



RIBBLE VALLEY
BOROUGH COUNCIL

02 NOV 2011

For office use only

Application No: 320110922 P

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

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:	SANDY
Last name:	MORRISON		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:	BEECH MOUNT		
Address 2:	WADDINGTON		
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:	UK		
Postcode:	BB7 3HS		

2. Agent Name and Address

Title:	MR	First name:	PHILIP
Last name:	COTTIER		
Company (optional):	SUNDERLAND PEACOCK & ASSOCIATES LTD.		
Unit:		House number:	
		House suffix:	
House name:	HAZELMERE		
Address 1:	PIMLICO ROAD		
Address 2:			
Address 3:			
Town:	CLITHEROE		
County:	LANCASHIRE		
Country:			
Postcode:	BB7 2AG		

3. Description of the Proposal

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

DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF PROPOSED REPLACEMENT DWELLING

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:	NEARFIELD				
Address 1:	EASTHAM STREET				
Address 2:					
Address 3:					
Town:	CLITHEROE				
County:	LANCASHIRE				
Postcode (optional):	BB7 2HY				
Description of location or a grid reference (must be completed if postcode is not known):					
Easting:		Northings:			
Description:					
N/A					

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?

SEE APPLICATION REF: 3/2011/0210 FOR
PREVIOUS PLANNING APPROVAL OBTAINED FOR
THE SITE

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)

N/A

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:

N/A

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

☐ Yes ☒ No

If Yes, please provide details:

N/A

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

If Yes, please provide details:

N/A

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:

N/A

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	BRICK/PAINTED RENDER	STONE/PAINTED RENDER	☐	☐	4107-11A
Roof	CONCRETE TILE	SPANISH FRANUISA NATURAL SLATE	☐	☐	4107-11A
Windows	SOFTWOOD TIMBER/METAL	WHITE UPVC	☐	☐	4107-11A
Doors	SOFTWOOD TIMBER	WHITE UPVC	☐	☐	4107-11A
Boundary treatments (e.g. fences, walls)	FENCE/HEDGE	AS EXISTING	☒	☐	
Vehicle access and hard-standing	TARMAC	TARMAC	☐	☐	4107-11A
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:

DRAWING REF: 4107-10A AND 11A (EXISTING AND PROPOSED DRAWINGS) DESIGN AND ACCESS STATEMENT, DATED 31/10/11, SCHEDULE OF EXTERNAL MATERIALS, DATED 31/10/2011, SITE LOCATION PLAN.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces: **NO CHANGE PROPOSED**

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

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):

CONNECTED TO EXISTING F/W DRAINAGE RUN TO THE NORTH OF THE SITE INDICATED ON DRAWING REF: 4107-10A

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:

RESIDENTIAL DWELLING

Is the site currently vacant? ☐ Yes ☒ No

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

N/A

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

N/A

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

N/A

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

REPLACEMENT DWELLING

Proposed Housing

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

Existing Housing

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

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) =							

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) =							

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) =							

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) = 1

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

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

No change - 1 no

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: N/A - RESIDENTIAL DWELLING

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed: N/A - RESIDENTIAL DWELLING

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha) [0.0827]

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:

N/A

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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.

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 for
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)

Sunderland Peacock

31/10/2011

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)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

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 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 more than 21 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):

Sunderland Peacock 31/10/2011

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



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



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

**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):

Sunderland Peacock

31/10/2011

(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):

sandy.dunmor@btinternet.com

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01200 423178

Country code: Mobile number (optional):

N/A

Country code: Fax number (optional):

Email address (optional):

philip.cottier@sunderlandpeacock.com

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)

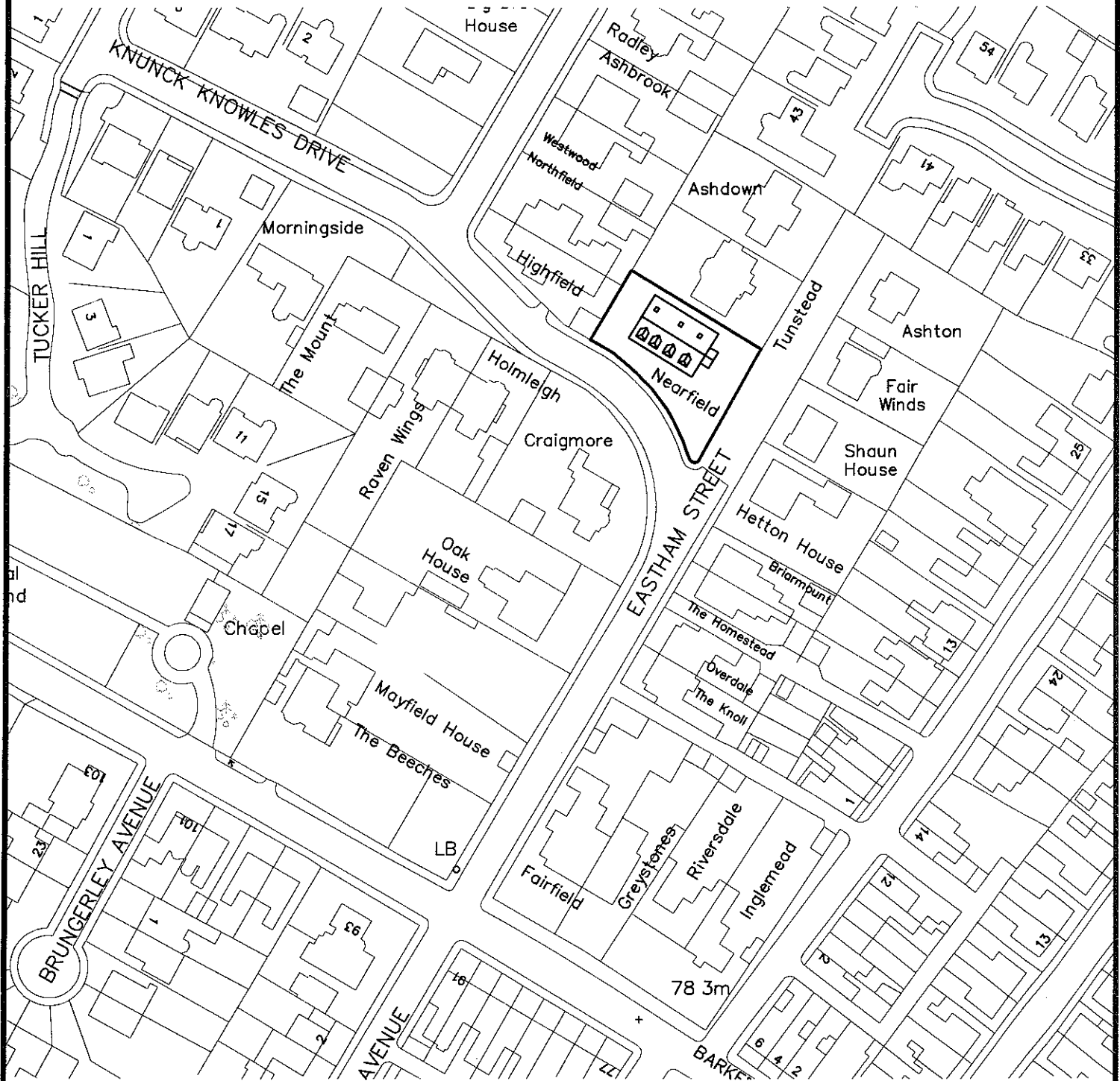
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

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LOCATION PLAN

1:1250



DESIGN AND ACCESS STATEMENT FOR
A REPLACEMENT DWELLING AT
NEARFIELD
EASTHAM STREET
CLITHEROE

020110922P

Date: 31 October 2011

Job no: 4107

INTRODUCTION

Nearfield is a private dwelling constructed approximately 40 years ago. The property is situated on the North East side of Clitheroe with most of the properties in the area being of individual design. The area is attractive with high quality houses surrounded by mature gardens and hedges.

Our clients have recently purchase Nearfield and are looking to retire there. The site currently has planning permission for a large extension and refurbishment scheme (ref: 3/2011/0210 - 16 May 2011).

We successfully obtained building regulations approval 24/10/2011 and were looking to start work, however, on receipt of the returned priced tenders for the approved scheme it became apparent that the cost of the approved scheme when compared with demolishing and rebuilding the dwelling was significantly more expensive.

Therefore, the reduced cost, re-design to our client's exact requirements and improved thermal performance a new dwelling could offer were all major factors for our clients when applying for this planning permission.

DESIGN

As agreed, given our original approval the existing flat roofed garage, rear utility, wc and porch are not in keeping with the property with their roofs also at the end of their designed lifespan. The window fenestration and appearance as current is also a bit of a miss match of styles and sizes.

Constructing the new replacement dwelling will rectify these points providing a more uniform, balanced and in-keeping appearance.

SCALE / MASSING

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I have indicated the dimensions of the existing dwelling to be demolished (see dwg refs: 4107 - 10A) and proposed replacement dwelling (see dwg ref: 4107-11A). It can be seen that the ridge height of the replacement dwelling (proposed) has been restrict to reflect that of the existing height - no change. The benefit of re-designing the dwelling has also meant that the overall length of the replacement dwelling is considerably less than that of the existing and approved scheme (ref: 3/2011/0210). The existing footprint /building line from the North boundary has been maintained and this in addition with no change to the ridge height and the omission of dormers to the rear and replacement with roof lights will again improve privacy to the neighbouring property (Tunstead) when

compared to that of the previously approved scheme (ref: 3/2011/0210). This has been highlighted by overlaying the approved scheme in grey over the proposed replacement dwelling (see dwg ref: 4107 – 10A).

MATERIALS

The replacement dwelling will be constructed from sensitive but traditional materials - natural stone plinth, rendered walls, natural stone quoins and window/door surrounds, oak entrance porch and Spanish Franvisa natural slate (see Schedule of Materials, dated 31/10/2011 for further details).

ACCESS

The site will be fully accessible and offer sleeping accommodation at both ground and first floor levels including Ensuite and Cloaks at ground level.

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SCHEDULE OF EXTERNAL MATERIALS IN CONNECTION WITH
THE PLANNING APPLICATION FOR A REPLACEMENT DWELLING
AT
NEARFIELD, EASTHAM STREET, CLITHEROE, BB7 2HY
FOR
MR AND MRS S. MORRISON

JOB REFERENCE: 4107
DATE: 31/10/2011

SCHEDULE OF MATERIALS

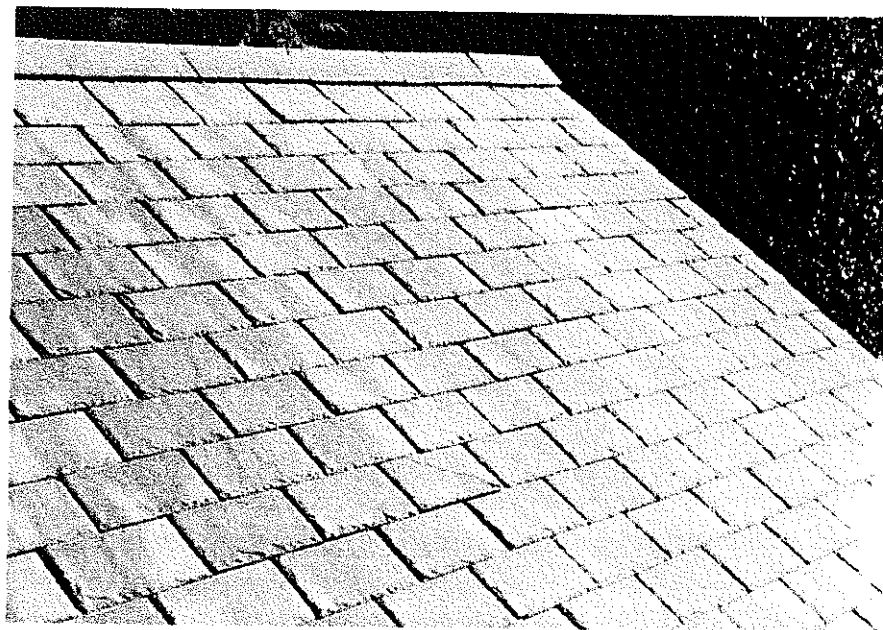
External materials:-



Pl. 1 Photograph which shows a sample of the external render finish to the external walls of the proposed replacement dwelling



Pl. 2 Photograph which shows a sample of the stone quoins that would be used to the corners of the external walls and typical natural stone surrounds to the windows and doors of the proposed replacement dwelling



Pl. 3 Photograph showing the sample of the Spanish Franvisa natural slate which is to be used on the roof of the proposed replacement dwelling.

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BAT SURVEY

AT

NEARFIELD
EASTHAM STREET
CLITHEROE

DATE AND TIME OF VISIT
27TH MARCH 2011

WEATHER CONDITIONS

OVERCAST, NO BREEZE 9°C

REFERENCE NO. 4107

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

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THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

The development involves demolishing the existing flat roofed garage and rear porch and replacing with an extension. The first floor accommodation is to be extended into the existing roof space.

TYPE OF BUILDING

X

HOUSE
BARN
GARAGE
OTHER

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COMMENTS: The house is a detached dormer bungalow

LOCATION

X

URBAN
SMALL TOWN/URBAN VILLAGE
RURAL/VILLAGE

COMMENTS: The property is located on a residential road in Clitheroe.

BUILDING ADJACENT TO OR WITHIN 10M OF

X

TREES
HEDGEROW
OPEN WATER

COMMENTS: The house is surrounded with a garden which abuts neighbouring gardens. The rear boundary to the property has a laurel hedge and there is a beech hedge to the front and side. There are a few small Cherry trees in the garden

WALL CONSTRUCTION

X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are smooth rendered with a brick plinth.

ROOF CONSTRUCTION

X
X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The house roof is tile with an overhang at the eaves, there are barge boards to the gables. The garage and porch have a felt flat roof

BAT ACCESS POINTS IN WALLS

Yes No

	X
--	---

COMMENTS: There are no bat access points in the walls.

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

COMMENTS: There was no evidence of any droppings surrounding the building or staining on the walls. The bat the detector result was negative.

	Yes	No
ROOF SPACE		
TRUSSED		
PURLINS	X	
FELT	X	

COMMENTS: Part of the roof space is already used as bedroom accommodation, the remaining roof space is accessed via a door opening. The purlins, rafters and felt are in good condition.

	Yes	No
BAT ACCESS POINTS IN ROOF		X

COMMENTS: The roof tiles are in reasonable condition as are the eaves and gable soffits, no gaps exist for bats to access. The felt roofs are in good condition with no access points for bats.

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

COMMENTS: Close inspection of the timbers and felt did not disclose any cracks or crevices suitable for bat habitation. The paper covering the insulation between ceiling joists did not reveal any feeding or dropping evidence.

CONCLUSION

It was possible to closely examine the property, no evidence was found that bats roost, feed, or hibernate in the house or garage.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

When bats are found to be present in a building:

- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.

- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

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

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

PHOTOGRAPHS



PART FRONT ELEVATION



GARAGE.

SIDE ELEVATION SHOWING

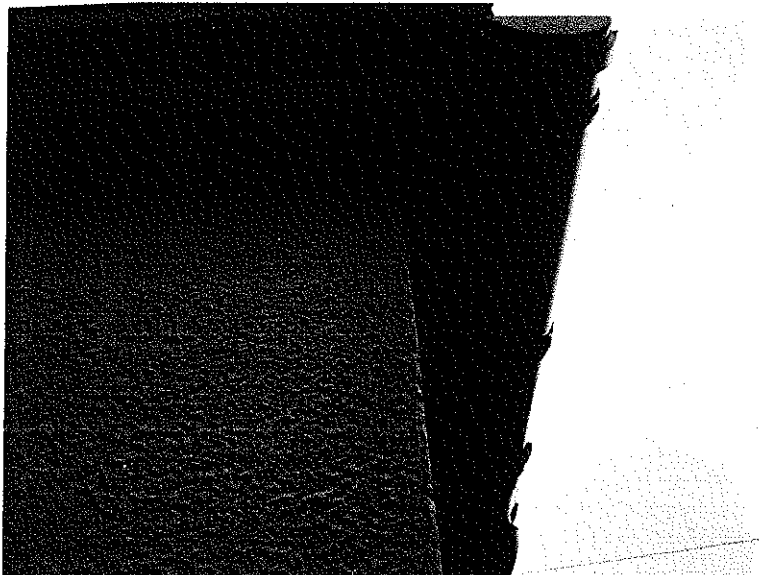
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GARAGE.

REAR ROOF OF HOUSE AND



FLAT ROOF SOFFIT



ROOF SPACE