



RIBBLE VALLEY
BOROUGH COUNCIL

17 FEB 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120173 P

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:	Hillary
Company name:					
Street address:	3 Langdale Avenue				
					Telephone number:
Town/City:	Clitheroe				Country Code
County:	Lancashire				National Number
Country:	United Kingdom				Extension Number
Postcode:	BB7 2PG				
					Email address:

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Proposed single storey extension to rear of property.

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)

House:	3	Suffix:	
House name:			
Street address:	LANGDALE AVENUE		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 2PG		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	373176		
Northing:	441374		

Description:

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5. Pedestrian and Vehicle Access, Roads and Rights of Way

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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

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):

Walls - description:

Description of *existing* materials and finishes:

Pebbledash render.

Description of *proposed* materials and finishes:

Pebbledash render to match existing.

Roof - description:

Description of *existing* materials and finishes:

Pitched roof - Concrete tiles

Flat roof - Built up roofing felt.

Description of *proposed* materials and finishes:

Flat roof - Proprietary fibreglass resin weathering coloured grey.

Windows - description:

Description of *existing* materials and finishes:

White uPVC framed.

Description of *proposed* materials and finishes:

White uPVC framed to match existing.

Doors - description:

Description of *existing* materials and finishes:

White uPVC framed.

Description of *proposed* materials and finishes:

White uPVC framed to match existing.

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:

Location Plan Ref Drg LAC/2011/01

Existing plan & Elevation Ref Drg LAC/2011/02

Proposed Plan & Elevation Ref Drg LAC/201104A

Bat Survey

12. Certificates (Certificate A)

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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: Mrs First name: Claire Surname: Hillary
Person role: Applicant Declaration date: 17/02/2012 ☒ 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: Mrs First Name: Claire Surname: Hillary
Person role: Applicant Declaration date: 17/02/2012 ☒ 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 17/02/2012

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Henthorn

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BAT SURVEY

AT

3 LANGDALE AVENUE
CLITHEROE
LANCS

DATE AND TIME OF VISIT
2nd FEB 2012

WEATHER CONDITIONS

Overcast, no breeze. 1°C

REFERENCE NO. Hillary

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

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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

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PROPOSED DEVELOPMENT

Removal of existing flat roof extension and construction of new single storey extension to the rear of the property. Involving removal of low level roof tiles where new flat roof abuts existing pitched roof.

TYPE OF BUILDING

X

HOUSE
BARN
GARAGE
OTHER

COMMENTS: The house is a semi detached dormer.

LOCATION

X

URBAN
SMALL TOWN/URBAN VILLAGE
RURAL/VILLAGE

COMMENTS: The house is located in the centre of an estate within the settlement area of Clitheroe. The house is surrounded by a garden as are all the other properties.



BUILDING ADJACENT TO OR WITHIN 10M OF

TREES
HEDGEROW
OPEN WATER

COMMENTS: No significant trees just garden shrubbery.

WALL CONSTRUCTION

X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: Walls have a pebble dash render finish.

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ROOF CONSTRUCTION

	SLATE
X	TILE
	GREY SLATE
	STEEL
X	FLAT ROOF FELT

COMMENTS: The main roof is pitched tile with a flat roof extension to the rear.



BAT ACCESS POINTS IN WALLS

Yes	No
	X

COMMENTS: The render is in good condition with no access points.

BAT SIGNS, EXTERNAL
MAGENTA BAT5 DETECTOR RESULT

SEEN
DROPPINGS

Yes	No
	X
	X
	X

COMMENTS: No sign of droppings where found surrounding the building or any staining evidence on the walls. No history of any sightings.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes	No
X	

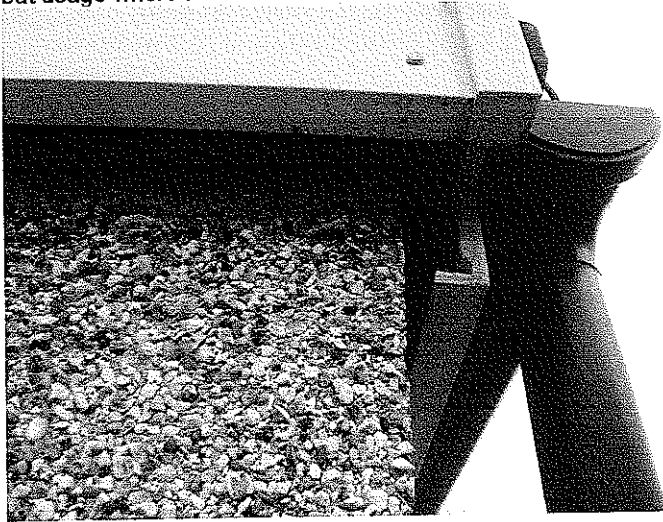
COMMENTS: The pitched roof section has been converted into bedrooms so no roof void to inspect.

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BAT ACCESS POINTS IN ROOF

Yes	No
	X

COMMENTS: The tile roof is in excellent condition with no bat access points. The felt roof is also in good condition with fascias to the perimeter with slight recesses behind but it was possible to inspect and no signs of bat usage where found.



Flat roof fascia.

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: None of the above were found.

CONCLUSION

This property has no evidence of past or present use by bats and the proposed alterations 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.

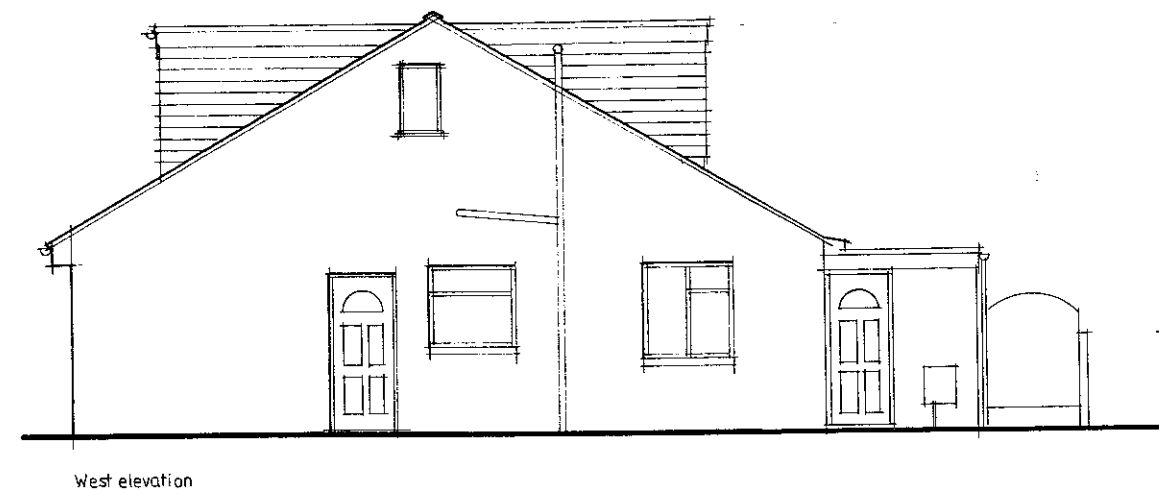
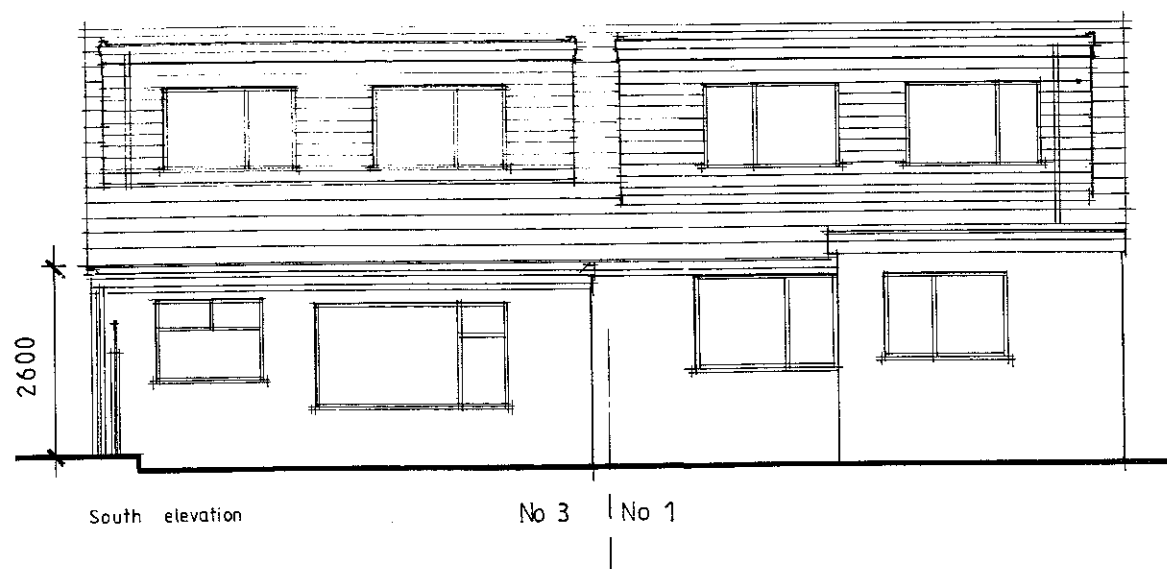
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- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites
- Care must be taken when removing existing roof timbers, and any new timbers 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.

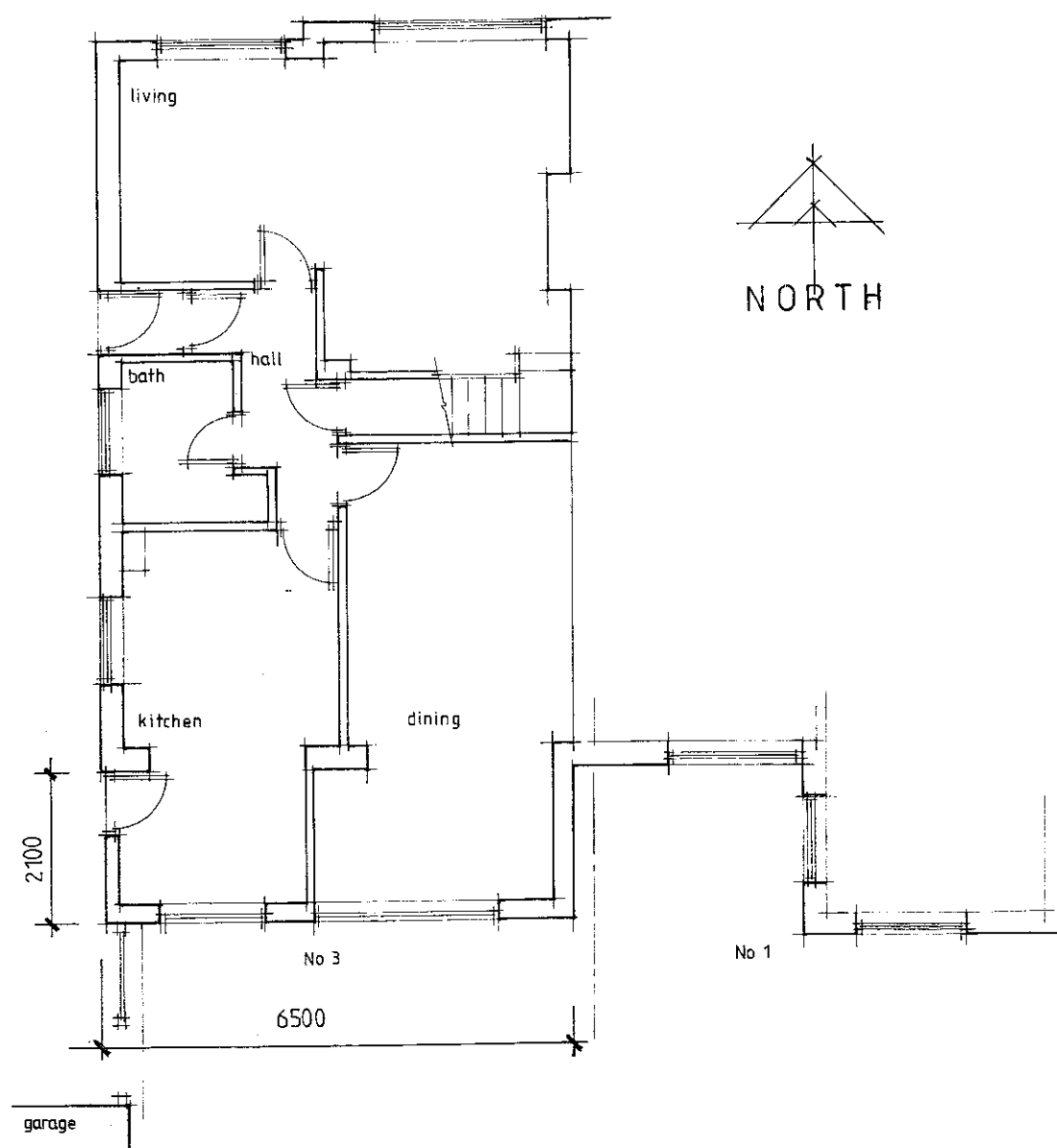
If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

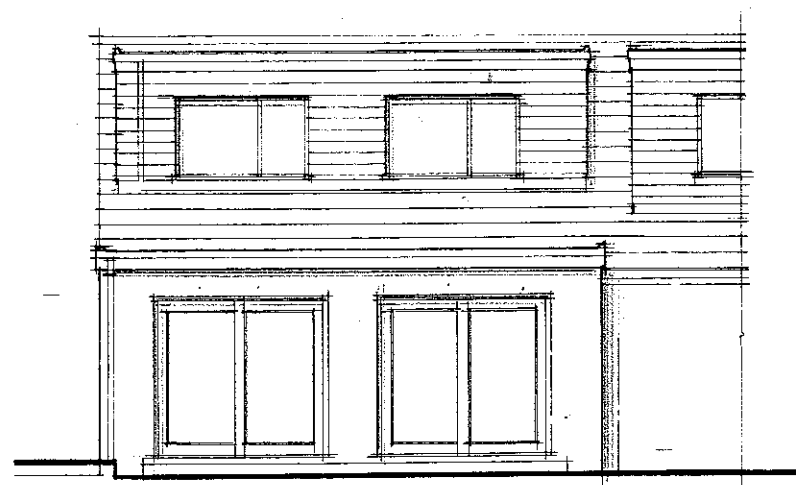
Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL



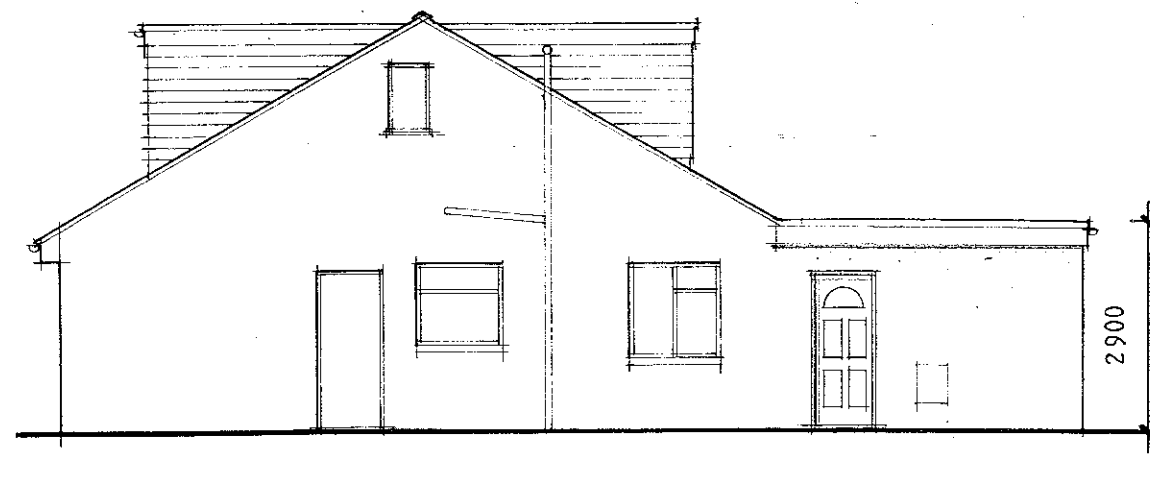
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DEVELOPMENT	Proposed Extension
SITE ADDRESS	3 Langdale Avenue Clitheroe BB7 2PG
DRG TITLE	Existing Plan & Elevations
SCALE	1:100
DRG NO	LAC/2011/02

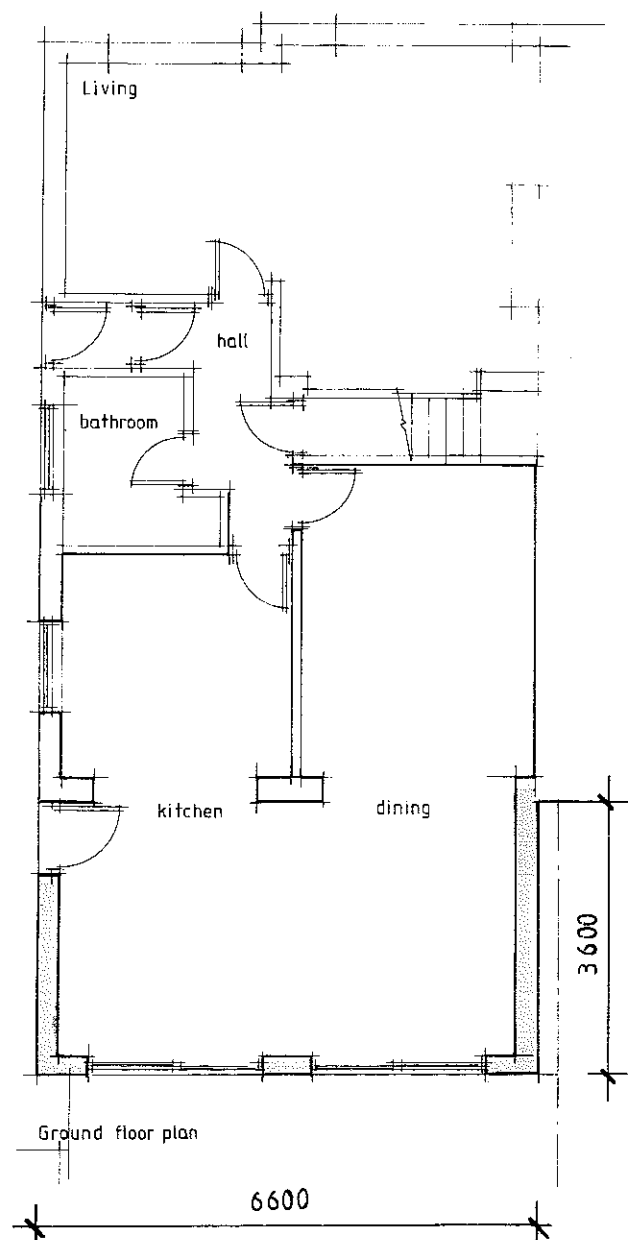


South elevation



West elevation

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MATERIALS

Walls – Blockwork with pebbledash render to match existing.

Roof – Fibreglass resin finish.

Windows / Doors – White uPVC framed

DEVELOPMENT	Proposed Extension
SITE ADDRESS	3 Langdale Avenue Clitheroe BB7 2PG
DRG TITLE	Proposes Plan & Elevations
SCALE	1:100
DRG NO	LAC/2011/04