



RIBBLE VALLEY
BOROUGH COUNCIL

15 NOV 2011

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110948P

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

Householder Application for Planning Permission for works or extension to a dwelling Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:		Surname:	Wells
Company name:					
Street address:	9 Gills Croft				
					Telephone number:
Town/City:	Clitheroe				Mobile number:
County:	Lancashire				Fax number:
Country:					Email address:
Postcode:	BB7 1LJ				
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:		First Name:		Surname:	
Company name:	Sunderland Peacock & Associates				
Street address:	Hazlemere				
	Pimlico Road				Telephone number:
Town/City:	Clitheroe				Mobile number:
County:	Lancashire				Fax number:
Country:					Email address:
Postcode:	BB7 2AG				

3. Description of Proposed Works

Please describe the proposed works:

Extension to Form Front Entrance Porch and Cloakroom and replacement of existing flat roof over Garage projection with tiled pitched roof to match existing.

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

320110948P

Full postal address of the site (including full postcode where available)

House: 9 Suffix:

House name:

Street address: GILLS CROFT

Town/City: CLITHEROE

County: LANCASHIRE

Postcode: BB7 1LJ

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

Easting: 375043

Northing: 440985

Description:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle
access proposed to or from
the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian
access proposed to or
from the public highway?

☐ Yes ☒ No

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. 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)

☐ The agent ☒ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Facing brickwork

Description of *proposed* materials and finishes:

Facing brickwork to match existing

Roof - description:

Description of *existing* materials and finishes:

Proprietary tiles to pitched roof.

Description of *proposed* materials and finishes:

Tiles to match existing over extension roof and replacing flat roof to Garage.

11. (Materials continued)

320110948P

Windows - description:

Description of *existing* materials and finishes:

uPVC framed

Description of *proposed* materials and finishes:

uPVC framed to match existing

Doors - description:

Description of *existing* materials and finishes:

uPVC framed

Description of *proposed* materials and finishes:

uPVC framed to match existing

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:

Location Plan

Bat Survey

Existing Plan & Elevations

Proposed Plan & Elevations

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

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

(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: ☐

If any part of the land is an agricultural holding of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing sole tenant - not applicable in the first column of the table below

Title: First Name: Surname:

Person role: Declaration date: ☒ Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information



Date:

Playing Field

Playing Field

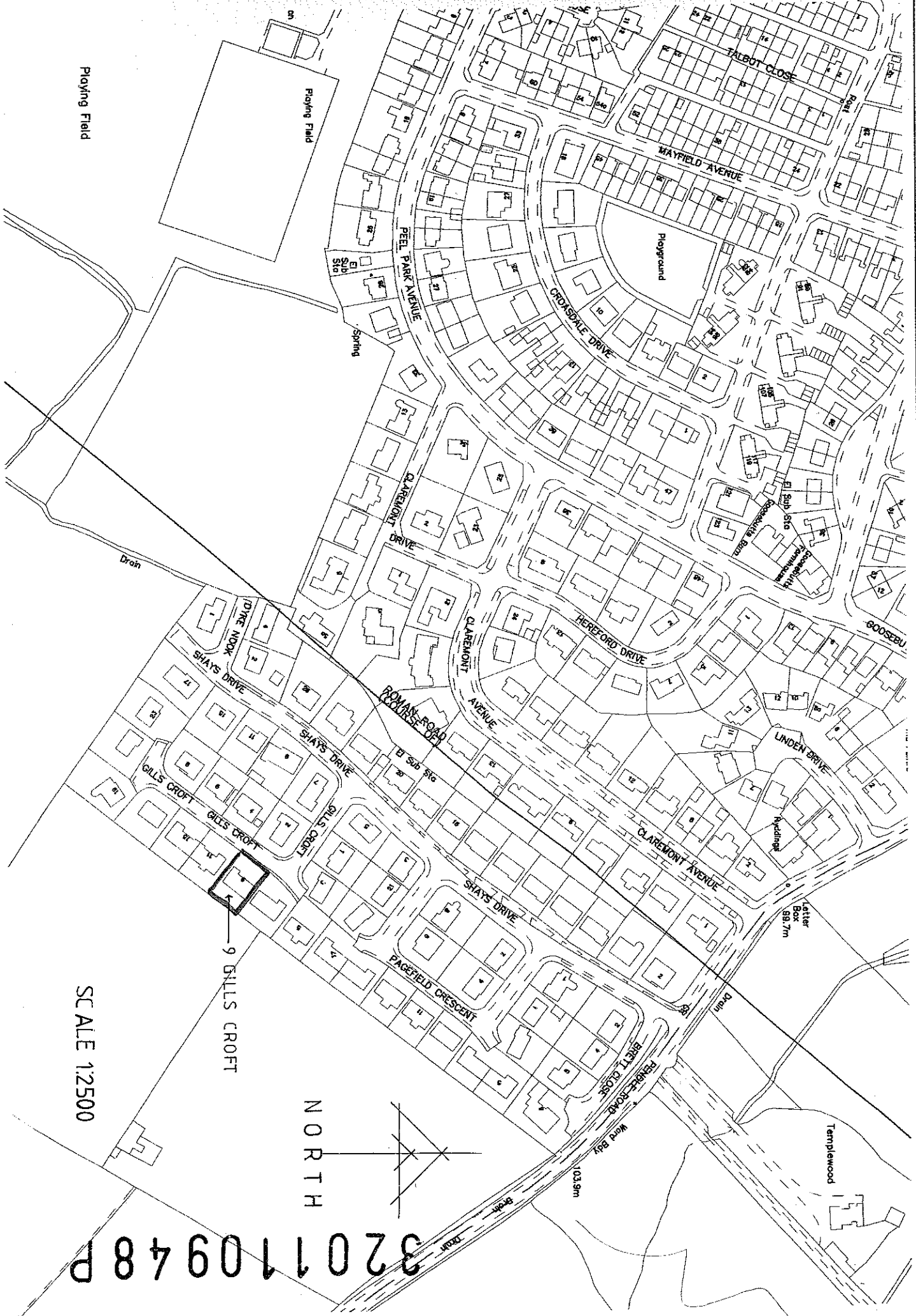
Drain

9 GILLS CROFT

SCALE 1:2500

NORTH

320110948P



320110948P

BAT SURVEY

AT

9 GILLS CROFT
CLITHEROE

DATE AND TIME OF VISIT
10th Nov 2011 9.30 AM

WEATHER CONDITIONS

Overcast, slight drizzle, no breeze. 11 °C

REFERENCE NO. 4197



Survey carried out by:

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

320110948P

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.

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 projection 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

320110948P

PROPOSED DEVELOPMENT

Formation of porch to front door and replacing section of flat roof over garage with a pitched roof.



Front elevation

TYPE OF BUILDING

X	HOUSE
	BARN
	GARAGE
	OTHER

COMMENTS: The house is a detached bungalow.

LOCATION

	URBAN
X	SMALL TOWN/URBAN VILLAGE
	RURAL/VILLAGE

COMMENTS: The house is located on a housing estate on the edge of Clitheroe's settlement boundary.

BUILDING ADJACENT TO OR WITHIN 10M OF

	TREES
X	HEDGEROW
	OPEN WATER

COMMENTS: The house has a garden to the front and rear with a Beech hedge boundary to the sides. There are a few small trees in neighbouring gardens. Agricultural fields abut the rear boundary.

WALL CONSTRUCTION

	STONE
X	BRICK
	STEEL
	BRICK/BLOCK AND RENDER
	OTHER

320110948 P



ROOF CONSTRUCTION

	SLATE
X	TILE
	GREY SLATE
	STEEL
X	FLAT ROOF FELT

COMMENTS: There is a small section of flat roof over part of garage. The main roof is pitched it was not possible to examine the roof structure.

BAT ACCESS POINTS IN WALLS

Yes No

	X
--	---

COMMENTS: Pointing is in good condition with no cracks or crevices.

BAT SIGNS, EXTERNAL

SEEN

DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes No

	X
	X
	X

COMMENTS: There were no signs of bats externally and there is no history of bat sightings in the area.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes No

COMMENTS: The flat roof in garage is boarded out to the underside, and it was not possible to examine the main roof space.

BAT ACCESS POINTS IN ROOF

Yes No

	X
--	---

COMMENTS: The tile and flat roof covering are in good condition with no access points for Bats. The fascias and soffits are tight fitting with no possible access for bats.



320110948 P

Fascia and soffit.

BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes No

	X
	X
	X
	X
	X
	X
	X

COMMENTS: None of the above where found.

CONCLUSION

This building does not provide a feeding, breeding, roosting or hibernating habitat for bats. The alterations to the roofs will not affect any bat population.

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.

320110948 P

- 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

320110948P

Materials to be used on the Proposed Extension at 9 Gills Croft Clitheroe BB7

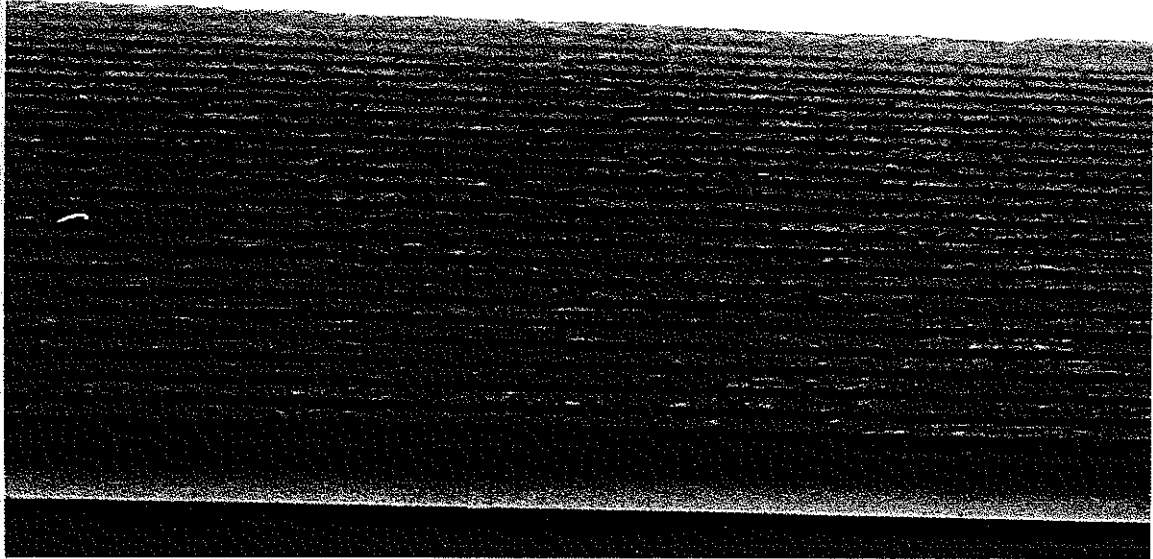
Submitted with Planning Application – For Local Authority Approval

Ref: 4197

Date: 15-11-2011

Version: 2.01

320110948 P



**Proprietary roof tiles – manufacturer – colour – size
All To Match Existing**

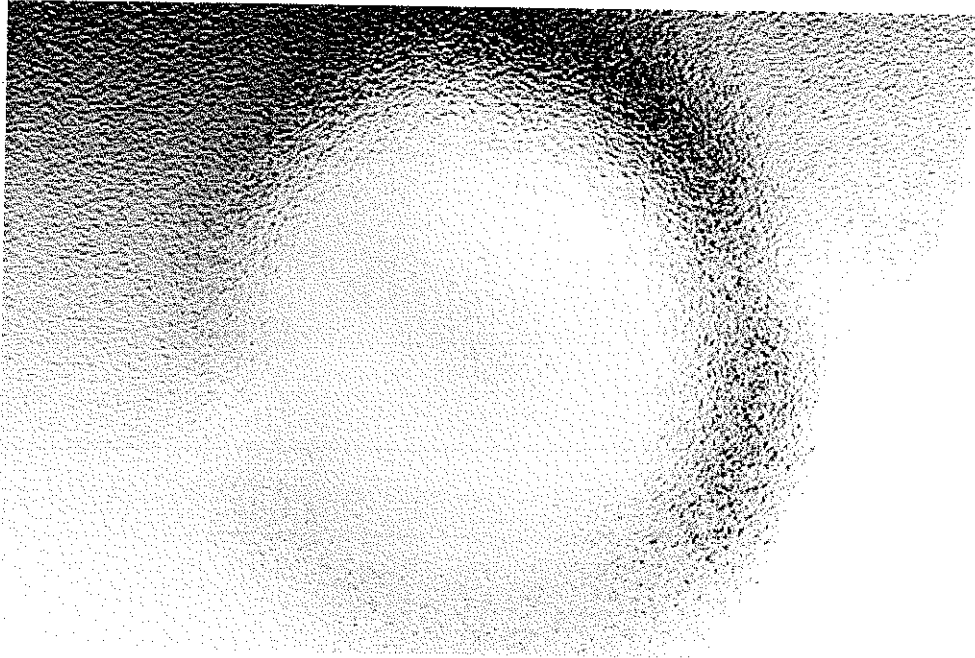
320110948P



Facing Brickwork – White uPVC windows fascias & soffits – white uPVC window & door frames –
black uPVC gutters and rain water pipes

All To Match Existing

320110948 P



Photograph of the obscure glazing to be used in the Cloakroom window