



RIBBLE VALLEY
BOROUGH COUNCIL

1 DEC 2011

For office use only

Application No

Date received

Fee paid £

Receipt No:

320111041P

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 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 AND MRS	First name:	
Last name:	HERD		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	WITTON LODGE		
Address 1:	SCHOOL LANE		
Address 2:	SIMONSTONE		
Address 3:			
Town:			
County:	LANCASHIRE		
Country:			
Postcode:	BB12 7HR		

2. Agent Name and Address

Title:	MR	First name:	
Last name:	HERD		
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 Proposed Works

Please describe the proposed works:

PROPOSED CONSTRUCTION OF A CANOPY ABOVE THE FRONT ENTRANCE. DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF REPLACEMENT GARAGE WITH GAMES ROOM OVER AND BEDROOM ALTERATIONS OVER THE UTILITY ROOM. ERECTION OF A SINGLE STOREY SIDE GARDEN ROOM EXTENSION. ASSOCIATED EXTERNAL WORKS (RE-SUBMISSION OF APPROVED SCHEME REF. 3/2010/0139) WITH DESIGN AMENDMENTS)

3. Description of Proposed Works (continued)

Has the work already started?

☒ Yes ☐ No

If Yes, please state when the work was started (DD/MM/YYYY):

04/04/2011 on
the garden rm.

(date must be pre-application submission)

Has the work already been completed?

☐ Yes ☒ No

If Yes, please state when the work 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:

WITTON LODGE

Address 1:

SCHOOL LANE

Address 2:

SIMONSTONE

Address 3:

Town:

County:

Postcode
(optional):

BB12 7HR

5. Pedestrian and Vehicle Access, Roads and Rights of WayIs a new or altered vehicle access
proposed to or from the public highway?☐ Yes ☒ NoIs a new or altered pedestrian access
proposed to or from the public highway?☐ Yes ☒ NoDo the proposals require any diversions,
extinguishments and/or creation of public
rights of way?☐ Yes ☒ NoIf Yes to any questions, please show details on your plans or
drawings and state the reference number(s) of the plan(s)/
drawing(s):**6. Pre-application Advice**Has assistance or prior advice been sought from the local
authority about this application?☒ Yes ☐ NoIf 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 possible:☐

Officer name:

Mr Graeme Thorpe

Reference:

Date (DD MM YYYY):

15/11/2011

(must be pre-application submission)

Details of the pre-application advice received:

That the revised scheme is generally in line with the
scope of the approved design and that there would be
no material impact on neighbouring properties. A
planning application should be submitted with design
amendments.**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 boundary?☐ Yes ☒ NoIf Yes, please mark their position on a scaled
plan and state the reference number of any plans or drawings:Will any trees or hedges need
to be removed or pruned in
order to carry out your proposal?☐ Yes ☒ NoIf Yes, please show on your plans which trees by giving them
numbers e.g. T1, T2 etc, state the reference number of the plan(s)/
drawing(s) and indicate the scale.**8. Parking**Will the proposed works affect
existing car parking arrangements?☐ Yes ☒ No

If Yes, please describe:

9. Council Employee / MemberIs the applicant or agent related to any member of staff or elected
member of the council?☐ Yes ☒ No

If Yes, please provide details:

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	STONE AND RENDER	STONE AND RENDER TO MATCH.	☐	☐	3778-10E
Roof	NATURAL SLATE	NATURAL SLATE TO MATCH	☐	☐	3778-10E
Windows	METAL AND TIMBER FRAMED	METAL AND TIMBER FRAMED	☐	☐	3778-10E
Doors	TIMBER	TIMBER AND METAL FRAMED	☐	☐	3778-10E
Boundary treatments (e.g fences, walls)			☒	☐	
Vehicle access and hard-standing			☒	☐	
Lighting			☒	☐	
Others (please specify)			☒	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWINGS 3778-10E AND 11B

EXTERNAL MATERIAL DETAILS (PREVIOUSLY APPROVED)

SITE LOCATION PLAN

BAT SURVEY REPORT

11. 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):

12/12/2011

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/ th 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):

11. 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 have/~~ the applicant has been unable to do so

The steps taken were:

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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):

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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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):

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12/12/2011

B) ~~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):

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12. 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:



3 copies of a design and access statement where proposed works fall within one of the following designated areas:



The correct fee:



3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



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):



- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

13. 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):

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12/12/2011

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01200	423178	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

stuart@sunderlandpeacock.com

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01200	423178	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

stuart@sunderlandpeacock.com

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes☒ NoIf 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)

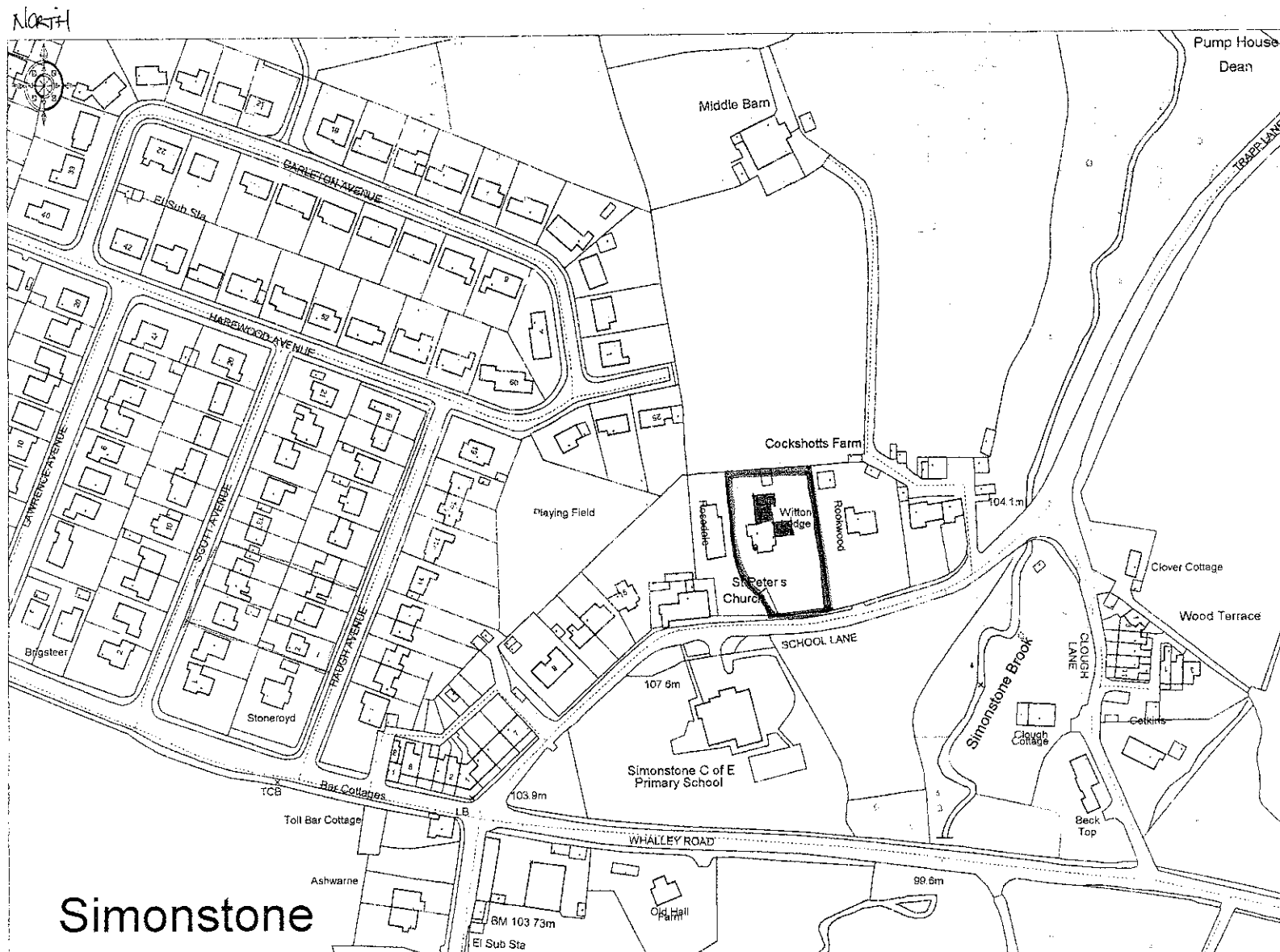
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

32000041P



Ordnance Survey

© Crown Copyright 2007 All rights reserved. Licence number 100020449 Plotted Scale - 1:2500

32011041P

BAT SURVEY

AT

WITTON LODGE
SCHOOL LANE
SIMONSTONE
BB12 7HR

DATE AND TIME OF VISIT

14TH OCTOBER 2011 10AM

WEATHER CONDITIONS

SUNNY AND BRIGHT

REFERENCE NO. 3778

Survey carried out by:

Lynne Rushworth
For and on behalf of
Sunderland Peacock & Associates Ltd.

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 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.

		Yes	No
TYPE OF BUILDING	HOUSE	X	
	BARN		
	OTHER		

		Yes	No
WALL CONSTRUCTION	STONE	X	
	BRICK		
	STEEL		
	OTHER	BLOCK	

		Yes	No
BAT ACCESS POINTS IN WALLS			
Location: UTILITY AND DETACHED GARAGE			X

		Yes	No
ROOF CONSTRUCTION	SLATE	X	
	TILE	X	
	GREY SLATE		
	STEEL		

		Yes	No
BAT SIGNS, EXTERNAL	SEEN		X
	DROPPINGS		X
	DETECT RESULT		X

		Yes	No
ROOF SPACE	TRUSSED	X	
	PURLINS		
	FELT	X	

		Yes	No
BAT ACCESS POINTS IN ROOF			X

Location: UTILITY AND DETACHED GARAGE

		Yes	No
BAT SIGNS, INTERNAL	SIGHTED		X
	DROPPINGS		X
	DETECTOR RESULTS		X
	STAINING/GREASE MARKS		X
	ROOST SUMMER SUSPECT		X

CONCLUSION

The survey was carried out on the detached garage and single storey utility attached to the house. As the tick boxes indicate there are no access points on both roofs.

The Garage has been reroofed with tile and felted over trussed rafters in recent years. The utility has a plasterboard ceiling, a slate roof and we assume purlins. But again there appear to be no access points. Due to the time of year the survey has been carried out no bat activity will be found. However no signs were found that bats have used the buildings previously for roosting, breeding or hibernation.

Attached a photo indicating Garage and Utility.

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.

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