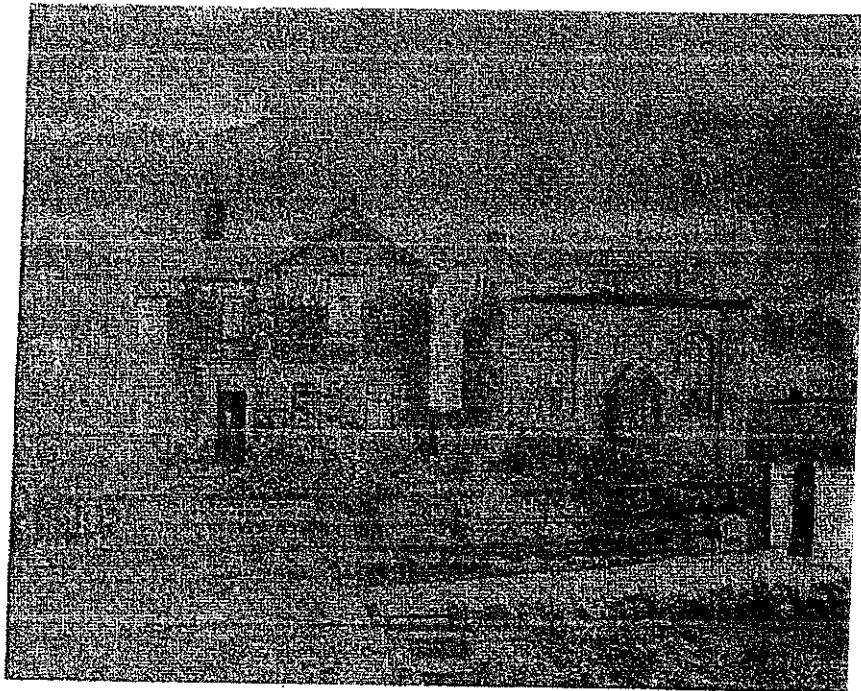
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IMPACT ON THE HISTORIC BUILDING

By siting the extension to the side set back from the building line of the existing building, and to the rear to replace the existing out buildings, and by designing the extension in the way it has will ensure that the main focus will still be on the historic building. The historic building will benefit significantly by having its original features restored and will once again become the dominant structure in the area.

The garage and buildings to the rear of the existing dwelling are modern additions with no historical value therefore it will be of very little detriment to the existing building if these were demolished as part of this project.

Pictures below show the Old School Room as it was historically and how it looked during and after the conversion into a dwelling.



HISTORICAL PHOTO TAKEN FROM CHURCH OF THE LATTER DAY SAINTS ARCHIVE

Other photos attached as a pdf document

APPLICATION

This planning application seeks to try to undo the significant detriment caused by the previous conversion of the building, and allow it to become a modern family house being fit for the applicants use to ensure that in the future the building will be able to support a modern family without coming into further disrepair or dilapidation. The applicant is also keen to ensure that the historic part of the building is the dominant structure with the extension being subservient to it, in terms of position and design.

It is the applications intention to restore the full height windows, remove the front porch and re instate the plaque centrally to the front of the building. A rear and side extension will then be built on the property. The main school room will then become one large family living area downstairs with a bedroom and ensuite to the first floor, with the rest of the living accommodation being in the new part of the building. This will be sited partially on the foot print of the existing garage, and other buildings to the rear of the property.

The design of the extension has been carefully considered to ensure that the main focus is still on the historical part of the building to ensure that this part of the building will remain the dominant structure as it is already. The side extension will be set further back than the main part of the house and by using different roof heights, and a mixture of render, glass and timber the bulk and mass of the building are broken up and the simplicity of the existing dwelling remains.

When the applicants purchased the house they consulted Ribble Valley Borough Council regarding the need to extend the property as it is too small to accommodate their family. Various pre planning discussions took place and a formal application was submitted but subsequently refused due to its over prominent and discordant features to the detriment of the appearance of the property itself and the appearance and character of the Forest of Bowland Area of Outstanding Natural Beauty.

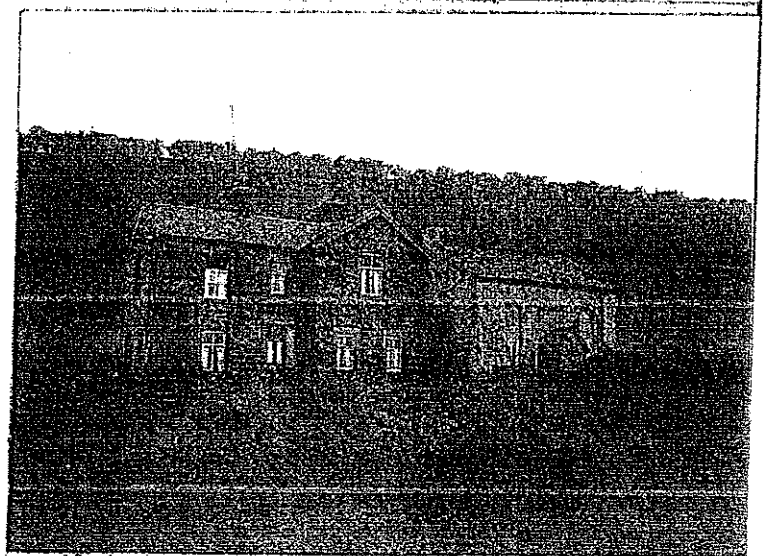
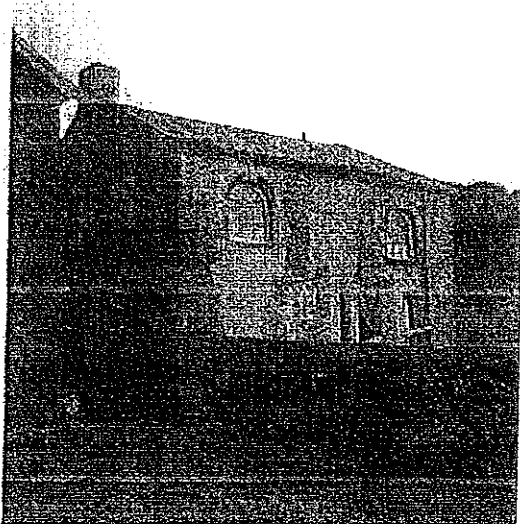
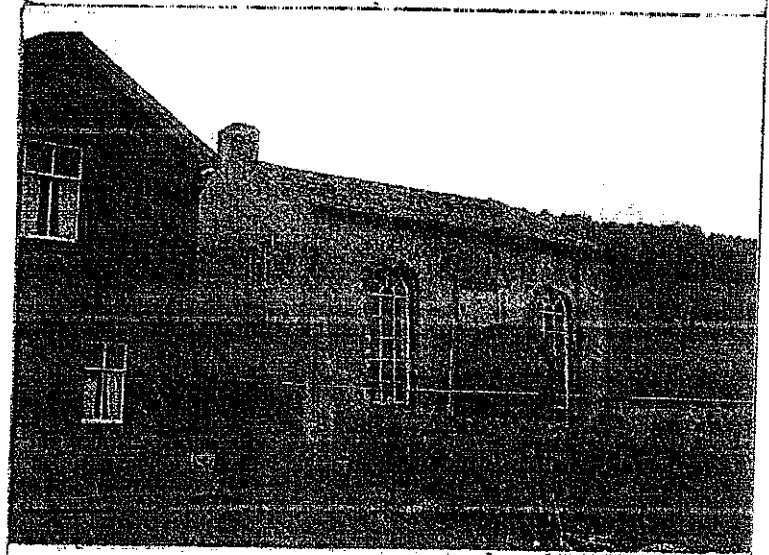
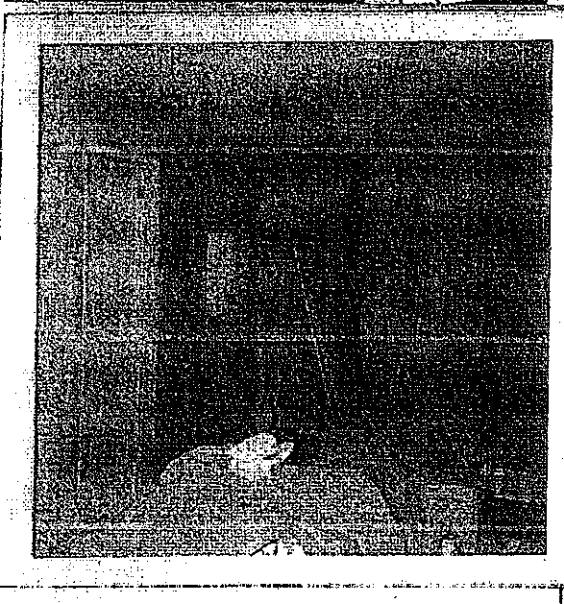
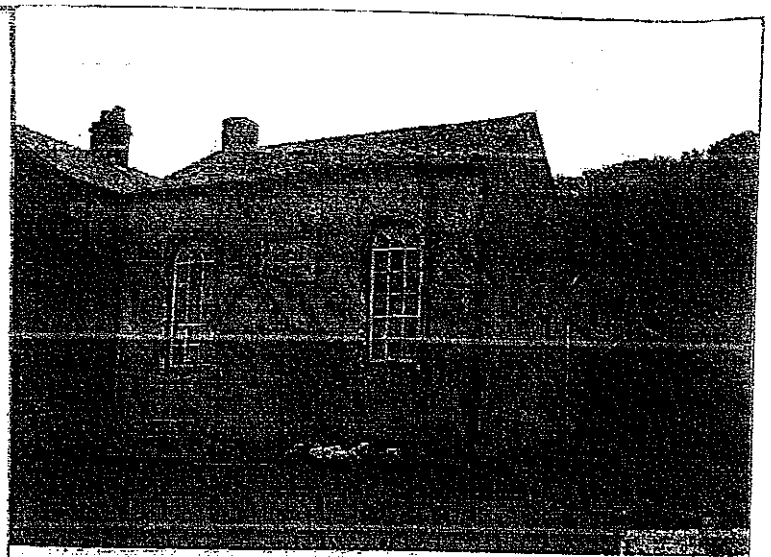
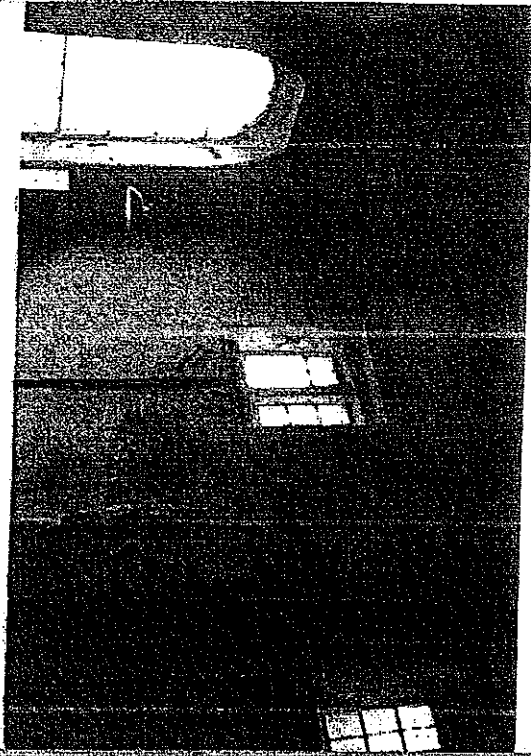
However in this application the applicant has scaled the extension down significantly to reduce its impact which includes lower roof lines. This has significantly altered the appearance and its flow with the existing building to ensure that both work together.

As well as planning drawings the applicant has submitted an artist's impression of the building as it would be if permission was granted along with an animation to show how the building would be viewed from the road. This clearly demonstrates that the impact on the surrounding area and ANOB will be minimal, especially with the proposed planting and existing screening which benefits the property.

SITE AND SURROUNDINGS

Walker Fold is a small hamlet on the outskirts of Clitheroe. The properties within the area are mostly large detached dwellings or barn conversions which have very little in common visually. The Old School Room is the only rendered dwelling within the area and holds a prominent position however once the extension has been completed in terms of floor area it will be more in keeping with the surrounding properties and will certainly not be over dominant within the area. In fact by retaining the original features and putting the roof back to slate, with the addition of a modern architecturally designed extension the area will be enhanced by a property of visual interest being sited within the local area.

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earthworks environmental design

9 Poorsland Barn, Slaidburn Clitheroe. Lancashire. BB7 3AE
01200 446859 / 07709 225783 / earthworksuk@yahoo.co.uk

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Mr A Thompson
Old School Room
Walker fold
Chaigley
Clitheroe
BB7 3LU

25 November 2009

Ref: B 694

Dear Mr Thompson

Bat inspection (European Protected Species): Old School Room, Walker Fold, Chaigley, Clitheroe.

Introduction

You have requested an inspection of the above named property to undertake a bat inspection as a condition of an application to the local planning authority for building alterations and a building extension. The proposed work will require re-roofing the property and removal of several out-buildings and a garage at the rear and side of the house. The existing buildings are shown in figures 1 - 6 of this report.

The survey was carried out by David Fisher (EED) Natural England licence No: 20093056 (Science and Education / Conservation). A full daylight inspection was undertaken between 08.15 and 09.15 on Wednesday 25 November 2009.

The weather at the time of the inspection was: temperature - 3.5°C, dry and breezy - moderate NW wind, cloud cover - 3/8 octas.

Survey methodology

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*).

The aim of a bat inspection is to make an assessment of the potential value of the site for bats and to establish whether bats have ever been active within any part of the property that will be affected by the proposed building/roof work.

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) and digital camera (Pentax Optio S6) to view all likely areas of the building for the presence of protected species (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.

Description of the property

The property is a two storey detached house (built circa mid/late 19C) with stone facing and a part brick and stone cavity wall construction. The house has a pitched timber-framed roof (figure 1 'A') with an enclosed roof void (figure 6). At the rear of the cottage is a stone-built extension with a pitched slate roof (with enclosed roof void - this area is not accessible) shown as 'C' in figure 3 and a small rear entrance porch of brick construction and pitched slate roof shown as 'D' in figure 3.

In the rear garden/yard is a stone-built out-building ('F' figure 5) with pitched slate roof; this building has a small WC and store and a larger room used as a laundry/utility area with boiler flue. The out-building is connected to the house by a workshop/store area ('E' figure 4) and this leads directly into the double garage and workshop at 'B' shown in figures 1 and 2; the garage/workshop has a flat/mono-pitch roof of timber and bitumastic felt construction.

The main roof of the house has a purlin and rafter pitched slate roof with a bitumen and hessian under felt. The enclosed roof void is clean, dry and draught-free and there is a glass fibre insulation layer over the ceiling joists. The area is currently used for storage of household items and is only used occasionally.

Within the main roof void are signs of regular activity by mice; there are small mammal droppings throughout this area, the majority of which are mouse droppings; however, there is some limited evidence of bat droppings (2 old droppings were located).

Location

The property is located at NGR: (SD 672418) at an elevation of 165m (asl) in a wholly rural location within the small community of Walker Fold. The site is close to open countryside and is adjacent to agricultural land and grazing. The property is on gently rising site close to Longridge Fell (rising to 300m); a large part of the fell is wooded with extensive coniferous plantation; the woodland is within 300m of the property to the south. The nearest open water is the River Hodder, a deeply wooded valley with extensive riparian habitat located within 1.3 km of Walker Fold to the north.

Although there is high value feeding and foraging habitat for bats in the wider district, the land adjacent to the property provides sub-optimal feeding, foraging and commuting habitat for bats.

Data search

The following bat species are known to be present within the wider district:

- Natterer's bat, (*Myotis nattereri*)
- Whiskered bat (*M. mystacinus*)
- Brandt's bat (*M. brandtii*)
- Daubenton's bat, (*M. daubentonii*)
- Brown long-eared bat, (*Plecotus auritus*)
- Common pipistrelle, (*Pipistrellus pipistrellus*)
- Soprano pipistrelle, (*P. pygmaeus*)
- Noctule bat (*Nyctalus noctula*)

Survey results

A daylight inspection of the building has shown some limited evidence of bat activity that is consistent with a property of this age, design and construction in a rural location. There is slight evidence of roosting or flight within the main roof void. Although mice are regularly active within the property and their droppings and feeding signs are frequent, two bat droppings were also located. The presence of a single, probably isolated individual is typical and does not indicate regular or significant use of the roof area by bats.

Several discarded insect wings were located on a shelf inside the store/workshop area (area 'E' figure 4). A total of 13 wings are significant and indicate feeding and perching activity by either common long-eared bat (*Plecotus auritus*) or natterer's bat (*Myotis nattereri*), the former species being the most likely species, although both bat species are relatively common and widespread within the district.

No other evidence of bat activity was located within any of the buildings; all internal and external features were carefully inspected and no further signs of bat roosting were found.

Interpretation and evaluation of results

There is some limited evidence of bat activity within two areas of the property; none of which indicates significant roosting activity. Isolated droppings within the roof indicate a single individual has entered the roof void. Flight within voids is not necessarily indicative of day roosting activity; several bat species are known to feed and forage opportunistically within buildings. There is no evidence of regular roosting or resting activity in the main roof, consequently the conservation significance of this area is very low.

Feeding and perching signs by long-eared bats in the workshop/store (area 'E') indicates a minor night feeding perch. The insect wings are typically those of noctuid moths, prey items include large yellow underwings (*Noctua pronuba*) and dark arches (*Apamea monoglypha*), species commonly found during late summer and autumn and frequently found at feeding sites. The presence of small numbers of discarded wings indicates only sporadic use of the building (perhaps when doors are left open) by very small numbers or solitary individuals (1 – 2 bats).

Likely impacts and risks

There are no signs of significant or regular bat activity within this property. The conservation significance* of this site is therefore assessed as low. The risk of disturbance of bats during the proposed building works is also likely to be limited.

The potential for disturbance to roosting or resting bats during the building alterations is low, consequently, the likely scale of the impact at site level on bat populations** is also likely to be low/negligible. NB. Low impact does not necessarily mean NO impact and therefore limited mitigation is required (see below).

* (Guidelines for proportionate mitigation, Figure 4, Bat Mitigation Guidelines, Jan 2004)

** (The scale of main impacts at site level, Table 6.1, Bat Mitigation Guidelines, Jan 2004)

Limitations of the survey

The daylight survey was undertaken outwith the optimal flight activity period (April – September). At this time of year, most bats have dispersed to winter hibernation roosts when most bats are extremely difficult to locate. One of the major constraints of carrying out a winter daylight survey is the lack of evidence of summer roosting activity. Field signs such as bat droppings, urine stains and discarded feeding remains tend to deteriorate over time, particularly on external walls and surfaces.

Further survey effort during the main summer activity period is not recommended in this particular case.

SUMMARY

The proposed building operations including re-roofing of the house and demolition of the out-buildings and garage/workshop **are unlikely to cause any disturbance to roosting bats** or result in the loss of a nursery bat roost, resting place or hibernaculum or cause injury or death of a European Protected Species (EPS). The scale of impact on an EPS is likely to be low or negligible.

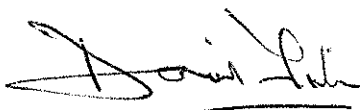
Please note the following points:

- 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. (For further information please refer to the notes 'Bats and the law' below)

- If you require further information on bats during the proposed building operations you should contact Bat Conservation Trust (BCT) by calling the National Bat Help-line on 0845 1300 228. BCT will normally contact a qualified bat worker in the area who will be able to visit the site and provide further advice free of charge.
- In the unlikely event of any bats being exposed or vulnerable to harm, stop work in that immediate area, replace the covering/material as gently as possible, avoiding causing any injury to bats or alternatively use gloves or a small container to move them safely to a dark and quiet area preferably without causing them to fly in daylight. Work in that area should not continue until you have sought advice from Natural England via the Bat Conservation Trust (BCT).

I attach further information regarding bat legislation and relevant contact details below. Please note, I do not supply a copy of the report to the local authority, therefore it is your responsibility to forward this report to Ribble Valley Borough Council.

Yours sincerely



David Fisher

SUPPORTING IMAGES



Fig 1:



Fig 2:

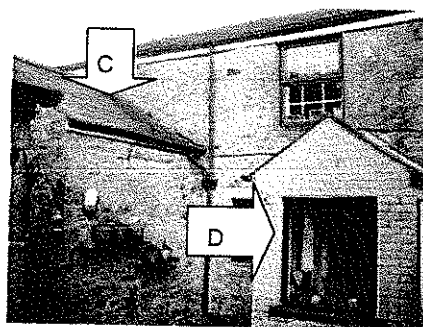


Fig 3:

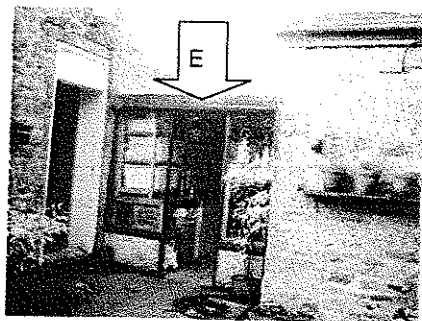


Fig 4:

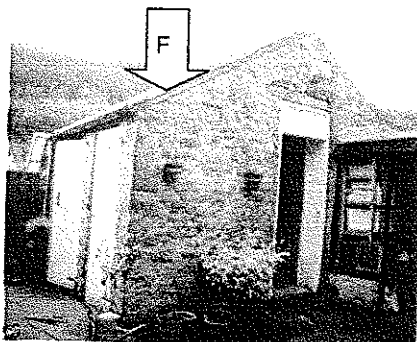


Fig 5:

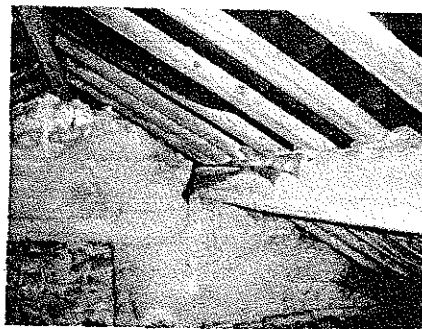


Fig 6: Roof void at point 'A'

Wildlife legislation – Bats and the law

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.

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS)

¹ Bat Mitigation Guidelines, AJ Mitchell Jones. Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation. (Previously ODPM).

Other useful contacts:

Bat Conservation Trust, 15 Cloisters House, 8 Battersea Park Road, London, SW8 4BG, 0845 1300 228

Department for Environment, Food and Rural Affairs. www.defra.gov.uk

Natural England area teams:

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

Yorkshire:

South Area Team - Government Buildings, Otley Road, Lawnswood, Leeds, LS16 5QT

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