



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No 320120022P

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 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** First name: **ANTHONY**
Last name: **EVANS**
Company (optional):
Unit: House number: **3** House suffix:
House name:
Address 1: **SPRINGFIELD CLOSE**
Address 2: **WHALLEY**
Address 3:
Town:
County: **LANCASHIRE**
Country:
Postcode: **BB7 9BW**

2. Agent Name and Address

Title: **MR** First name: **STUART**
Last name: **HEED**
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 AROUND FLOOR AND FIRST FLOOR EXTENSION AND REMODELLING TO HOUSE AND GARAGE. WORKS TO INCLUDE ELEVATIONAL TREATMENTS.

(RESUBMISSION OF APPROVED SCHEME 3/2011/0555 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):

(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:

3

House suffix:

House name:

SPRINGFIELD CLOSE

Address 1:

WYALLEY

Address 2:

Address 3:

Town:

County:

LANCS.

Postcode (optional):

BB7 9BW

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, extinguishments and/or creation of public rights of way?

☐ Yes ☒ No

If 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 ☒ 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 possible:

☐

Officer name:

Reference:

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

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 ☒ No

If 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 ☒ No

If 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 / Member

Is 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	RENDER	RENDER, TIMBER CLADDING AND STONE/RECONSTITUTED STONE SURROUNDS	☐	☐	4191-02 4191-06
Roof	TILE	SLATE WITH VELUX FLUSH FITTING ROOF LIGHT AND LEAD DORMERS.	☐	☐	4191-02 4191-06
Windows	TIMBER/UPVC FRAMED	TIMBER OR POWDER COATED ALUMINIUM	☐	☐	4191-02 4191-06
Doors	TIMBER / UPVC	TIMBER OR POWDER COATED ALUMINIUM	☐	☐	4191-02 4191-06
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:

4191-02, 03, 06 & 07
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

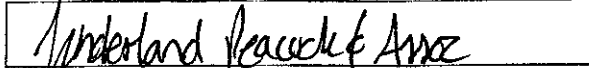
CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

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):



22/12/2011

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 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):

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):

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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: (N/A)



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:



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

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):



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):

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

320120022 P

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

stuartesunderlandpeacock.com

16. 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:

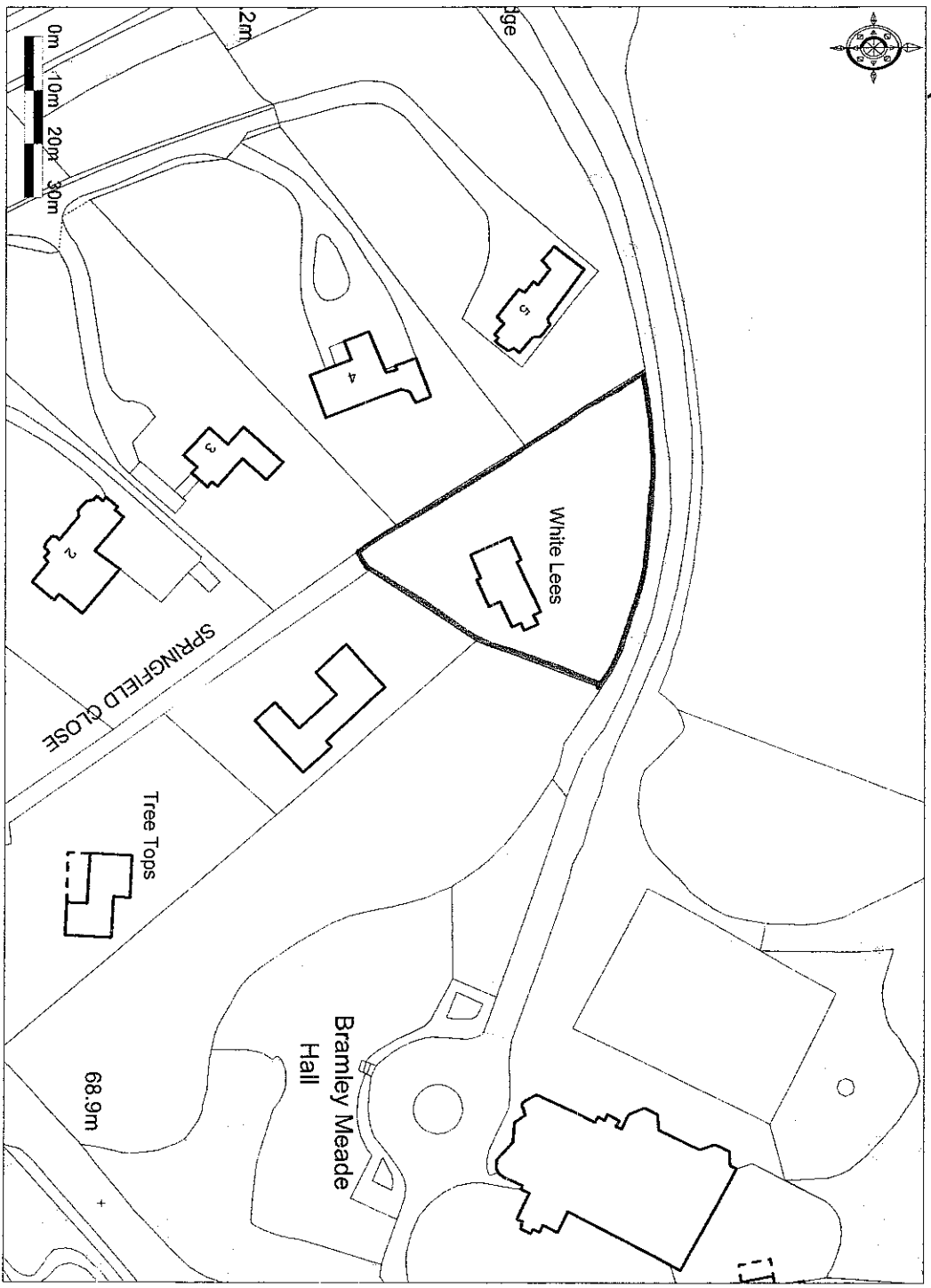
Contact name:

Telephone number:

Email address:

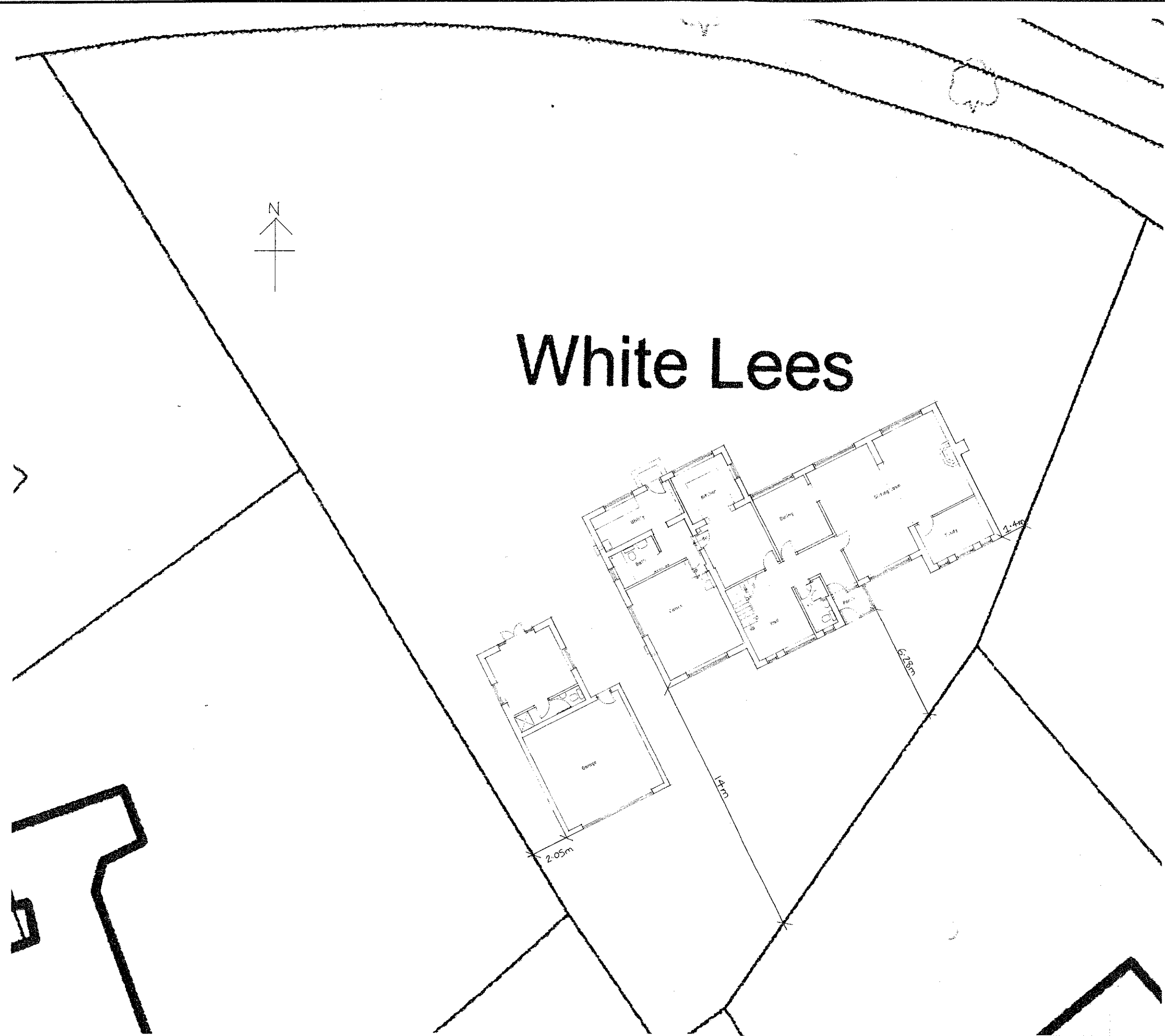
320120022P

North



Promap
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449. Printed Scale 1:1250

Nb.3 SPRINGFIELD CLOSE, WHALLEY
OUR JOB REF. 4191



Note
Dimensions shown on drawings prepared for planning purposes are indicative only and can vary.

White Lees

320120022P

Client
Mr and Mrs EVANS

Job Title
PROPOSED ALTERATIONS TO
3 SPRINGFIELD CLOSE
WHALLEY

Drawing Title
EXISTING SITE PLAN

Scale 1:200 @ A3 Date Nov '11 Drawn

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



Dimensions shown on drawings prepared for planning purposes are indicative only and can vary

Client
Mr and Mrs EVANS

Job Title

PROPOSED ALTERATIONS TO
3 SPRINGFIELD CLOSE
WHALLEY

Drawing Title
Proposed Site Plan

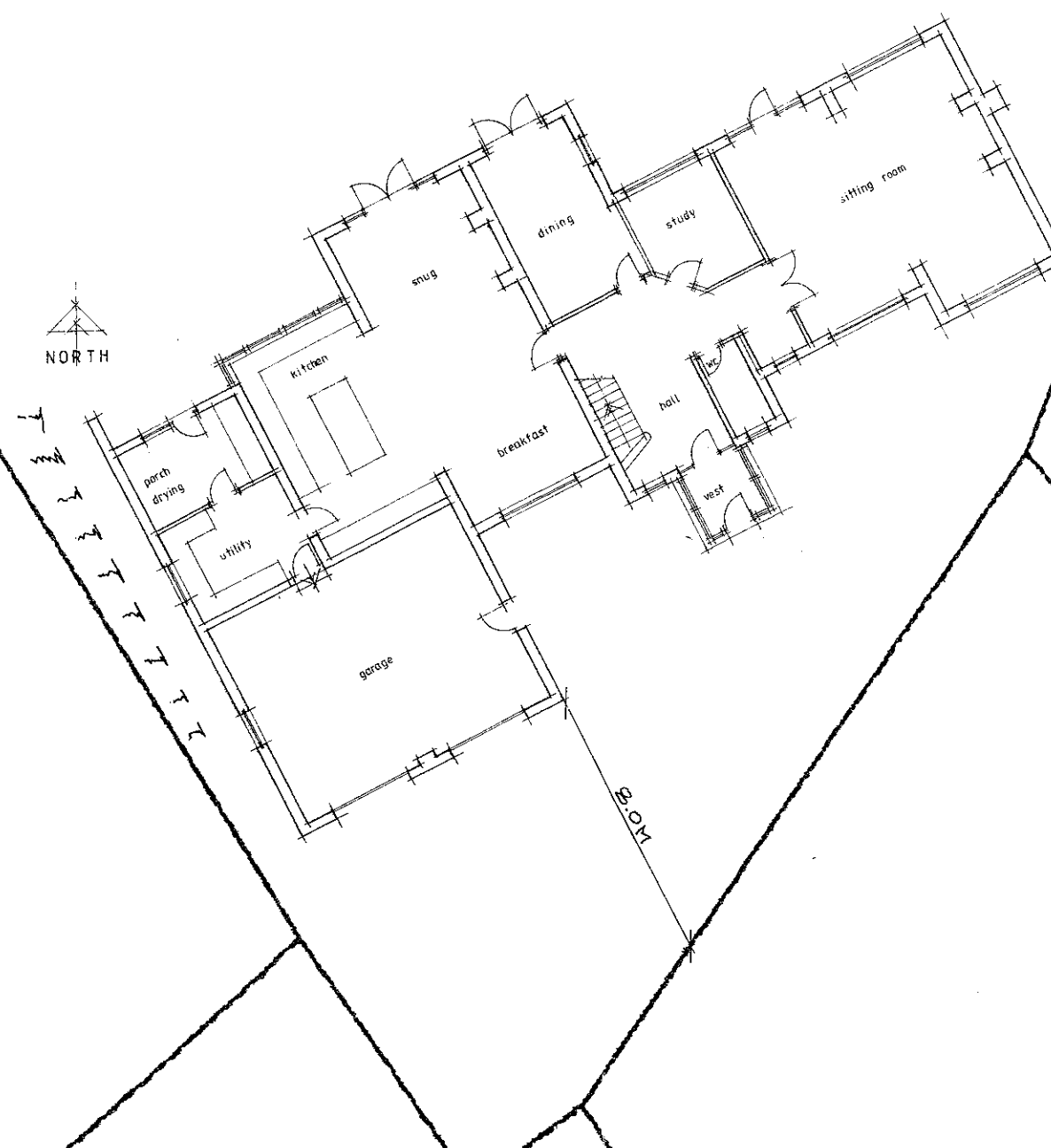
Scale	1:200	Date	DEC 2011	Drawn	DL
-------	-------	------	----------	-------	----

spa
SUNDERLAND PEACOCK ARCH

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZEL MERE, PUBLIC ROAD, CLITHEROE
LANCASHIRE, BS7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com



4191 07



BAT SURVEY

AT
3 SPRINGFIELD CLOSE
WHALLEY

320120022P

DATE AND TIME OF VISIT
1st NOV 2011 11.00AM

WEATHER CONDITIONS
BRIGHT WITH PATCHY CLOUD, LIGHT BREEZE
12 °C

REFERENCE NO. 4191

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

PROPOSED DEVELOPMENT

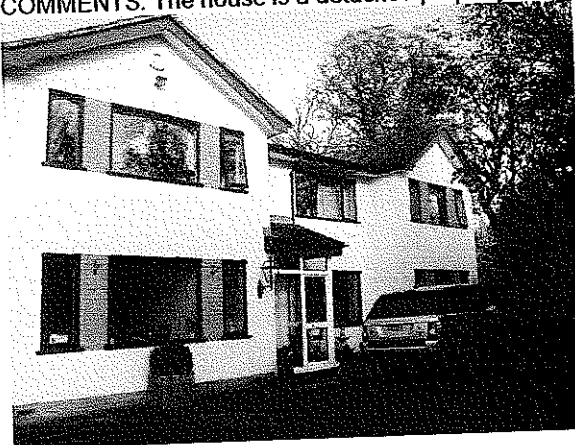
Two storey extension to the side and over the existing garage.

TYPE OF BUILDING

X

HOUSE
BARN
GARAGE
OTHER

COMMENTS: The house is a detached property with detached garage.



Front Elevation



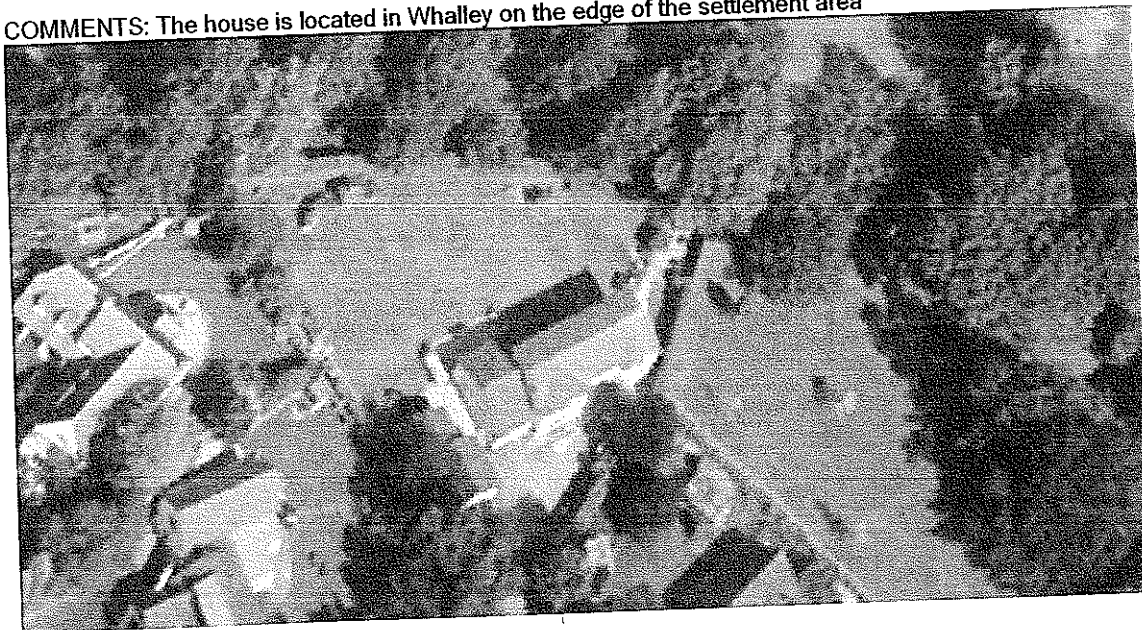
Detached garage

LOCATION

X

URBAN
SMALL TOWN/URBAN VILLAGE
RURAL/VILLAGE

COMMENTS: The house is located in Whalley on the edge of the settlement area



BUILDING ADJACENT TO OR WITHIN 10M OF

X
X

TREES
HEDGEROW
OPEN WATER

COMMENTS: The garden boundary consists of hedge and mature trees, extending to further wooded areas

WALL CONSTRUCTION

	STONE
	BRICK
	STEEL
X	BRICK/BLOCK AND RENDER
	OTHER

COMMENTS: The walls are smooth painted render with a brick plinth and window detail.

ROOF CONSTRUCTION

	SLATE
X	TILE
	GREY SLATE
	STEEL
	FLAT ROOF FELT

COMMENTS:

BAT ACCESS POINTS IN WALLS

Yes	No
	X

COMMENTS: The walls are in perfect condition with no access points or cracks and crevices.

BAT SIGNS, EXTERNAL SEEN
DROPPINGS
MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

COMMENTS: As this survey is being carried out during winter bats are hibernating but the walls and ground surrounding the building could be examined for signs of droppings or staining. No evidence was found.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes	No
	X
X	
X	

COMMENTS: All timbers and felt in good condition with no cracks or crevices, no feeding or dropping evidence could be found in the roof space.



BAT ACCESS POINTS IN ROOF

Yes	No
	X

COMMENTS: The tile roof is in good condition and the overhang at the eaves has tight fitting boarding, with no access points.



Roof overhang

BAT SIGNS, INTERNAL

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

Yes	No
	X
	X
	X
	X
	X
	X
	X

COMMENTS: After internal investigation no signs could be found that bats use the building

CONCLUSION

Bats could possibly use the numerous trees in the area for foraging but they do not use the building for feeding, roosting or hibernating. The extension to this building will not pose a threat 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