



For office use only

Application No: 920120001P

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:	Mr & Mrs	First name:		Surname:	Smith	
Company name:						
Street address:	30 Ribchester Road			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City	Wilpshire			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	BB1 9HU					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:		First Name:		Surname:		
Company name:	Sunderland Peacock & Associates LTD					
Street address:	Hazlemere			Country Code	National Number	Extension Number
	Pimlico Road			Telephone number:	01200423178	
				Mobile number:		
Town/City	Clitheroe			Fax number:		
County:				Email address:		
Country:	Lancs					
Postcode:	BB7 2AG			info@sunderlandpeacock.com		

3. Description of Proposed Works

Please describe the proposed works:

Proposed Alterations and Extensions To Dwelling INCLUDING REMOVAL OF DORMER WINDOW AND RE-MODELLING OF THE ROOF.

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:

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House: 6 Suffix: A
House name:
Street address: SOMERSET AVENUE
WILPSHIRE
Town/City: BLACKBURN
County:
Postcode: BB1 9JD

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

Easting: 368639
Northing: 432801

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: Ms First name: Rachel Surname: Horton

Reference:

Date (DD/MM/YYYY): 01/12/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Did not foresee any problems with relation to the design proposals and planning policies. The design would not impact on any trees so no tree survey will be required.

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):

11. (Materials continued)

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Walls - description:Description of *existing* materials and finishes:

Facing brick generally with tile hanging to bay windows and dormer.

Description of *proposed* materials and finishes:

Coloured render finish to local authority approval. Natural stone Or reconstituted stone surrounds to window and door openings.

Roof - description:Description of *existing* materials and finishes:

Proprietary tile finish to pitched roof. Felt finish to flat roof.

Description of *proposed* materials and finishes:

Natural slate finish to pitched roofs. Lead OR lead effect fibreglass / resin finish to flat roof.

Windows - description:Description of *existing* materials and finishes:

Timber framed.

Description of *proposed* materials and finishes:

Painted hardwood OR powder coated aluminium.

Doors - description:Description of *existing* materials and finishes:

Timber framed.

Description of *proposed* materials and finishes:

Painted hardwood, natural oak OR powder coated aluminium.

Boundary treatments - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

Tarmac

Description of *proposed* materials and finishes:

N/A

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:

Bat Survey.

Location Plan.

Existing Site Plan 4198 - 01A

Existing plans, elevations and section 4198 - 04

Proposed plans and elevations 4198 - 05A

Proposed site plan 4198 - 06

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 21/12/2011

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TRYPAD, NO. 6A SOMERSET AVE. WILDPHIRE
JOB REF: 4198

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BAT SURVEY

AT

TRYFAN
6a SOMERSET AVENUE
WILPSHIRE

DATE AND TIME OF VISIT
10th NOV 10.00 am

WEATHER CONDITIONS

SLIGHT CLOUD COVER ,LIGHT BREEZE 11°C

REFERENCE NO. 4198



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 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

Dormer bungalow extended at ground and first floor involving raising the roof and removing the garage flat roof.

TYPE OF BUILDING

☒	HOUSE
☐	BARN
☐	GARAGE
☐	OTHER

COMMENTS: The house is a detached dormer bungalow



Rear Elevation

LOCATION

☐	URBAN
☒	SMALL TOWN/URBAN VILLAGE
☐	RURAL/VILLAGE

COMMENTS: The house is located in Wiltshire in a large mature garden with many trees and shrubs. Other large gardens surround the plot.



BUILDING ADJACENT TO OR WITHIN 10M OF

X
X

TREES
HEDGEROW
OPEN WATER

COMMENTS: The garden has many mature trees and shrubs as do the other surrounding gardens. Thus forming potential foraging routes for bats.

WALL CONSTRUCTION

X
X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are brick in good condition as is the pointing. The dormer has slate hung walls.



ROOF CONSTRUCTION

X
X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The house and dormer has a pitched tile roof. The garage has a felt flat roof.



BAT ACCESS POINTS IN WALLS

Yes	No
☐	☒

COMMENTS: No access points in the walls

BAT SIGNS, EXTERNAL SEEN
DROPPINGS
MAGENTA BAT5 DETECTOR RESULT

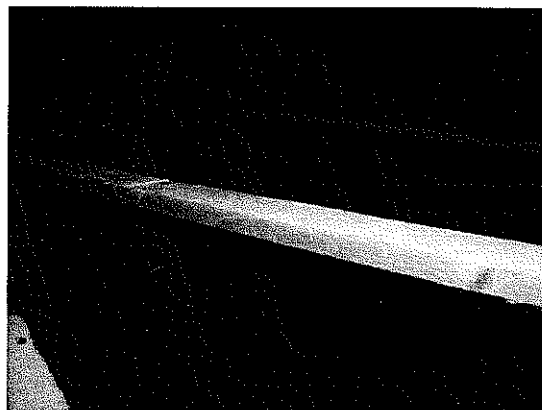
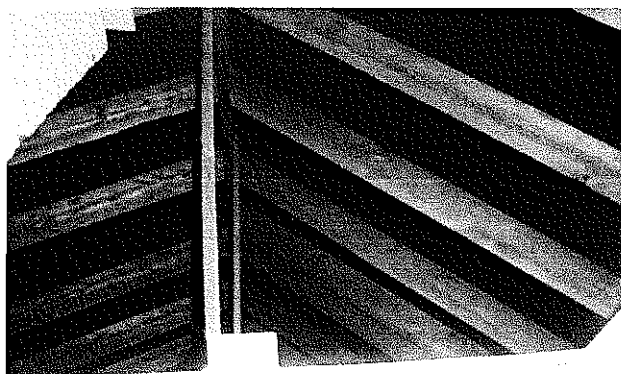
Yes	No
☐	☒
☐	☒
☐	☒

COMMENTS: During winter site survey results are very limited, but no evidence of dropping stains were found indicating bats may have use the building through summer.

ROOF SPACE TRUSSED
PURLINS
FELT

Yes	No
☐	☒
☒	☐
☒	☐

COMMENTS: Roof space is minimal due to design of the house but after inspection no evidence of bat usage was found.

**BAT ACCESS POINTS IN ROOF**

Yes	No
☐	☒

COMMENTS: All the elements of the roof structure are in good condition and the soffits are tight fitting with no gaps suitable for bat access.

BAT SIGNS, INTERNAL

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

Yes	No
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒

COMMENTS: No internal evidence of bat usage could be found

CONCLUSION

Although the location of this house is potentially an ideal feeding habitat for bats no evidence could be found that bats enter the property or use it in any way for feeding, hibernating, breeding or roosting. This development will not be detrimental to 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.
- 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