



RIBBLE VALLEY
BOROUGH COUNCIL

25 JAN 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320120088 P

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: M.

Last name: HAMOUN

Company (optional):

Unit: House number: House suffix:

House name: GREEN END CROFT

Address 1: SAWLEY ROAD

Address 2: SAWLEY

Address 3:

Town: MR. CLITHEROE

County: LANCASHIRE

Country:

Postcode: BB7 4RS.

2. Agent Name and Address

Title: MR. First name: P.J.

Last name: HOLGATE

Company (optional): BEARWOOD DESIGN LTD

Unit: House number: 14 House suffix:

House name:

Address 1: WYCOLLAR ROAD

Address 2:

Address 3:

Town: BLACKBURN

County: LANCASHIRE

Country:

Postcode: BB2 7AZ

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED EXTENSIONS & ALTERATIONS TO SIDE AND FRONT OF EXISTING DWELLING, INCLUDING ATTACHED GARAGE, PROPOSED DOORWAYS & DEMOLITION OF EXISTING GARAGE/STORE.

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: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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	STONE / RENDER	STONE / RENDER.	☐	☐	11 / 2016 / 1
Roof	TILES	TILES	☐	☐	~
Windows	UPVC	UPVC	☐	☐	~
Doors	~	~	☐	☐	~
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:

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11. 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):

Reedman Dan W

24.1.2012

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):

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:

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):

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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):

	<i>Beardwood Regn UK</i>	<i>24.1.2012</i>
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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):

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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:



- 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):

	<i>Beardwood Regn UK</i>	<i>24.1.2012</i> (date cannot be pre-application)
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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

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

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

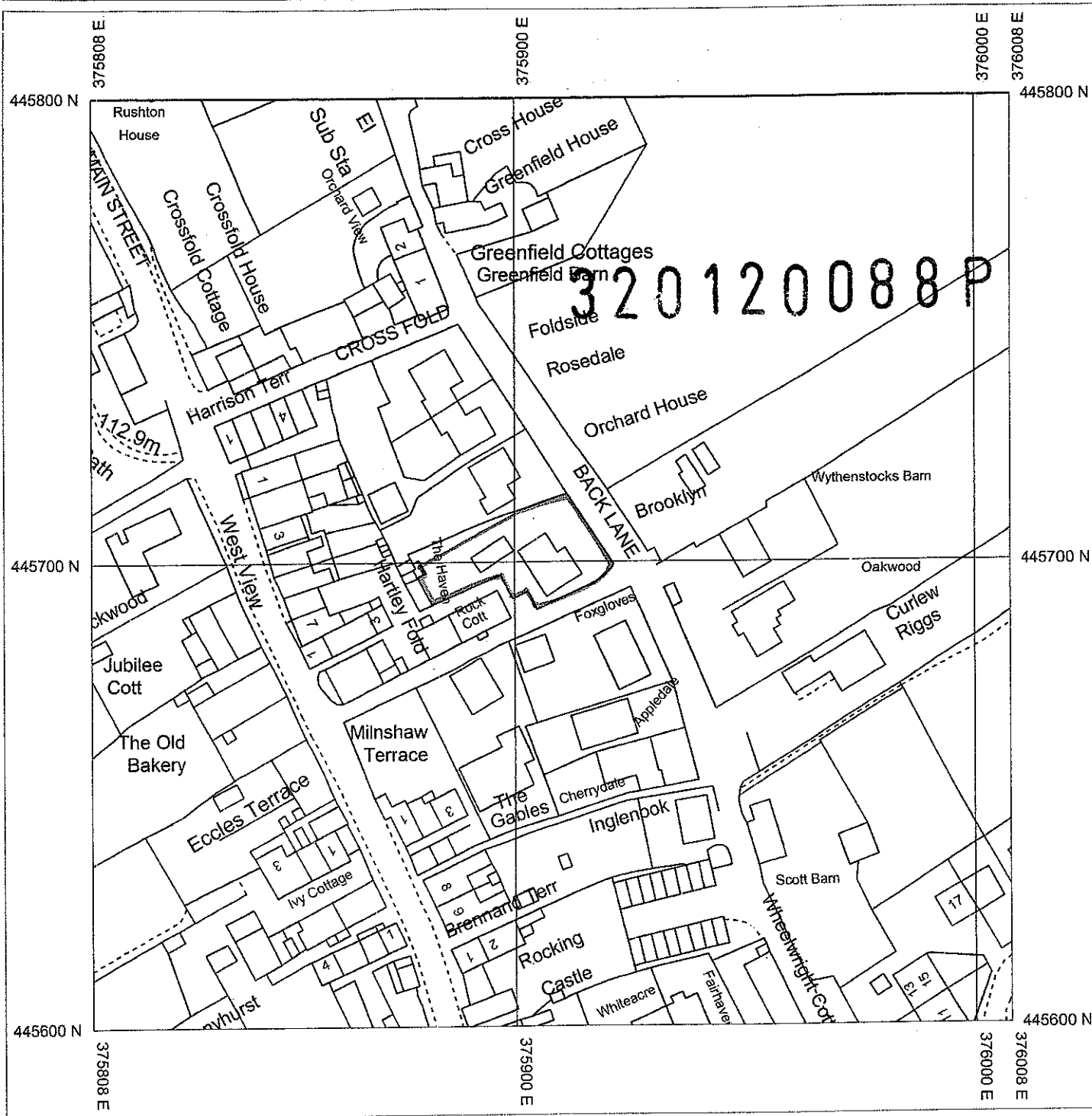
☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

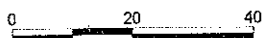
Telephone number:

Email address:

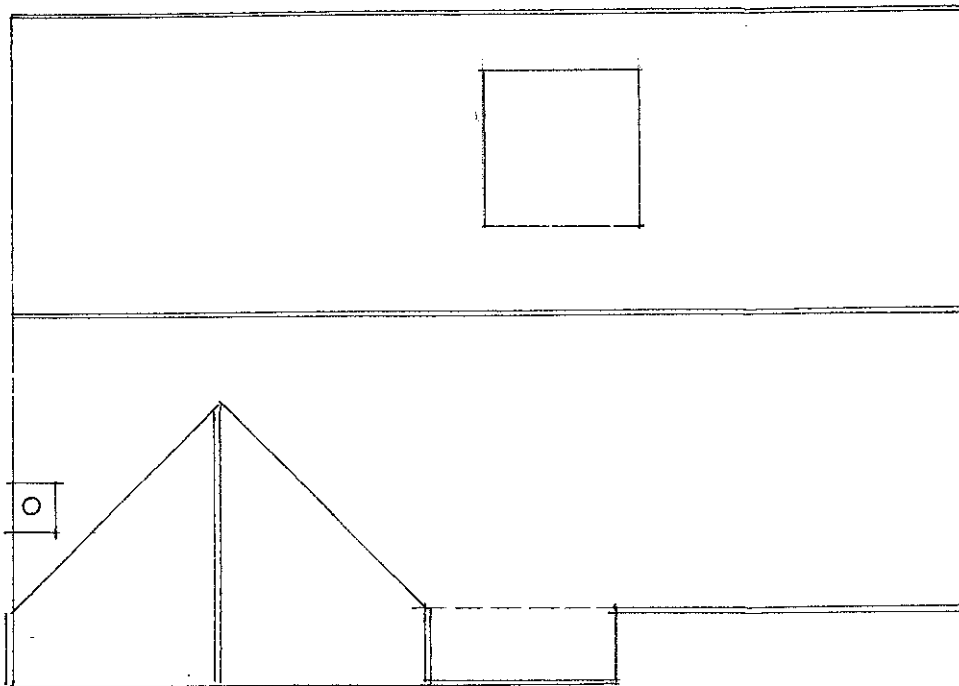
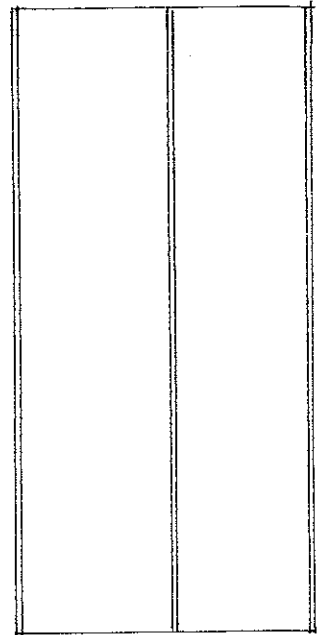


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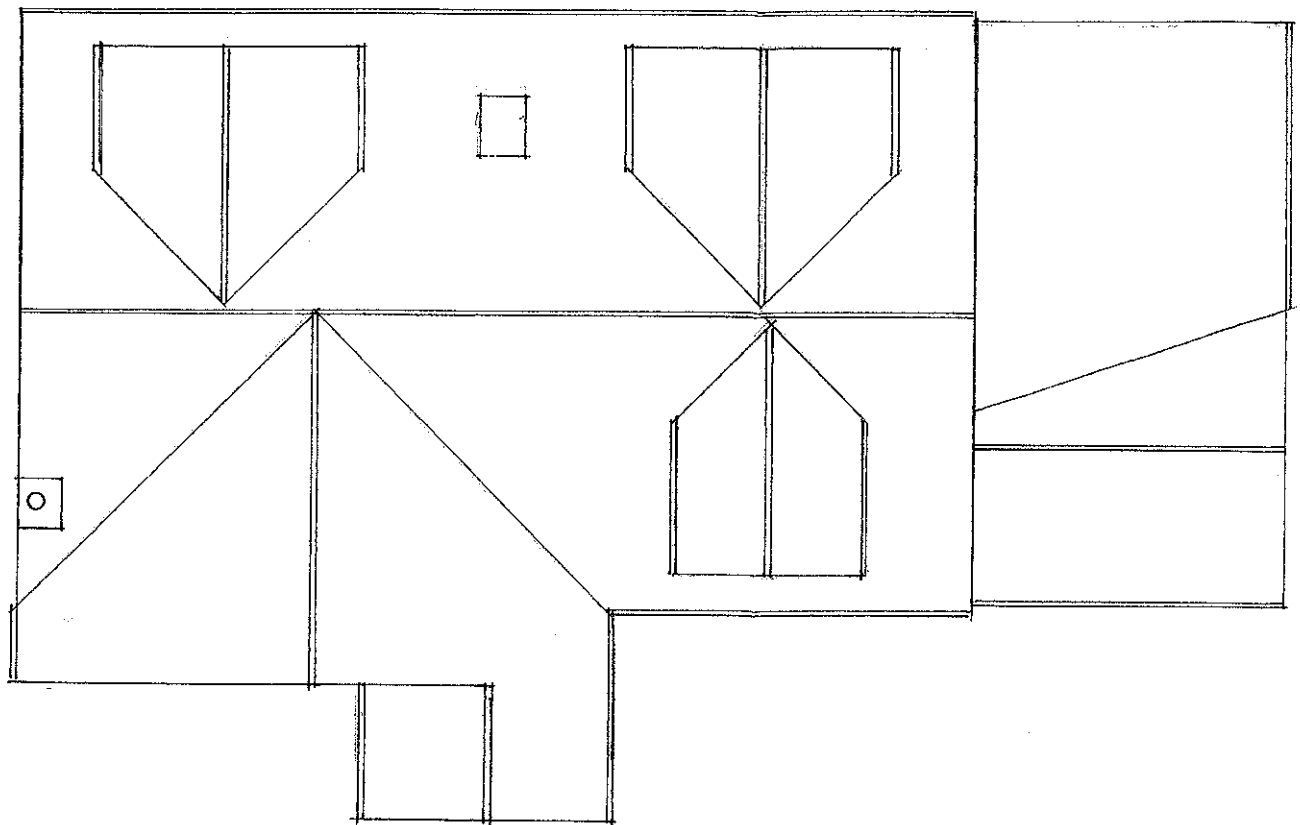
EXISTING ROOF PLAN

scale 1:100

0 1 2 3 4 5 6 7 8 9 10

SCALE IN METRES @ 1:100

320120088P



PROPOSED ROOF PLAN
scale 1:100

0 1 2 3 4 5 6 7 8 9 10

SCALE IN METRES @ 1:100

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire. BB7 3AE

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

Mr M. Hamoum

Greenend Croft
Sawley Road
Sawley
Clitheroe
BB7 4RS

320120088P

20 January 2012

Job ref: B 1097

Dear Mourad

Re: Scoping Survey (bats): 'Brooklyn' Back Lane, Grindleton, Clitheroe, BB7 4RW.

Introduction

You have requested a protected species survey report via an instruction from Peter Holgate (Beardwood Design Ltd), as a condition of a planning application to Ribble Valley Borough Council for proposed building alterations at Brooklyn, Back Lane, Grindleton. The existing property is shown in figures 1 to 6 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. YDNPA requires an appraisal of the likely impact of the proposed scheme on protected species in addition to any precautionary mitigation measures that may be required.

A scoping survey and daylight inspection was undertaken on Friday 20 January between 11.15 and 12.00. The weather at the time of the inspection was cool, damp and overcast (temp: 7.5°C; cloud cover: 100%, wind: light south-westerly) providing satisfactory conditions for carrying out a daylight scoping survey.

There is no evidence of roosting bats at this property; consequently there is only a low risk of disturbing roosting bats during the building alterations.

Survey methodology

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (BCT -- *Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

The scoping survey includes a desktop search of publicly available data on protected species within the district in addition to locally significant landscape features and designated nature conservation sites

The aim of the scoping exercise is to identify any bat species that are likely to be present at the site in addition to establishing numbers of individuals, roost type and times when bats are most active.

Non-invasive survey methods were used to assess the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development.

The search was made using a high-powered lamp (Clu-lite CB2 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insect fragments typically found in a feeding and resting area.

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989; current NE licence No: 20113901, (Conservation, Science and Education)

Constraints

The inspection was carried out using recommended 'non-invasive' survey methods to determine bat activity within the property (*Bat Surveys, BCT, 2007, pp 22 and 23*).

Crevice-roosting bats such as the pipistrelles, some myotis species and brown long-eared bats are able to remain unseen within cavity walls or beneath roofing materials, wall cladding materials and fascia soffits despite careful visual inspection.

Evidence of bat roosting activity such as bat droppings on external walls and surfaces is frequently removed by the action of wind and rain; lack of such evidence is therefore evaluated with caution.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Desktop study

A desktop study has reviewed current publically available data on bats and other protected species within the area. A local data search was carried out to identify bat records within a radius of 0.5km of the site.

A search on the National Biological Network (NBN) website has identified the following species present within the 10km recording square SD74:

Whiskered bat / Brandt's bat	(<i>M. mystacinus</i> / <i>M. brandtii</i>)
Whiskered bat	(<i>M. mystacinus</i>)
Daubenton's bat	(<i>M. daubentonii</i>)
Brown long-eared bat	(<i>Plecotus auritus</i>)
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)
Soprano pipistrelle	(<i>P. pygmaeus</i>)
Noctule bat	(<i>Nyctalus noctula</i>)

There are no published records of bat activity at this property; bat records have been obtained for sites within 1.0km of the property; these are shown in Appendix 3 at the end of this report.

Description of the property

The property is a modern-style detached bungalow with brick cavity wall construction and hipped duo-pitched tile roof (figures 1 to 3). Part of the front elevation is faced with natural stone and the apex wall is clad with cedar-lap boarding. Each elevation is cement-rendered to the eaves and the timber fascias and soffits are well sealed and secure. The roofs are clad with tiles and lined with bitumen and hessian felt.

There is an existing dormer window on the rear pitch (figure 2), this extension has a flat bitumastic roof and the sides are clad in PVC tongue and groove boarding.

Internally there are two enclosed roof voids (there is an access traps above each bedroom); a central cold water storage tank is located between the voids (figure 3) and the roof areas are insulated with glass fibre material laid between the ceiling joists; the voids are clean, dry and completely dark. There is evidence of activity by mice inside one of the voids where pipe lagging has been damaged.

A roof at the front of the property connects into the bedroom; this area is boarded for access and the roof spars are under-drawn with hard board panelling; the area has been used for storage of household items

The single storey detached garage has a 9" brick wall construction with duo-pitched timber-framed roof (figures 4 to 6); the garage is open to the eaves and the tiled roof is lined with bitumastic felt. At the rear of the building are two separate spaces used as: (a) an enclosed coal shed and (b) an open recess housing the oil tank (figure 5). The garage contains a central heating boiler. The building has two glazed windows providing good natural light and the area is cool, dry and well-ventilated

The property is currently un-occupied and there is no heating inside either the house or the garage.

Existing property (images taken 20.01.12)

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Figure 1: Front elevation



Figure 2: Rear elevation



Figure 3: Roof void



Figure 4: garage front

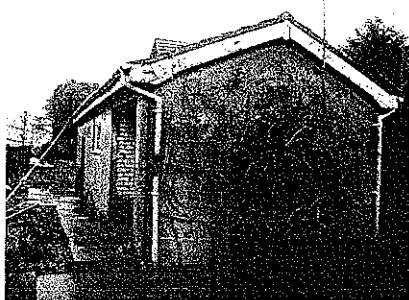


Figure 5: garage rear

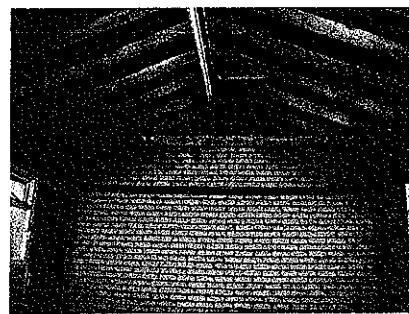


Figure 6: garage internal

Location of the property

NGR: SD 759457; Elevation: approximately 105m

The bungalow is situated in Back Lane and is within a well-established residential part of the village close to several other properties. There is a garden to the front, side and rear and the site is adjacent to a public access to the south (side) of the property and a public road to the east (front).

The location of this property provides sub-optimal feeding, foraging and commuting habitat for bats.

The site is not adjacent to broadleaved woodland or plantation and there are no areas of standing water or river channel nearby. The nearest significant channel with riparian woodland is the Grindleton Brook approximately 300m west of the village. Although Back Lane is close to open countryside to the east with extensive grazing nearby the site provides sub-optimal feeding, foraging and commuting habitat for bats.

There are no designated nature conservation sites immediately adjacent to the property – ie Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

It is understood the proposed alterations include (a) re-location of the garage to the north gable wall requiring removal of the existing detached garage, (b) modifications to the front entrance porch and (c) addition of another dormer window to the rear roof pitch. (Drawings: Peter Holgate, Beardwood Design Ltd).

Survey results

All parts of the bungalow and detached garage were carefully inspected for evidence of bat droppings, discarded insect prey and other indicative signs of roosting, resting perching or feeding by bats; none was found.

There are no signs of bat roosting, perching or feeding activity within any part of the property; the building is very well-sealed and secure; it is unlikely that roosting bats have ever been present within the roof voids or roof areas and the potential for roosting bats at this site is very low.

There remains a low risk of roosting bats associated with the cedar cladding on the apex wall of the front elevation although there is currently no external evidence of access by roosting by bats in this area.

The site location is considered 'sub-optimal' in terms of feeding, foraging and commuting habitat for bats; connectivity of the site to high-value feeding and foraging habitat within the wider district is relatively low.

Evaluation of results

1. There is no evidence of bat activity within any part of the property
2. There is only low risk of disturbing roosting bats during the proposed works
3. The scale of impact of the development at site level on local bat populations is likely to be low¹
4. The conservation significance of the property is currently low².
5. Using current good practice guidelines to assess the level of survey effort that is required at the property, it is recommended that further survey work during the summer period is not required³.
6. It is recommended that the proposed works should proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats. (refer to the mitigation guidance notes below).

¹ The scale of main impacts at site level on bat populations – Table 6.1. p37 - (BMG, 2004)

² Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

³ Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

Conclusion and recommendations

The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

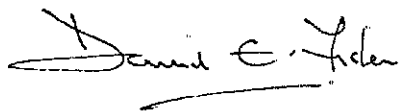
The scale of impact of the development at site level on local bat populations is likely to be low.

The risk of disturbing roosting bats at this property is likely to be low.

Further survey effort during the optimal survey period (May to August) is not recommended.

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council with the planning application.

Yours sincerely



David Fisher

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