



RIBBLE VALLEY BOROUGH COUNCIL

For office use only

Application No: 320120002 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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

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

Form fields for Applicant Name and Address: Title (MR&MRS), First name (E), Last name (BENTLEY), Company (optional), Unit, House name, Address 1 (9 CALDERVALE), Address 2, Address 3 (WHALLEY), Town (CLITHEROE), County (LANCS), Postcode (BB7 9SR)

2. Agent Name and Address

Form fields for Agent Name and Address: Title (MR), First name (DUNCAN), Last name (ISHERWOOD), Company (optional) (SUNDERLAND PEACOCK ARCHITECTS), Unit, House name (HAZELMERE), Address 1 (PIMLICO ROAD), Address 2, Address 3, Town (CLITHEROE), County (LANCS), Postcode (BB7 2AG)

3. Description of the Proposal

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

PROPOSED REPLACEMENT DWELLING AT PEPPER HILL, WISWELL

Form fields for Description of the Proposal: 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), 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)

Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: PEPPER HILL

Address 1:

Address 2:

Address 3:

Town: WISWELL

County: LANCs

Postcode (optional): BB7 9BZ

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

Easting: Northing:

Description:

5. Pre-application Advice

320120032P
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: GRAEME THORPE

Reference: RN/2011/ENQ/00383

Date (DD/MM/YYYY): 04/10/11
(must be pre-application submission)

Details of pre-application advice received?
THE APPLICATION HAS BEEN DISCUSSED WITH GRAEME THORPE.

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)

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:
PLENTY OF ROOM ON SITE TO STORE WASTE.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:
ROOM ON SITE TO COLLECT RECYCLABLE WASTE.

8. 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

If Yes, please provide details of the name, relationship and role

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
Walls	RENDER	STONE	<input type="checkbox"/>	<input type="checkbox"/>
Roof	SLATE	SLATE	<input type="checkbox"/>	<input type="checkbox"/>
Windows	UPVC	TIMBER	<input type="checkbox"/>	<input type="checkbox"/>
Doors	UPVC	TIMBER	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g fences, walls)			<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

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:

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

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

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):

THE REPLACEMENT DWELLING WILL CONNECT INTO THE EXISTING FOUL SEWAGE SYSTEM, SERVING THE EXISTING DWELLING.

12. 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

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals

Having referred to the guidance notes, 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

14. Existing Use

Please describe the current use of the site:

RESIDENTIAL

Is the site currently vacant?

- Yes
- No

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

When did this use end (if known)?
DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination assessment with your application

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

15. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

16. 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

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Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If Yes, please complete details of the changes in the tables below:

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

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

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

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

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

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

Key worker							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
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) = 1

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 0

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	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please Specify	<input type="checkbox"/>				
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	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

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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:

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	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

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.

23. 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)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>
Other:	<input type="text"/>	Other:	<input type="text"/>		
Amount (tonnes):	<input type="text"/>	Amount (tonnes):	<input type="text"/>		

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4. Ownership 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 (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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box]

M. Steward

21/12/11

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

[Signature box]

[Signature box]

[Date box]

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

[Text area for steps taken]

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):

[Newspaper name box]

[Date box]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box]

[Signature box]

[Date box]

24. Ownership Certificates (continued)

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CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

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 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):

25. 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

Signed - Applicant:

Or signed - Agent:

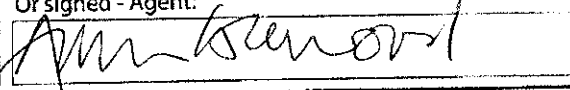
Date (DD/MM/YYYY):

(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
	No tenant.	

Signed - Applicant:

Or signed - Agent:



Date (DD/MM/YYYY):

21 / 12 / 11

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.

The original and 3 copies of a completed and dated application form:

- The correct fee:
- The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

The original and 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:

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

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

- The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):

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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):

[Signature]

[Signature]

21/12/11

(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):		
[]		

29. 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):		
[]		

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)

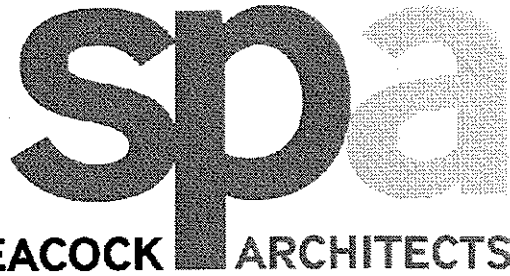
If Other has been selected, please provide:

Contact name: [Redacted]

Telephone number: [Redacted]

Email address: [Redacted]

320120002P



SUNDERLAND PEACOCK ARCHITECTS

PROPOSED REPLACEMENT DWELLING

AT PEPPER HILL

WISWELL

BB7 9BZ

FOR MR AND MRS BENTLEY

Design and Access Statement

9th January 2012

DEVELOPMENT

The proposal involves the demolition of the existing dwelling at Pepper Hill, Wiswell, and the erection of a replacement dwelling, the majority of which is sited on the footprint of the existing dwelling.

USE

The proposed replacement dwelling will be used by the client as their permanent family residence.

AMOUNT

The amount of development proposed is appropriate for the size of the site, the proposed replacement dwelling is a detached family home, and the existing dwelling at Pepper Hill is also a detached family home. Consequently, the proposed development is not excessive given the size of the site.

LAYOUT

The location of the proposed replacement dwelling within the site was dictated by the location of the existing dwelling. The majority of the replacement dwelling sits on the footprint of the existing dwelling, and fronts onto Pendleton road. The proposed layout of the replacement dwelling has been designed to suit the challenges presented by the nature of the site, along with the needs of the client.

SCALE OF EXTENSION

The majority of the proposed replacement dwelling sits on the footprint of the existing dwelling. The replacement dwelling is slightly larger in scale than the existing single storey dwelling; however the overall height of the proposed 1 ½ storey replacement dwelling has been kept to a minimum.

The ridge height of the existing dwelling is 5m above ground floor level; the proposed replacement dwelling ridge height is 6.5m above ground floor level, resulting in a ridge height change of 1.5m.

The prominent location of the site, due to the rising ground level from Pendleton Road, has been taken into consideration when producing the design proposal. As a result the proposed replacement dwelling is only 1 ½ storeys, the scale of the proposed replacement dwelling does not seem too large or overpowering for the site and its surroundings.

APPEARANCE

The proposed replacement dwelling will be constructed in stone, with a slate roof and timber windows and doors. These materials are used widely throughout the local area, and therefore the appearance of the proposed replacement dwelling will blend in with the surrounding area.

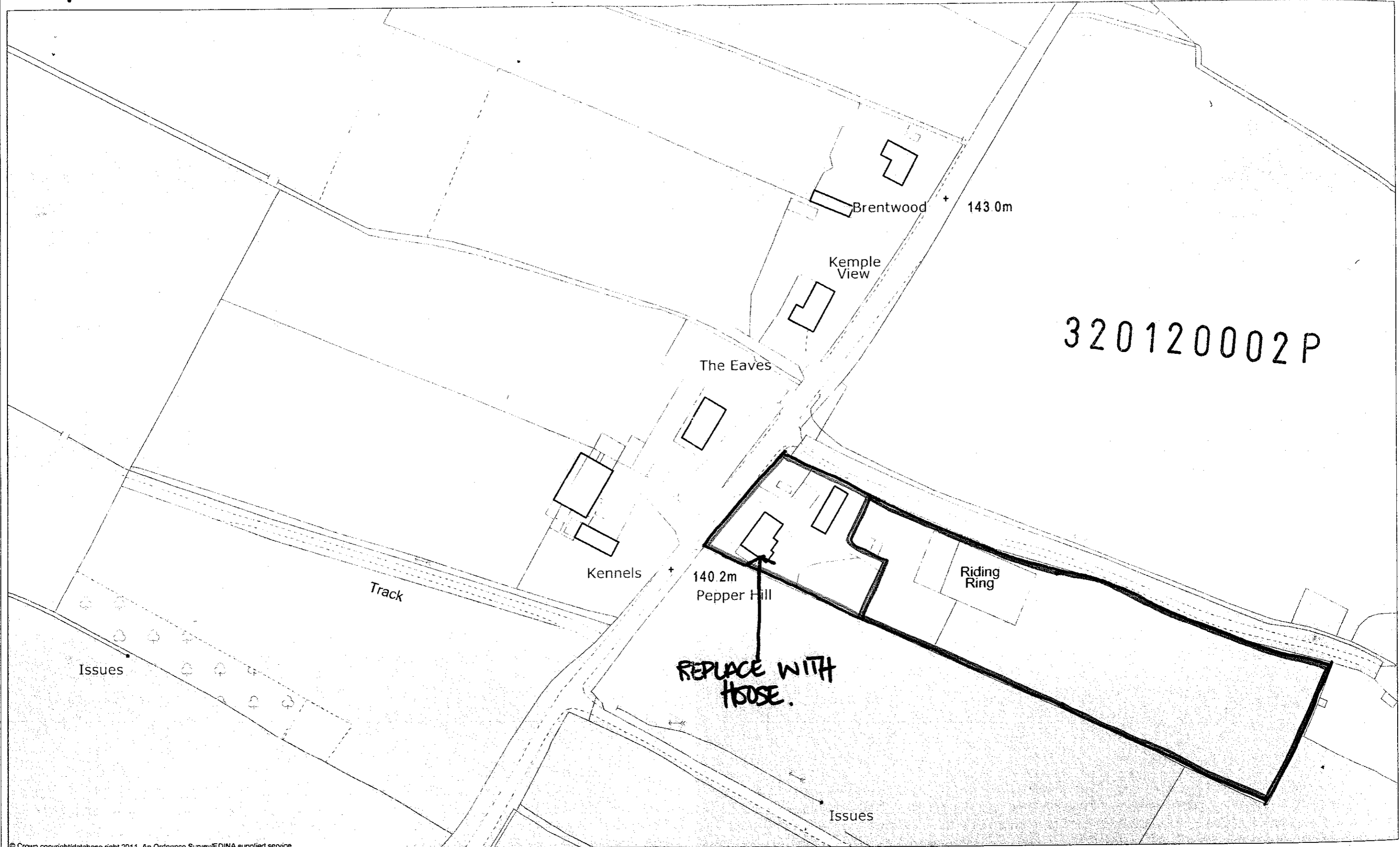
320120002 P

ACCESS

There is no proposed change to the access as the proposed replacement dwelling is situated on the existing footprint of the existing dwelling.

↑ NORTH.

Location Plan



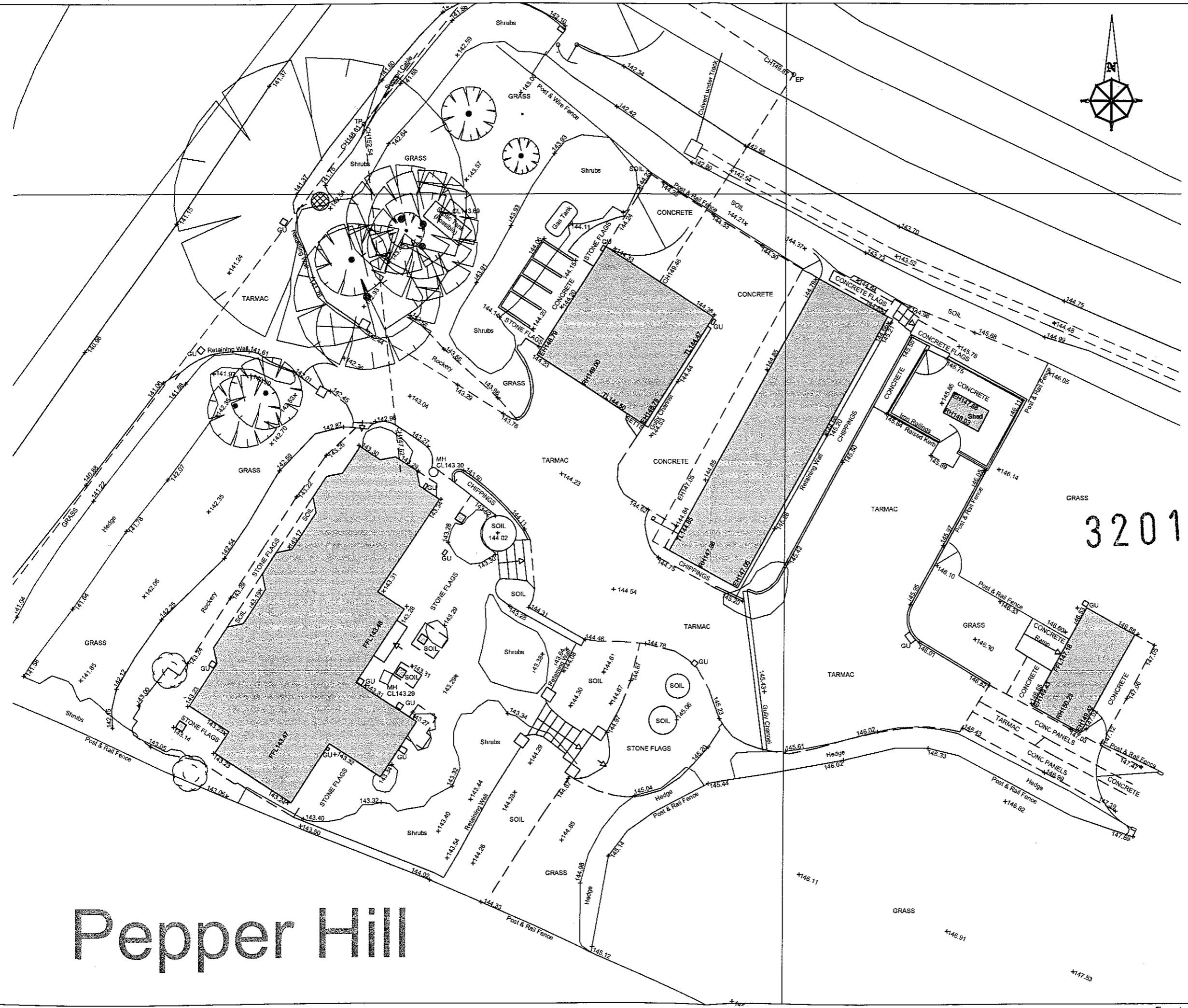
© Crown copyright/database right 2011. An Ordnance Survey/EDINA supplied service.

EDINA Digimap®

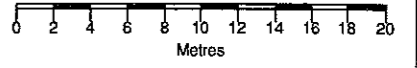
Scale 1:1250



PROPOSED DEMOLITION OF EXISTING HOUSE. PEPPER HILL



Notes
 All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability



- ABBREVIATIONS
- BM Bench Mark
 - CH Cable Height
 - CL Cover Level
 - EH Eaves Height
 - EP Electric Pole
 - FFL Finished Floor Level
 - GU Gully
 - MH Man Hole
 - RH Ridge/Roof Height
 - TL Threshold Level

NOTE
 Bench level (141.52m) taken from the OS Bench Mark located at the entrance to Kemple View to the North of the site. Levels within edge of cutting may vary (shown at 10m intervals).

320120002P

Pepper Hill

Rev.0 Description. ISSUED



2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
 tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

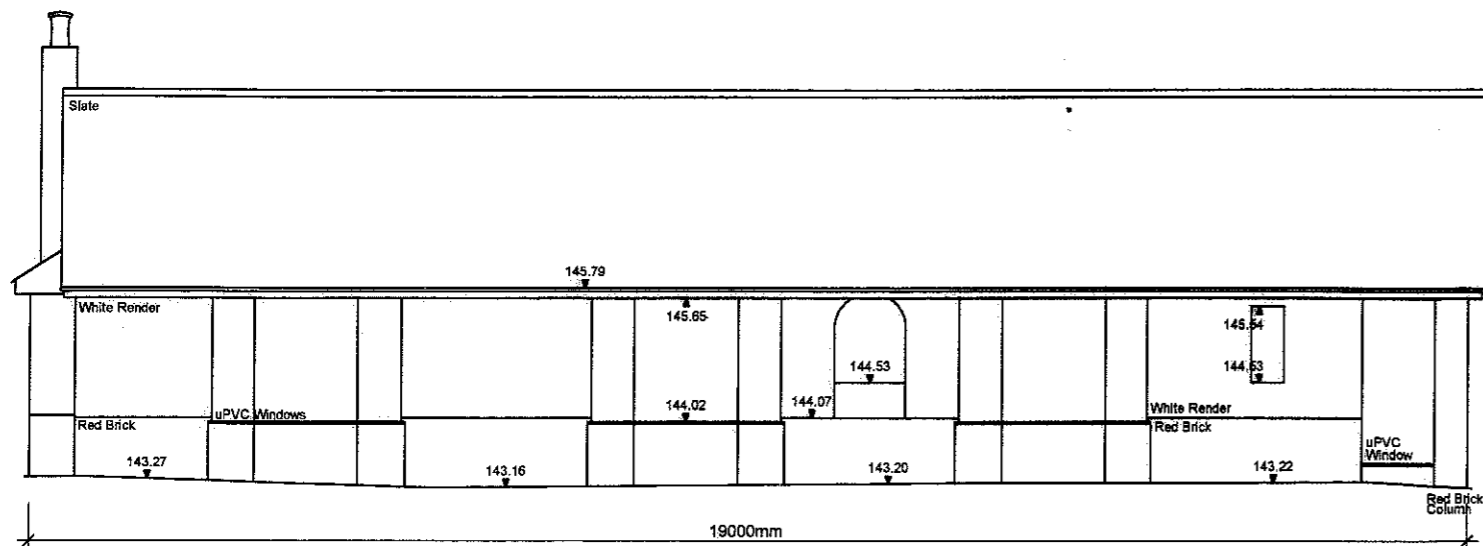
Site Address
 Pepper Hill
 Wiswell Moor
 Wiswell, Clitheroe
 Project Description
 Site Survey

Drawing Title
 Existing Site Layout

Scale 1:200@A3	Date 02/12/2011	Drawn By MW
Drawing Number TRI-0791-01		

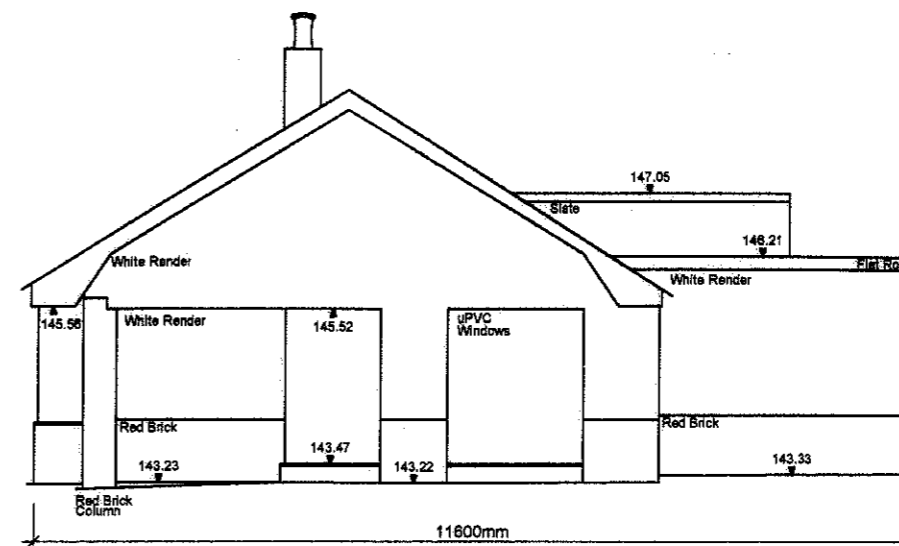
Notes

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North West Elevation

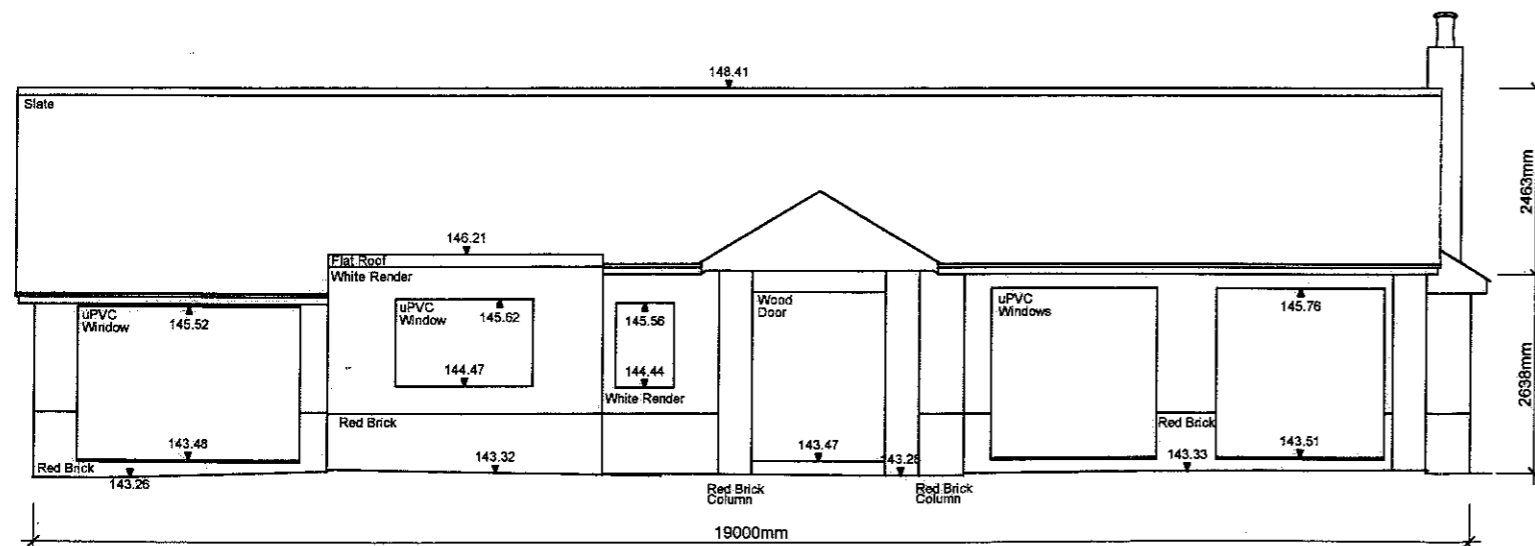
▼ 140.00m above OS Datum



South West Elevation

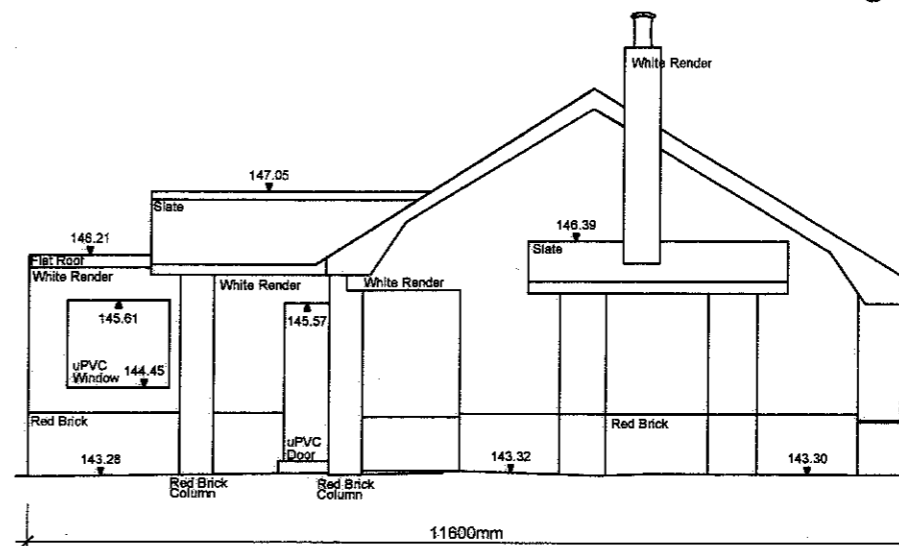
▼ 140.00m above OS Datum

320120002P



South East Elevation

▼ 140.00m above OS Datum



North East Elevation

▼ 140.00m above OS Datum

Rev.0 Description. Issued



2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 5NG
tel 01254 614065 fax 01254 208754 e-mail sales@tricadsolutions.co.uk

Site Address

Pepper Hill
Wiswell Moor
Wiswell, Clitheroe

Project Description

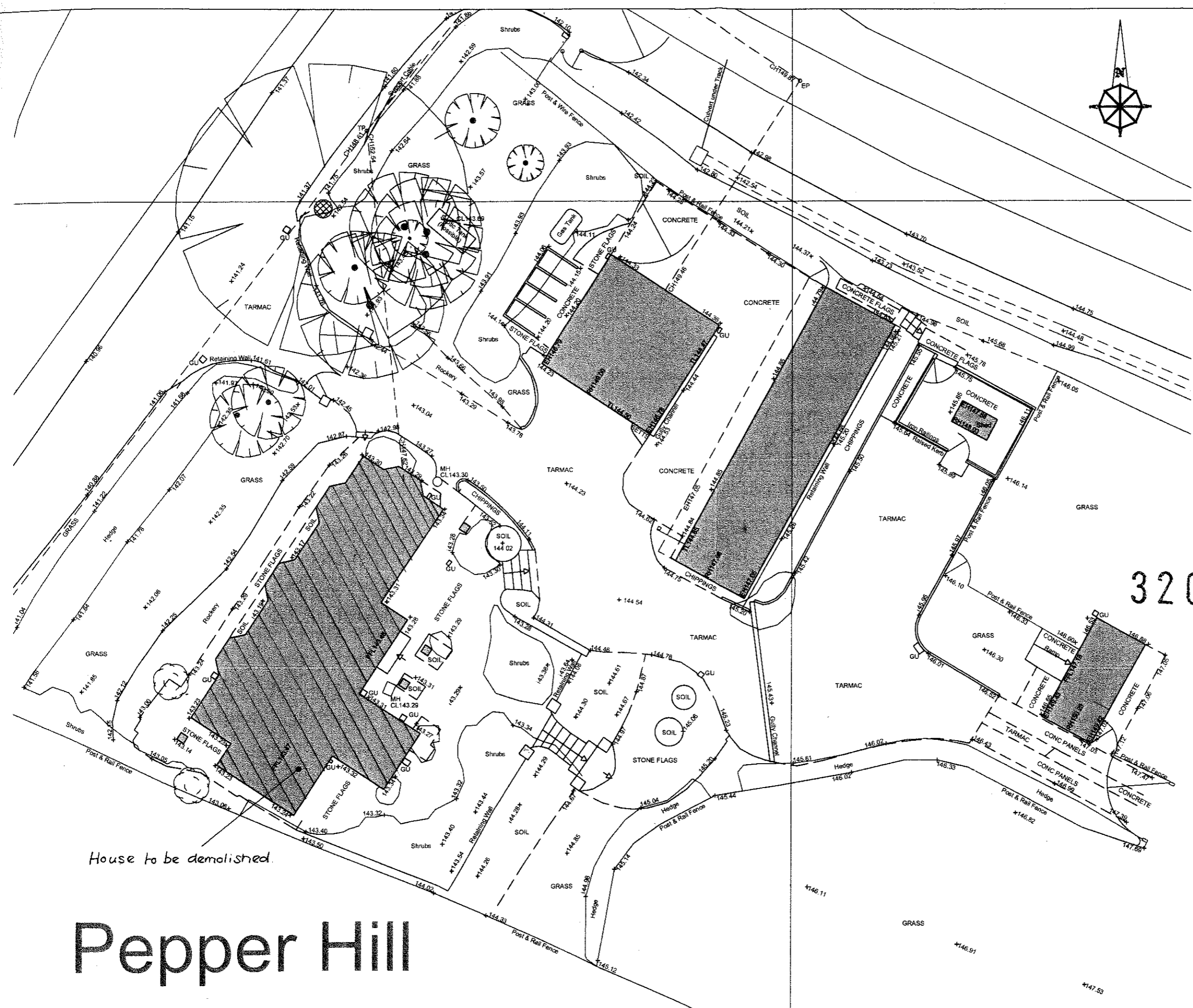
Site Survey

Drawing Title

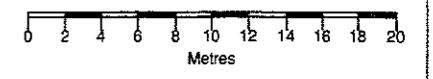
Existing Elevations

Scale	Date	Drawn By
1:100@A3	02/12/2011	MW

Drawing Number
TRI-0791-02



Notes
 All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability



- ABBREVIATIONS
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 - EH Eaves Height
 - EP Electric Pole
 - FFL Finished Floor Level
 - GU Gully
 - MH Man Hole
 - RtH Ridge/Roof Height
 - TL Threshold Level

NOTE
 Datum level: 141.52m taken from the OS Bench Mark located at the entrance to Kettle View to the north of the site.
 Levels pointing up: of contemporary and otherwise, if clear in context of text.

320120002P

House to be demolished

Pepper Hill

Rev.0 Description. ISSUED



2 Berkshire Close | Wilshire | Blackburn | Lancashire | BB1 9NG
 tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address
 Pepper Hill
 Wiswell Moor
 Wiswell, Clitheroe
 Project Description
 Site Survey

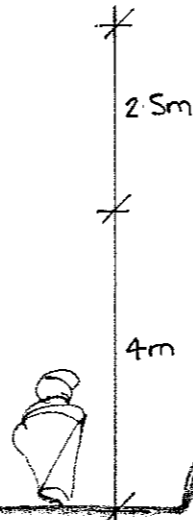
Drawing Title
 Existing Site Layout

Scale 1:200@A3	Date 02/12/2011	Drawn By MW
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Drawing Number
 TRI-0791-01 A



WEST ELEVATION.



EAST ELEVATION.

320120002P



SOUTH ELEVATION.



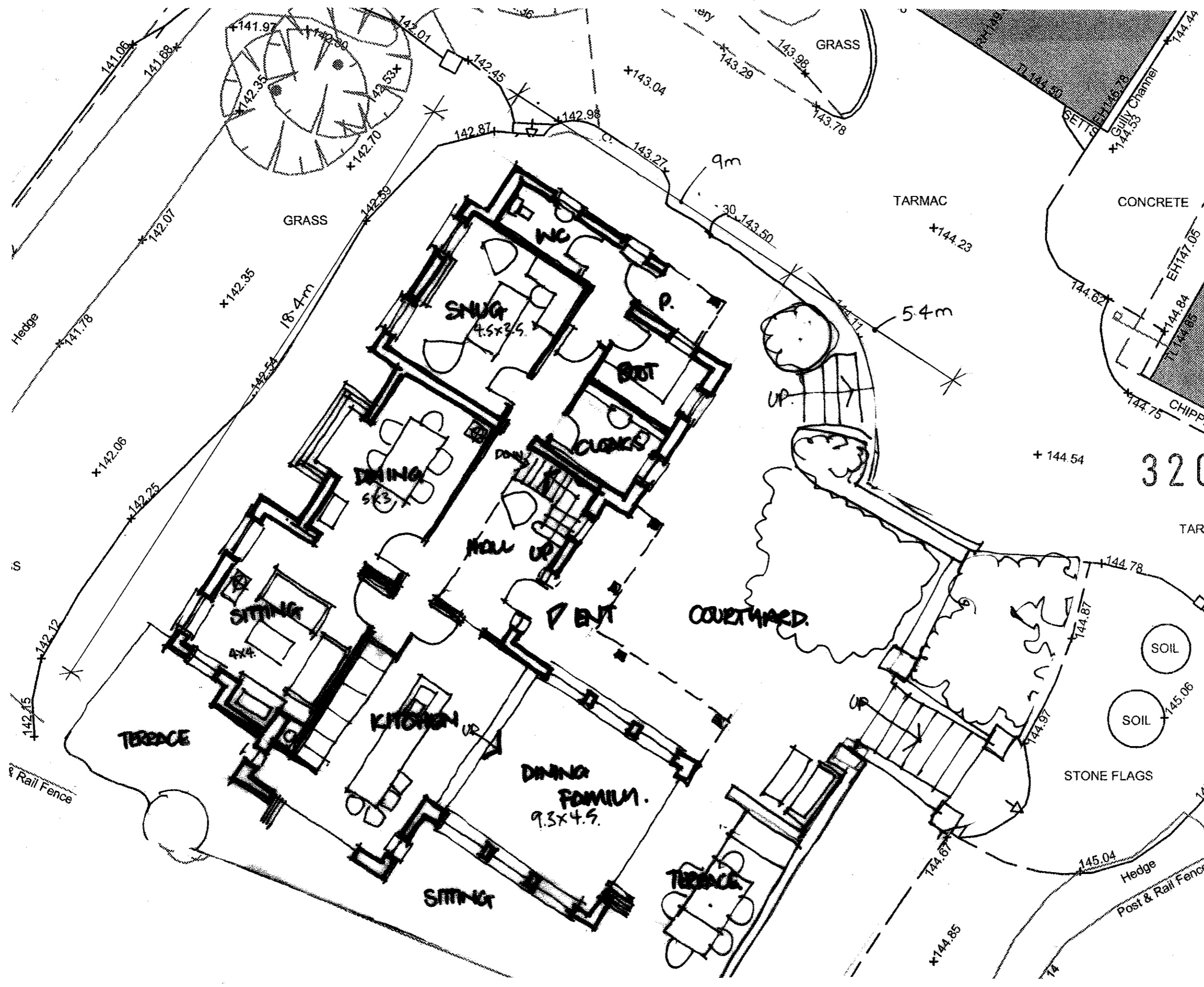
NORTH ELEVATION

Rev A - Dormer dimension added


Client		
Mr and Mrs E Bentley		
Job Title		
Proposed Replacement Dwelling at Pepper Hill Wiswell BB7 9BZ		
Drawing Title		
Proposed Elevations		
Scale	Date	Drawn
1:100 @ A3	Dec 2011	DNI

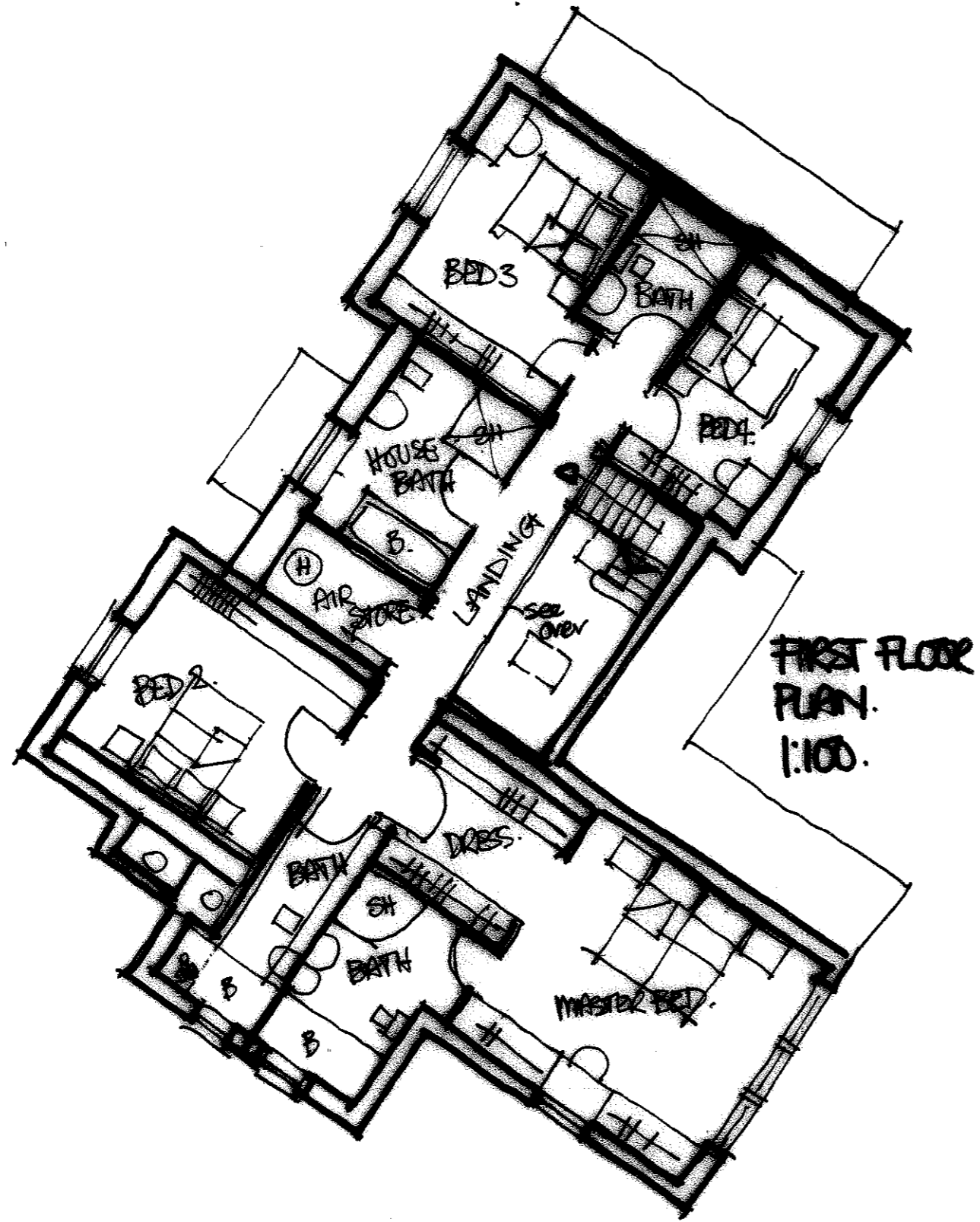
spa
SUNDERLAND PEACOCK ARCHITECTS
SUNDERLAND PEACOCK & ASSOCIATES LTD.
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LANCASHIRE, BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

4206 -04 A-





320120002P

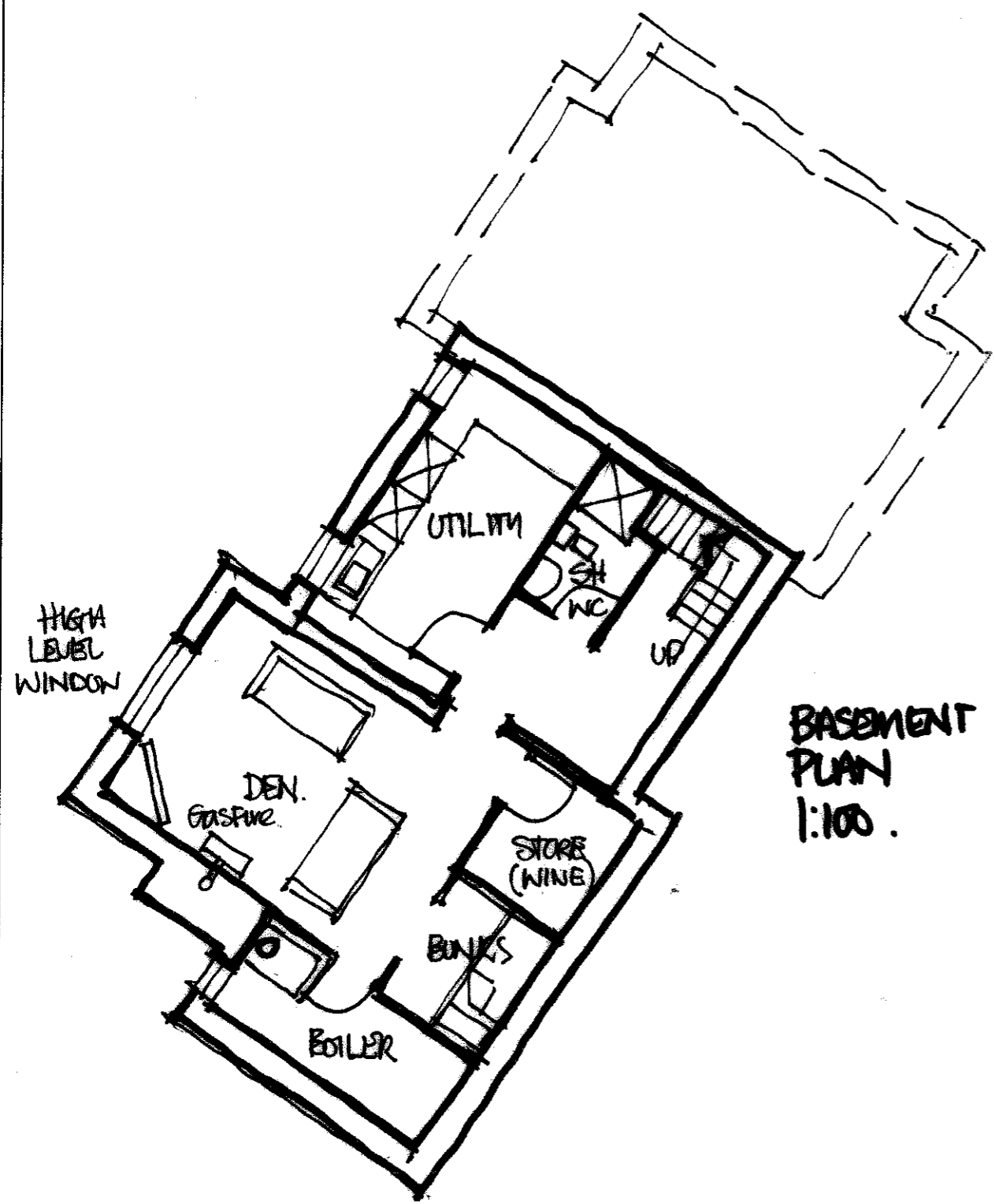
Client Mr and Mrs E Bentley		
Job Title Proposed Replacement Dwelling at Pepper Hill Wiswell BB7 9BZ		
Drawing Title Proposed Ground Floor Plan		
Scale 1:100 @ A3	Date Dec 2011	Drawn DNI
 SUNDERLAND PEACOCK ARCHITECTS <small>SUNDERLAND PEACOCK & ASSOCIATES LTD. HAZELMERE, PIMLICO ROAD, CLITHEROE LANCASHIRE, BB7 2AG T 01200 423178 F 01200 427328 E info@sunderlandpeacock.com www.sunderlandpeacock.com</small>		
<p>4206 - 01</p>		



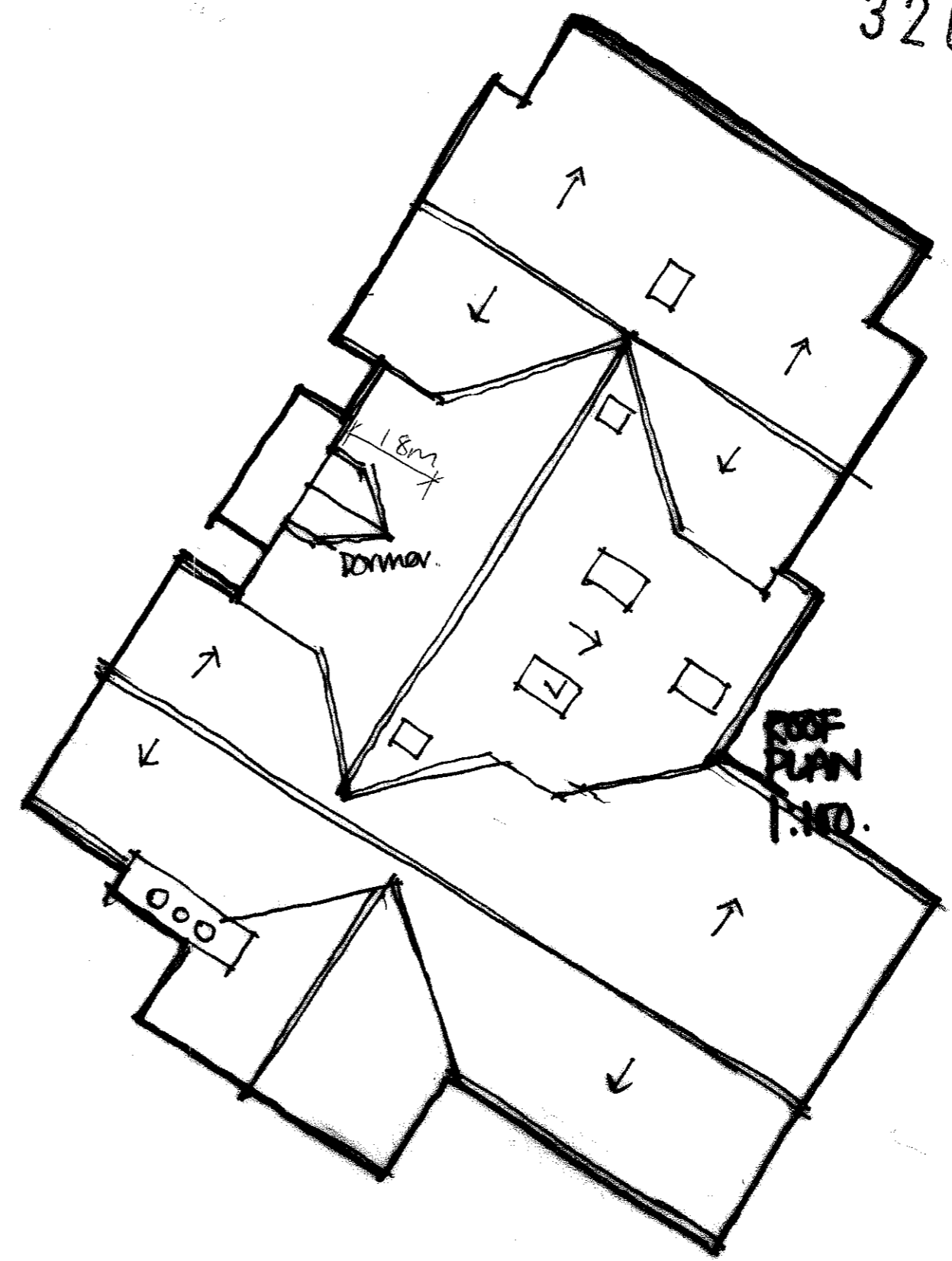
320120002P

Client Mr and Mrs E Bentley		
Job Title Proposed Replacement Dwelling at Pepper Hill Wiswell BB7 9BZ		
Drawing Title Proposed First Floor Plan		
Scale 1:100 @ A3	Date Dec 2011	Drawn DN
 SUNDERLAND PEACOCK ARCHITECTS		
<small>SUNDERLAND PEACOCK & ASSOCIATES LTD. HAZELMERE, PIMLICO ROAD, GLITHEROE LANCASHIRE, BB7 2AG T 01200 423178 F 01200 427326 E info@sunderlandpeacock.com www.sunderlandpeacock.com</small>		
		
<p>4206 -02</p>		


320120002P



BASEMENT PLAN
1:100.

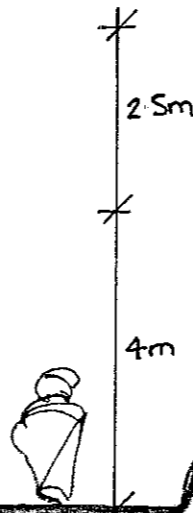


ROOF PLAN
1:100.

Client Mr and Mrs E Bentley		
Job Title Proposed Replacement Dwelling at Pepper Hill Wiswell BB7 9BZ		
Drawing Title Proposed Basement and Roof Plan		
Scale 1:100 @ A3	Date Dec 2011	Drawn DNI
 SUNDERLAND PEACOCK ARCHITECTS <small>SUNDERLAND PEACOCK & ASSOCIATES LTD HAZELMERE, PIMLICO ROAD, CLITHEROE LANCASHIRE, BB7 2AG T 01200 423176 F 01200 427328 E info@sunderlandpeacock.com www.sunderlandpeacock.com</small>		
4206 -03		



WEST ELEVATION.



EAST ELEVATION.



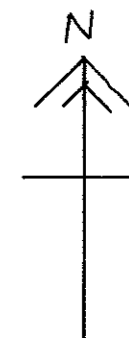
SOUTH ELEVATION.



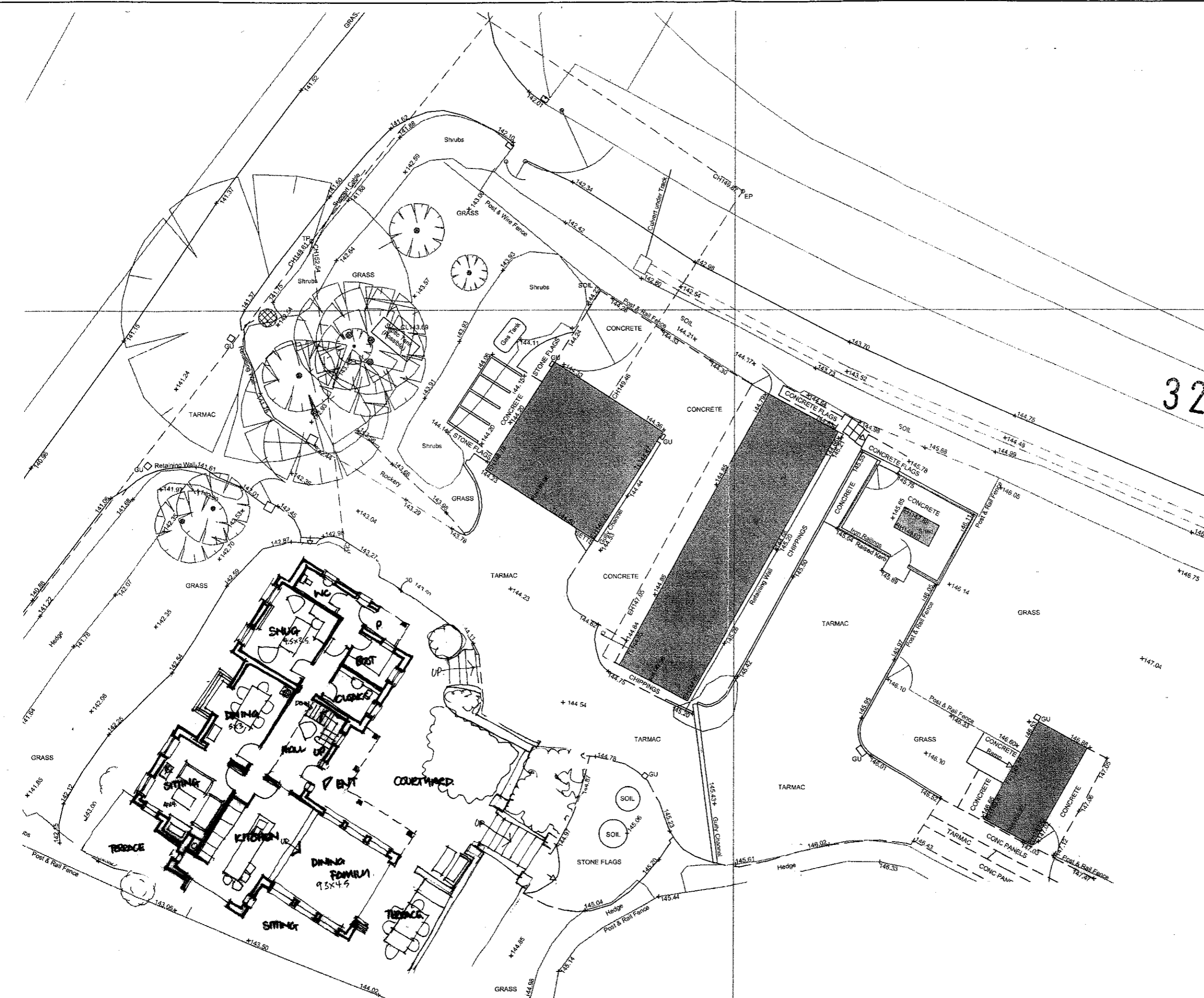
NORTH ELEVATION

320120002P

Client Mr and Mrs E Bentley		
Job Title Proposed Replacement Dwelling at Pepper Hill Wiswell BB7 9BZ		
Drawing Title Proposed Elevations		
Scale 1:100 @ A3	Date Dec 2011	Drawn DNI
<p>spa SUNDERLAND PEACOCK ARCHITECTS</p> <p><small>SUNDERLAND PEACOCK & ASSOCIATES LTD. HAZELMERE, PIMLICO ROAD, CLITHEROE LANCASHIRE, BB7 2AG T 01200 423176 F 01200 427328 E info@sunderlandpeacock.com www.sunderlandpeacock.com</small></p>		
4206 - 04		



320120002P



Client
Mr and Mrs E Bentley

Job Title
Proposed Replacement Dwelling at
Pepper Hill
Wiswell
BB7 9BZ

Drawing Title
Proposed Site Plan

Scale
1:200 @ A3

Date
Dec 2011

Drawn
DN



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www.sunderlandpeacock.com

4206 -05

320120002P

BAT SURVEY

AT
PEPPER HILL
PENDLETON ROAD
WISWELL

DATE AND TIME OF VISIT
12th JAN 2012 9.00AM

WEATHER CONDITIONS
OVERCAST, STRONG BREEZE. 4°C

REFERENCE NO. 4206

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

Demolition of bungalow to be replaced with a new house.



TYPE OF BUILDING

X	HOUSE
	BARN
	GARAGE
	OTHER

COMMENTS: The house is a detached bungalow with a detached garage and stable block which are being retained.



LOCATION

	URBAN
	SMALL TOWN/URBAN VILLAGE
X	RURAL/VILLAGE

COMMENTS: The bungalow is remote from the village settlement of Wiswell parallel to Pendleton road forming part of a group of four other properties.

320120002P

BUILDING ADJACENT TO OR WITHIN 10M OF

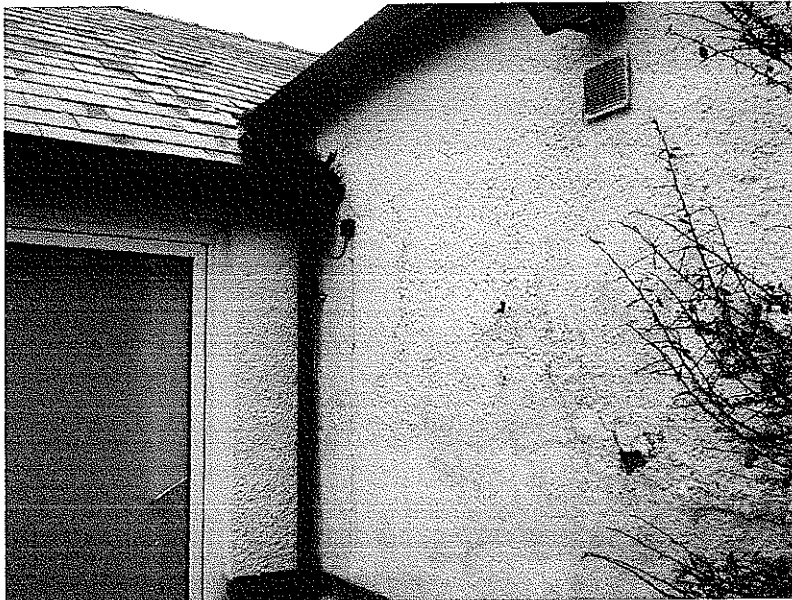
<input checked="" type="checkbox"/>	TREES
<input checked="" type="checkbox"/>	HEDGEROW
<input type="checkbox"/>	OPEN WATER

COMMENTS: The boundary to the road is formed by a hedge as is the North East boundary. There are a number of mature trees within 10 m of the house.

WALL CONSTRUCTION

<input type="checkbox"/>	STONE
<input checked="" type="checkbox"/>	BRICK
<input type="checkbox"/>	STEEL
<input checked="" type="checkbox"/>	BRICK/BLOCK AND RENDER
<input type="checkbox"/>	OTHER

COMMENTS: The walls constructed in brick with a rough render finish above a brick plinth.



ROOF CONSTRUCTION

<input checked="" type="checkbox"/>	SLATE
<input type="checkbox"/>	TILE
<input type="checkbox"/>	GREY SLATE
<input type="checkbox"/>	STEEL
<input type="checkbox"/>	FLAT ROOF FELT

COMMENTS: The roof has a number of broken slates but is generally in reasonable condition. There is a roof overhang to the perimeter of the building which is boarded to the underside.

BAT ACCESS POINTS IN WALLS

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS: The render in some sections has blown from the surface of the wall but it was possible to inspect the crevice, no bat evidence was found.

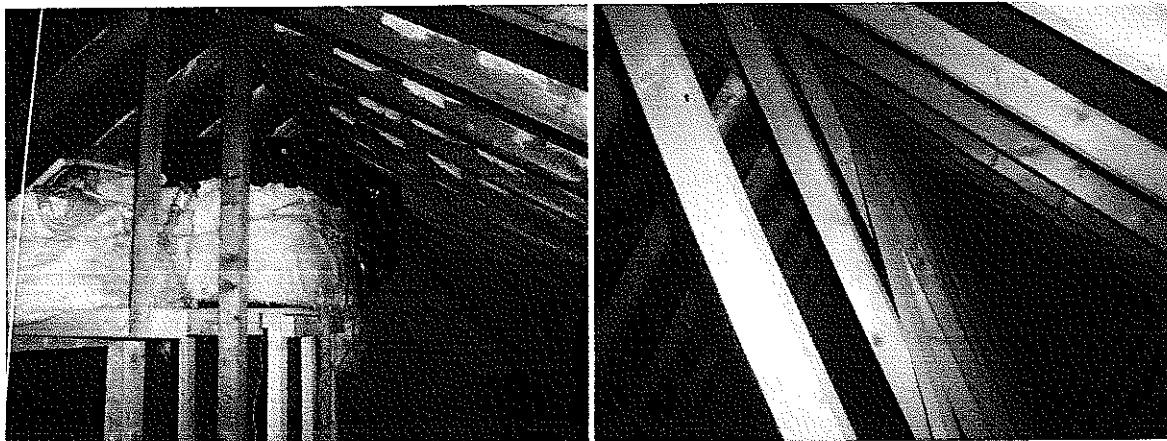
320120002P

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

COMMENTS: Due to the constraints of a winter survey the inspection was limited to looking for dropping and staining evidence on the walls and on the ground surrounding the building. None were found.

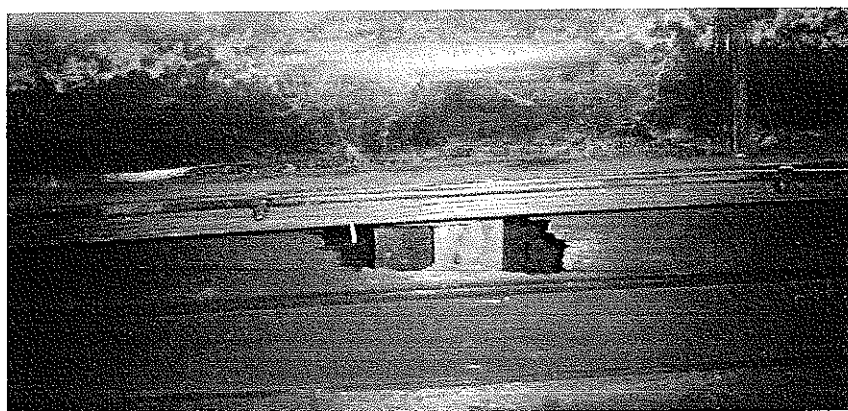
		Yes	No
ROOF SPACE	TRUSSED	X	
	PURLINS	X	
	FELT	X	

COMMENTS: The main central section of the roof has purlins but the North east section is trussed. All the timbers are in good condition with no cracks or crevices. The felt is also in reasonable condition. The floor was boarded out and droppings where found but they proved to be of mouse origin. No insect remains (feeding evidence) were found.



		Yes	No
BAT ACCESS POINTS IN ROOF			X

COMMENTS: There are no access points in the roof however there is a small hole in the boarded overhang. Close inspection did not reveal any grease marks indicating that bats may enter the void.



		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: None of the above evidence was found.

CONCLUSION

The demolition of this bungalow will not pose a threat to any bat population as it does not appear that they use the building for hibernation and no evidence could be found that they use it for feeding or roosting.

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