



RIBBLE VALLEY  
BOROUGH COUNCIL

1 FEB 2011

For office use only

Application No.

320111014P

Date received

Fee paid £

Receipt No:

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:                                                                                                            |                 | First name: |  | Surname:          |                  |
| Dr Lama and Mr Sharma                                                                                             |                 |             |  |                   |                  |
| Street address:                                                                                                   | Portfield House |             |  | Country Code      | National Number  |
|                                                                                                                   | Portfield Lane  |             |  | Telephone number: | Extension Number |
|                                                                                                                   |                 |             |  |                   |                  |
| Town/City:                                                                                                        | Whalley         |             |  | Mobile number:    |                  |
| County:                                                                                                           | Lancashire      |             |  | Fax number:       |                  |
| Country:                                                                                                          | United Kingdom  |             |  | Email address:    |                  |
| Postcode:                                                                                                         | BB7 9DP         |             |  |                   |                  |
| 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                       |             |  | Country Code           | National Number  |
|                 | Pimlico Road                    |             |  | Telephone number:      | Extension Number |
|                 |                                 |             |  |                        |                  |
| Town/City:      | Clitheroe                       |             |  | Mobile number:         |                  |
| County:         | Lancs                           |             |  | Fax number:            |                  |
| Country:        |                                 |             |  | Email address:         |                  |
| Postcode:       | BB7 2AG                         |             |  | info@sunderlandpeacock |                  |

**3. Description of Proposed Works**

Please describe the proposed works:

Extensions to existing dwelling to form extended Entrance Porch Snug / Dining Room and Garage. Construction of dormer window and insertion of conservation type rooflights on the east elevation roof slope. Alterations to window and door openings in the lean-to on the east elevation. Construction of chimney stack on the west elevation roof slope. Repositioning of oil storage tanks and associated external works.

Has the work already been started without planning permission?

☐ Yes ☒ No

#### 4. Site Address Details

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

**Description:**

|                 |                |         |  |
|-----------------|----------------|---------|--|
| House:          |                | Suffix: |  |
| House name:     | PORTFIELD FARM |         |  |
| Street address: | PORTFIELD LANE |         |  |
|                 | WHALLEY        |         |  |
| Town/City:      | CLITHEROE      |         |  |
| County:         |                |         |  |
| Postcode:       | BB7 9DP        |         |  |

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

|           |        |
|-----------|--------|
| Easting:  | 374635 |
| Northing: | 435633 |

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## 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

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):

Officer name:

Title: Mr First name: Graham Surname: Thorpe

Reference:

Date (DD/MM/YYYY): 14/11/2011 (Must be pre-application submission)

Details of the pre-application advice received:

The pre application advice was for the proposal to extend / alter the house and for the proposal to construct a holiday cottage. Advised that no problems were envisaged with respect to the extension and alterations to the house, but the planning officer would have to consult with the LCC highways officer over the proposal to construct the holiday cottage. Advised therefore that the house proposals and the holiday cottage proposal be treated as two separate planning applications.

## 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):

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### Walls - description:

Description of *existing* materials and finishes:

White painted render walls with natural stone quoins and surrounds to openings.

Description of *proposed* materials and finishes:

It is proposed to remove the existing render to the main house and point the existing stonework, however, this is subject to exposing a sample of the walling stone to determine its suitability.

Extensions - Subject to the above - White painted render to match existing with natural stone dressings to quoins and openings OR natural stone to match existing.

Cheeks to dormer window - Lead lining with welted joints.

### Roof - description:

Description of *existing* materials and finishes:

Natural slate.

Description of *proposed* materials and finishes:

Extensions and Dormer Window:- Natural slate to match existing

Entrance Porch:- Lead flat.

### Windows - description:

Description of *existing* materials and finishes:

White uPVC framed.

Description of *proposed* materials and finishes:

uPVC framed to match existing OR painted timber.

### Doors - description:

Description of *existing* materials and finishes:

White uPVC framed.

Description of *proposed* materials and finishes:

Extensions:- White uPVC framed to match existing OR painted timber.

Garage:- Self coloured fibreglass OR painted timber.

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Gravel drive.

Description of *proposed* materials and finishes:

Gravel topping to realigned drive with natural stone pavings to pedestrian areas.

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 Site Plan Ref 4164 - 01B

Existing Elevations Ref 4164 - 02B

Existing Floor Plans Ref 4164 - 03C

Proposed Elevations Ref 4164 - 05C

Proposed Site Plan Ref 4164 - 06B

Proposed Floor Plans Ref 4164 - 08B

## 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: Mr First name: Stuart Surname: Herd

Person role: Agent

Declaration date: 24/11/2011

☒ 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: Mr First Name: Stuart Surname: Herd

Person role: Agent

Declaration date: 23/11/2011

☒ 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 23/11/2011

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North



Scale  
Trough  
Slope

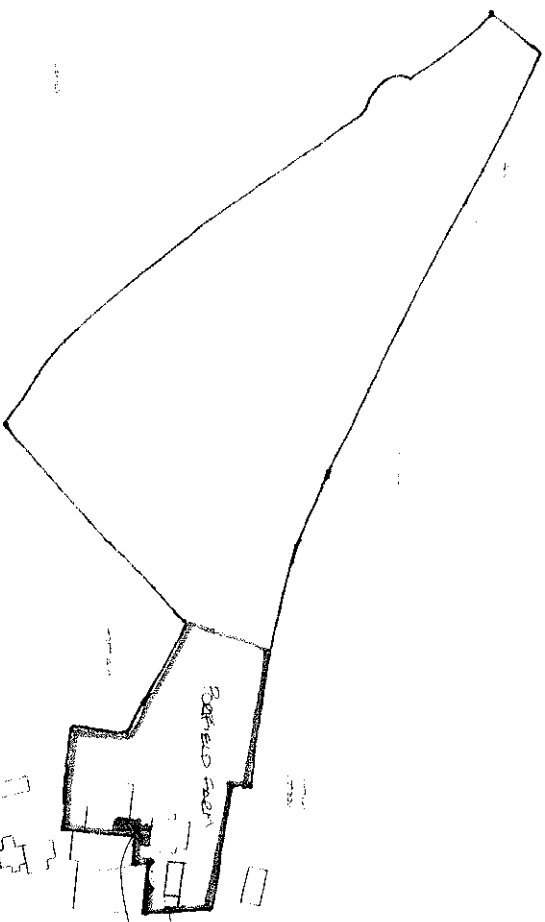
0m 25m 50m 75m

McLure

Planes Wood



Orthorectified Aerial Photograph of the Portfield Farm Whalley BB7 9DP



PROPOSED DINING ROOM STRUCTURE EXTENSION D - 14/01/02

Site Location Plan - Proposed Extensions and Alterations Portfield Farm Whalley BB7 9DP

Job Ref 4164

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**spa**  
**SUNDERLAND PEACOCK ARCHITECTS**

**HERITAGE STATEMENT  
FOR THE PROPOSED ALTERATIONS AND EXTENSION OF HOUSE AT  
PORTFIELD FARM, PORTFIELD LANE, WHALLEY  
FOR DR LAMA AND MR SHARMA**



**Date: 20 December 2011**

**Our job Ref. 4164**

**Author: Stuart G. Herd RIBA**

**Version: 1.01**

## 1. INTRODUCTION

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1.1 Portfield Farm is situated to the east of Whalley with the main access of Portfield Road and comprises of a traditional three and a half storey detached dwelling. There is a range of former agricultural outbuildings which are used for ancillary residential use.

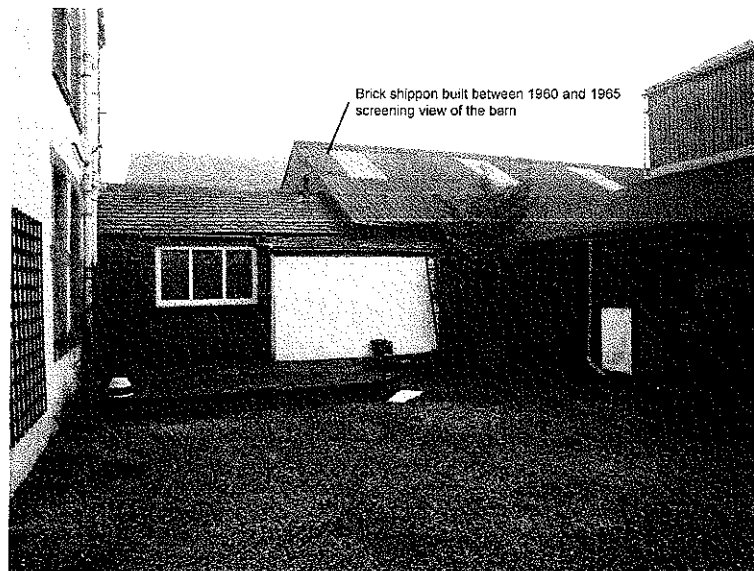
1.2 The planning application seeks permission to take down a single storey utility room and lean-to stables to the south side of the house and to build a replacement single storey garden / dining room and a garage. This application also includes proposals to extend an existing entrance porch to the front / west side of the house and a dormer window on the rear / east side.

1.3 To the east / rear of the house is situated Portfield Barn, a Grade 2 listed building, which does not fall within the application site or ownership of the applicants. The purpose of this Heritage Statement is to look at the general history and development of the site and to assess how the proposals (forming part of the current planning application) will affect the setting of the listed building.

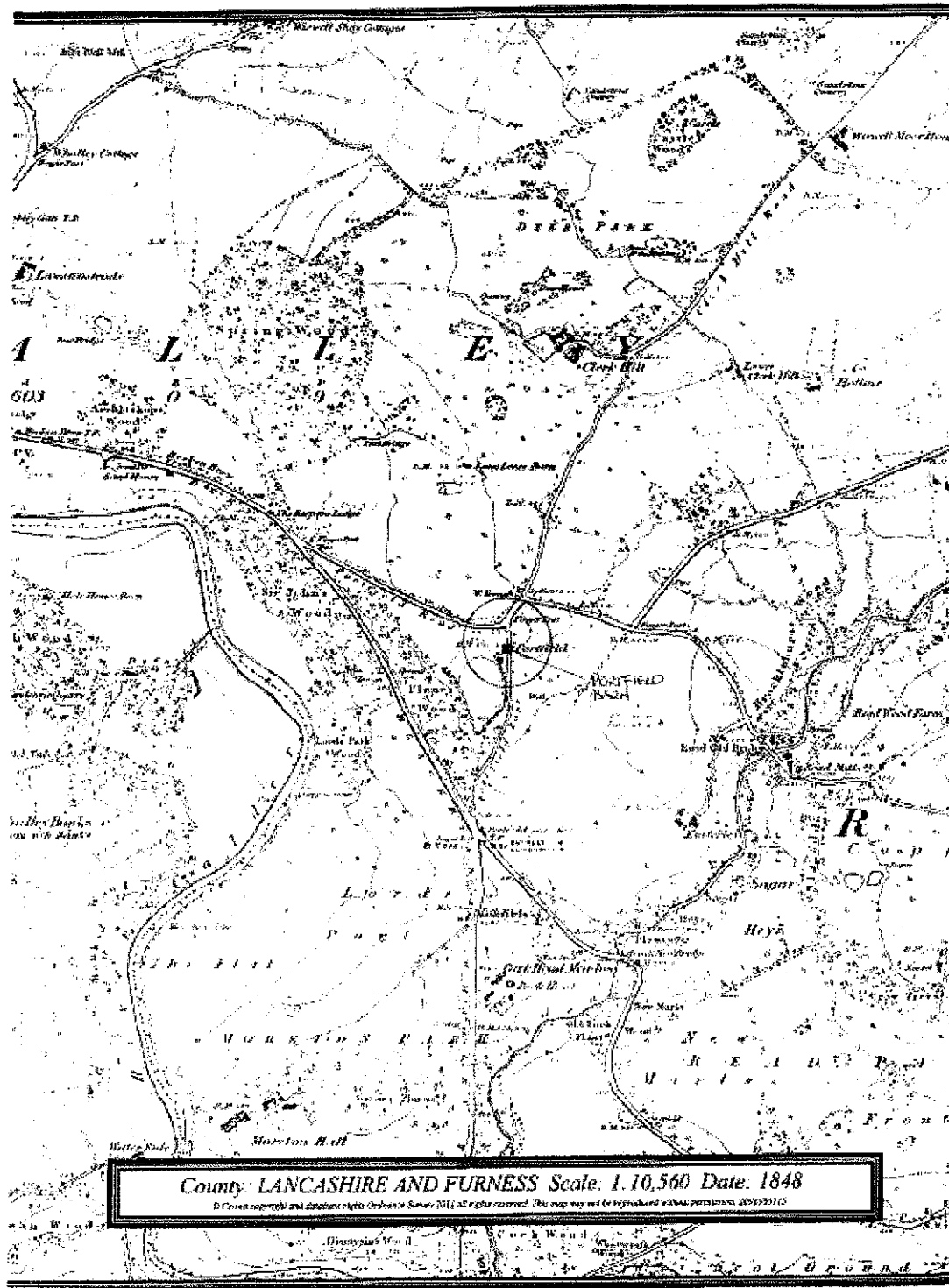
## 2. HISTORICAL OVERVIEW AND CONTEXT

2.1 The statutory listing details show that the Barn at Portfield Farm dates back to c. 1600 and is described as an aisled barn constructed from sandstone rubble with slate roof. It also refers to existing window and door openings on the barn and the rest of it records the internal roof structure and various other internal details. There is no specific mention in the listing (which was written in 1972) of any special architectural or historic qualities associated with the setting of the barn at Portfield Farm.

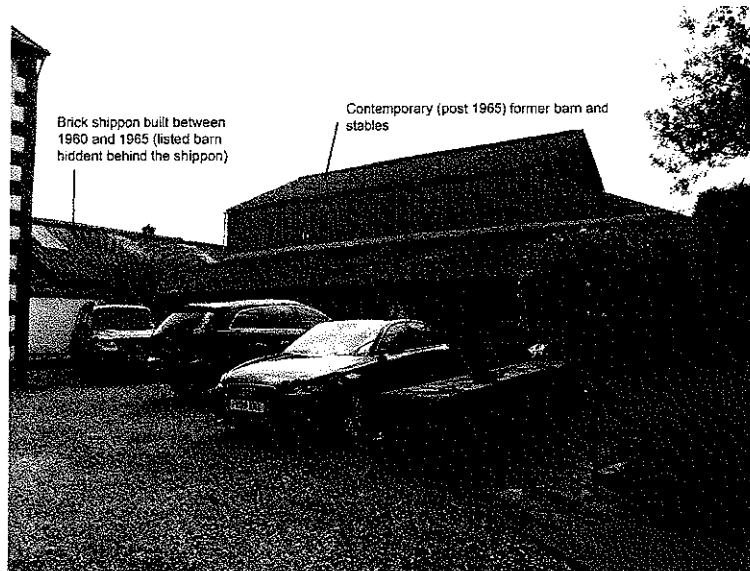
2.2 The historical map dated in 1848 (see overleaf) shows that the barn at Portfield Farm was built well before the house. The only other building shown close to the barn on the 1848 plan is the cottage situated at the junction of Portfield Lane and Portfield Road. The house was built in the late C19 and stood detached from the barn and it was extended to the south side in circa 1912, where the existing utility room is now situated. Between 1960 and 1965 a large single storey brick shippon was built immediately next to the west side of the barn and this now physically and visually screens the listed barn from the west and Portfield Farm, as shown in the photograph below.



Pl. 1 Photograph of the west side of the barn taken from the house.



2.3 A range of other contemporary agricultural buildings were built post 1965 which comprised of a large portal storage barn and lean-to stables, which are shown in the photograph below.



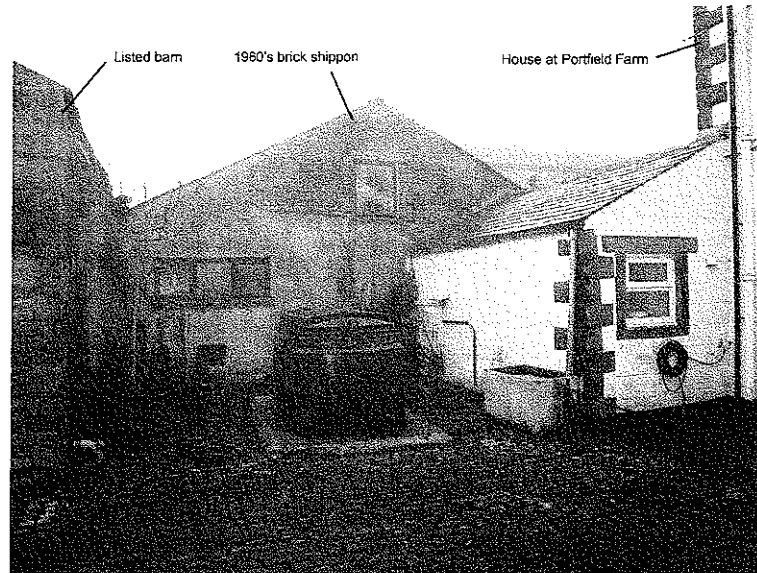
Pl. 2 Photograph showing the range of contemporary buildings that are situated to the west of the listed barn.

2.4 Portfield Lane runs alongside the eastern side of the barn at Portfield Farm and there is a cobbled yard to the north of the barn, as shown in the photograph below.



Pl. 3 Photograph showing the north gable of the barn

2.5 The photograph below shows the substantial 1960's brick shippon that screens the western side of the listed barn from Portfield Farm. It also shows the small yard area inbetween the barn and house where the oil tank is situated.



Pl. 4 Photograph showing the arrangement of the listed barn in relation to the brick shippon and house.

### 3. ASSESSMENT OF THE PROPOSALS

3.1 The proposed garden / dining room would occupy the same building line and footprint as the existing utility room and would retain the small yard in between. The extension would be rendered and it would have a pitched slated roof to match the existing building. The proposed garden / dining room extension would not adversely affect the setting of the listed building and would preserve the character and appearance of the site.

3.2 The existing brick shippon would physically screen the listed barn from the proposed garage extension, and as such the proposed development would not adversely affect the setting or impact on the listed barn at Portfield Farm.

3.3 The proposed porch alterations on the western side of the house would not affect the setting or have any impact on the listed barn.

#### 4. CONCLUSION

4.1 The proposed development at Portfield Farm will not adversely affect or impact up on the setting of the listed barn because the range of existing contemporary outbuildings already screen the barn.

4.2 Nor would there be any physical impact on the listed fabric of the barn which is separate ownership and well away from the proposed alterations and extension.

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BAT SURVEY

AT  
PORTFIELD FARM  
PORTFIELD LANE  
WHALLEY

DATE AND TIME OF VISIT  
18<sup>TH</sup> AUG 9.30 am - 12.15 pm

WEATHER CONDITIONS

SUNNY, NO BREEZE, 20°C

REFERENCE NO. 4164



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.

### 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

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PROPOSED DEVELOPMENT

TYPE OF BUILDING

|   |
|---|
| X |
|   |
|   |
|   |

HOUSE  
BARN  
GARAGE  
OTHER

COMMENTS:

LOCATION

|   |
|---|
|   |
|   |
| X |

URBAN  
SMALL TOWN/URBAN VILLAGE  
RURAL/VILLAGE

COMMENTS:

BUILDING ADJACENT TO OR WITHIN 10M OF

|   |
|---|
| X |
| X |
|   |

TREES  
HEDGEROW  
OPEN WATER

COMMENTS:

WALL CONSTRUCTION

|   |
|---|
| X |
|   |
|   |
|   |
|   |

STONE  
BRICK  
STEEL  
BRICK/BLOCK AND RENDER  
OTHER

COMMENTS:

ROOF CONSTRUCTION

|   |
|---|
| X |
|   |
|   |
|   |
|   |

SLATE  
TILE  
GREY SLATE  
STEEL  
FLAT ROOF FELT

COMMENTS:

BAT ACCESS POINTS IN WALLS

|     |    |
|-----|----|
| Yes | No |
|     | X  |

COMMENTS:

BAT SIGNS, EXTERNAL SEEN  
DROPPINGS  
MAGENTA BAT5 DETECTOR RESULT

|     |    |
|-----|----|
| Yes | No |
|     |    |
|     |    |
|     |    |

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COMMENTS:

|            |         | Yes | No |
|------------|---------|-----|----|
| ROOF SPACE | TRUSSED | X   |    |
|            | PURLINS | X   |    |
|            | FELT    | X   |    |

COMMENTS:



|                           | Yes | No |
|---------------------------|-----|----|
| BAT ACCESS POINTS IN ROOF |     | X  |

COMMENTS:

|                     |                                 | Yes | No |
|---------------------|---------------------------------|-----|----|
| BAT SIGNS, INTERNAL | 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:

**CONCLUSION****RISK ASSESSMENT**

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

**NOTES:**

When bats are found to be present in a building:

- A DEFRA licence will be required before any building work is undertaken.

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- 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