



RIBBLE VALLEY
BOROUGH COUNCIL

24 FEB 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received 320120181P

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Ms	First name:	Rachel	Surname:	Pierce	
Company name:						
Street address:	3 Woodlands Drive			Country Code	National Number	Extension Number
	Whalley			Telephone number:		
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:	England					
Postcode:	BB7 9HL					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Peter	Surname:	Lord	
Company name:	Calder Design Associates					
Street address:	2 Top row			Country Code	National Number	Extension Number
	Sabden			Telephone number:	01282-771907	
				Mobile number:	07758802436	
Town/City:	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	BB7 9HL			mail@calder-design.com		

3. Description of Proposed Works

Please describe the proposed works:

2 STOREY EXTENSION TO THE REAR OF THE 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)

Description:

House:	3	Suffix:	
House name:			
Street address:	WOODLANDS DRIVE		
	WHALLEY		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 9TG		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	373403		
Northing:	436295		

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

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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:

Rough cast render Painted white & Magnolia

Description of *proposed* materials and finishes:

Rough cast render Painted white & Magnolia to match existing elevation

11. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Welsh slate on Pitched Roof
Built up felt with White chippings to adjacent flat roof areas

Description of *proposed* materials and finishes:

Welsh slate on Pitched Roof
Samifill green roofing with planting of Sedum and similar extensive plants to flat roof areas

Windows - description:

Description of *existing* materials and finishes:

White uPVC double glazed units

Description of *proposed* materials and finishes:

White uPVC double glazed units

Doors - description:

Description of *existing* materials and finishes:

softwood timber or White uPVC double glazed units

Description of *proposed* materials and finishes:

White uPVC double glazed units

Boundary treatments - description:

Description of *existing* materials and finishes:

Timber lap fencing on concrete Posts with concrete base panel

Description of *proposed* materials and finishes:

Timber lap fencing on concrete Posts with concrete base panel

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concret paving slabs and tarmac

Description of *proposed* materials and finishes:

Concret paving slabs and tarmac as existing

Lighting - add description

Description of *existing* materials and finishes:

Halegen spot lights to illuminate garden area

Description of *proposed* materials and finishes:

LED down lights recessed into soffit of canopy and flat roof

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:

81-1-0 Block Location Plan
81-1-2 Existing Site & GF Plan
81-1-2 Existing Roof & FF Plan
81-2-1 Proposed Site & GF Plan
81-2-2 Proposed Roof & FF Plan
81-3-1 East Elevations
81-3-2 West Elevations
81-3-3 South Elevations
81-3-4 North Elevations

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role:

Declaration date:

☒ Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

12. Certificates (Agricultural Land Declaration - continued)

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date:

Client R Pearce
Site 3 Woodlands Drive
Whalley
BB7 9TG

Calder Design Associates

2 TOP ROW, SABDEN CLITHEROE, LANC'S. BB79HL
Tel 01282 771907, E mail@calder-design.com

TITLE
Block Location
Plan

320120181P



Drawn	P.Lord	DWG No	Rev
Date	22.2.12	81.1.0	
Scale	1:1250@A4		

320120181P



***Martin Prescott
Environmental
Services***

*Woodland Management, Ecological
Surveying, Wildlife Events...*

Rachel Pearce
3 Woodland Drive
Whalley
Lancs.

rachelpearce34@hotmail.co.uk

Martin Prescott
330 Hollins Lane,
Hollins,
Bury,
Lancs
BL9 8BS

0161 796 6211
07946 488467
martin.dauby@tiscali.co.uk

14.3.2012

Bat Survey of 3 Woodland Drive, Whalley

Surveyor- Martin Prescott, Lic. no. 2011/4572

Contents

1. Introduction

2. Method

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Summary

Roosting bats are considered unlikely. Work will affect the roof at the rear and roost disturbance is a low possibility. Work can progress with low risk to roosting bats as long as the recommendations are followed.

1. Introduction

1.1 Reason for Survey

It is proposed to demolish the present rear extension and extend to the rear of this semi-detached house, see plan. There is the potential to affect bat roosts and a bat survey was required.

1.2 The Site

The site was at 3 Woodland Drive, Whalley, Lancashire: BB7 9TG.

The building consisted of an occupied semi-detached house.

Only the kitchen extension and about half of the rear of the roof will be affected. See plan.

2. Method

2.1 Risk Assessment, Possible Hazards

The site posed no hazards other than those normally encountered when surveying in sound buildings.

2.2 Daylight Survey, 14.3.2012

The outside of the building was searched for crevices suitable for bat access and the ground, walls, windows etc were searched for droppings.

The loft, where accessible, was searched for signs of bat occupation.

The buildings were assessed for bat roosting potential.

The area was assessed for bat roosting and foraging potential.

2.3 Equipment

The equipment used consisted of a hand held torch, ladders, a camera and short-focus binoculars.

3. Results

3.1 Daylight Survey

3.1.1 The Building

The main house was of brick with a hipped slate roof.

There were gaps above windows at the side of the house in an area not affected, but the rear eaves were well sealed, see plan and photos.

The loft was converted into living accommodation, but there were small searchable areas around the eaves. These loft areas were insulated at floor level. There was an old wasps' nest.

The roof was not lined. The slates were in good condition.
There was cavity wall insulation.

The rear extension had a sloping slate roof and had no roof void. The eaves were well sealed. There were occasional gaps between the roofing slates.
Bat access to the rear was obstructed by an attached conservatory next door. (photo 4)

No signs of bat occupation were found.

3.1.2 Bat Foraging Potential, Alternative Roosts

The nearby habitats included gardens with semi-mature trees and there were small groups of trees and scrub within 200 metres.
There was a river and woodland about 500 metres away.
There were many houses nearby likely to have bat roosting potential.

4. Conclusions

4.1 The risk to roosting bats was considered to be low; the roof was hipped and unlined, there was cavity wall insulation and the eaves where work was planned were well sealed. The extension was well sealed except for a few gaps between slates of low potential for bat access.
The nearby habitat had low bat foraging potential with high potential about 500 metres away.

4.2 The nearby habitat is likely to be used by low numbers of Common Pipistrelles, with the woodland and river 500 metres away likely to be important for foraging Common Pipistrelles and may be used by other species.

4.3 Nesting birds are unlikely to use these buildings.

5. Recommendations

5.1 The building can be extended with low risk to roosting bats. However, to reduce this risk to a minimum, it is recommended that when the roofing tiles are removed, it is under the supervision of a suitably qualified bat worker. A bat box must be available in case of the unlikely event of bats being discovered.

5.2 If work does not start before May 2013, a repeat survey is recommended.

5.3 It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during the work, the consultant (0161 796 6211, 07946 488467) or the local bat group should be notified and work stopped immediately.

6. Photos



P1 part of boarded loft at eaves

P2 Rear of roof to be affected

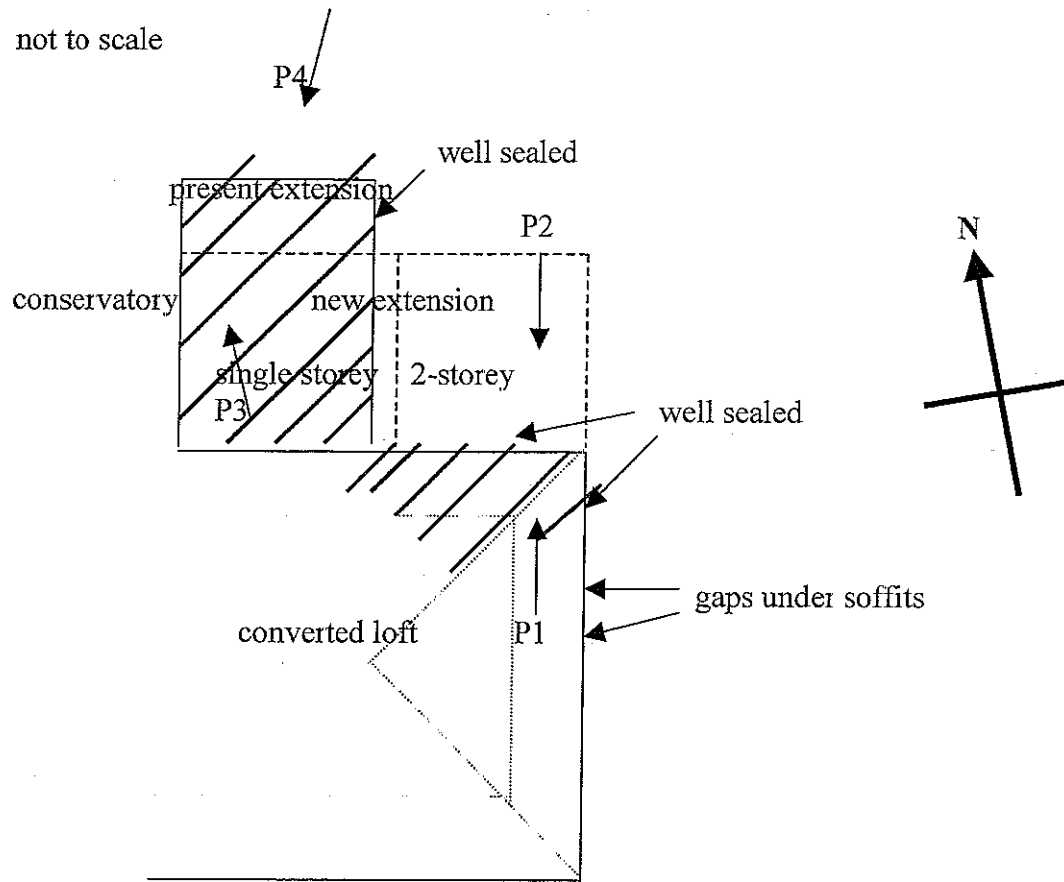


P3 Inside present extension - no void

P4 Extension and attached conservatory

7. Plan

not to scale



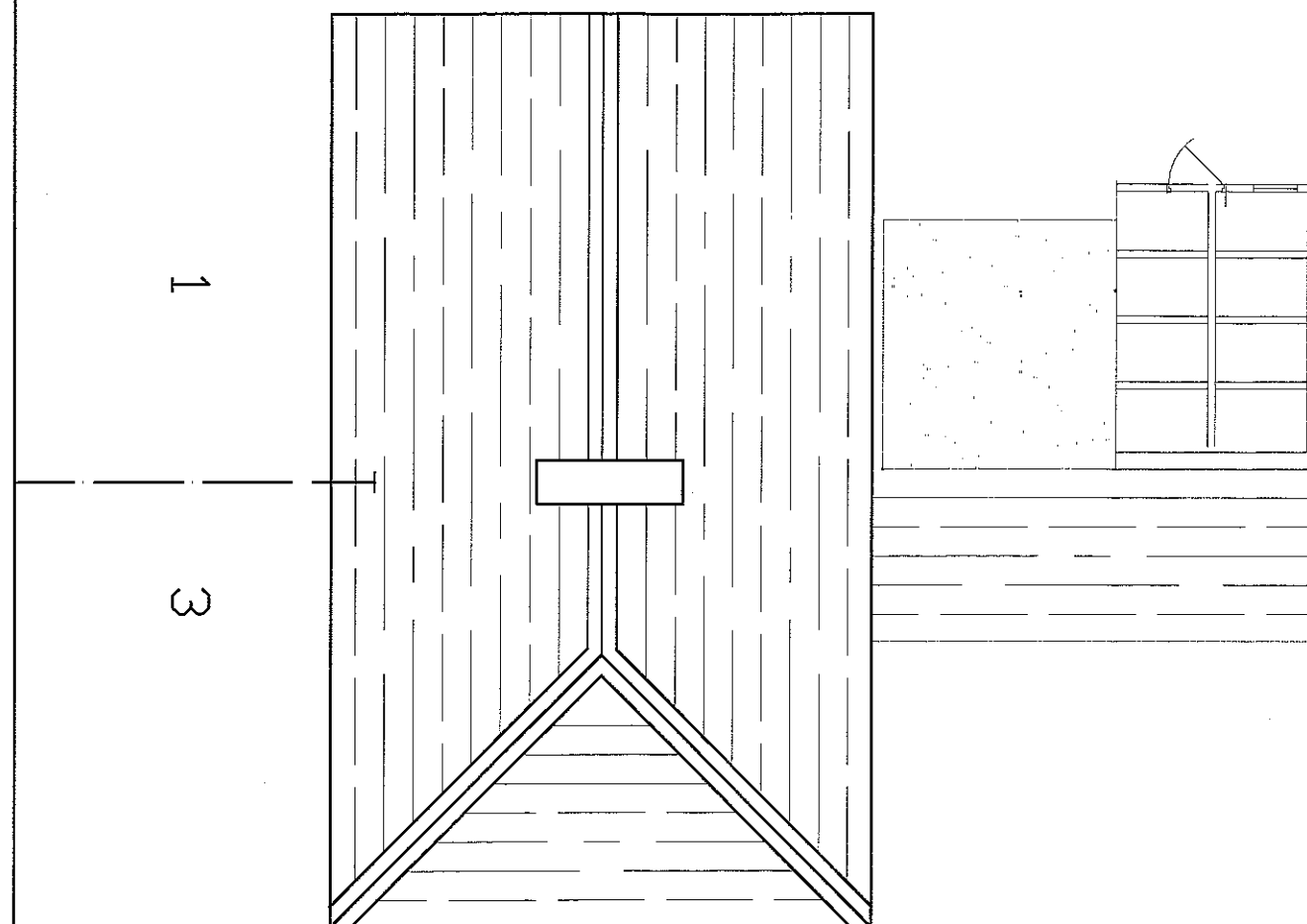
P = photos

 area to be affected

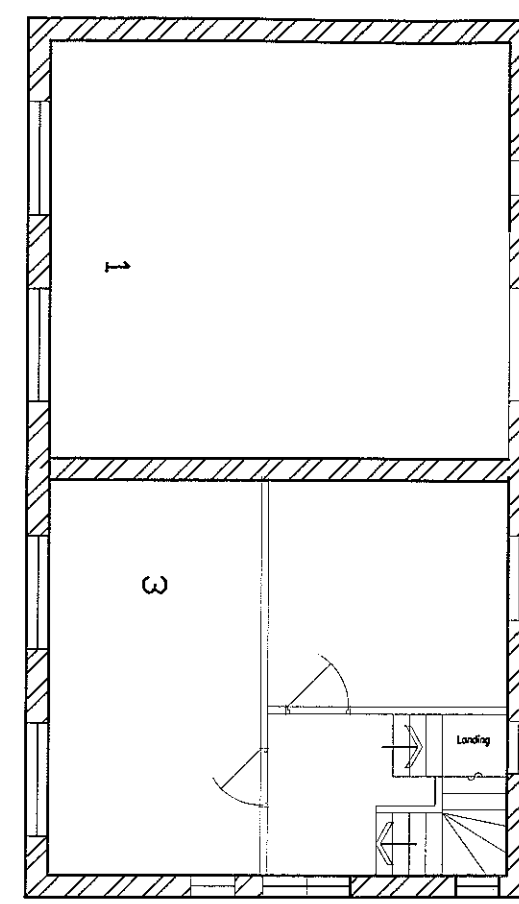
Martin Prescott

All dimensions are nominal to indicate design intent
& should be checked on site before any work commences

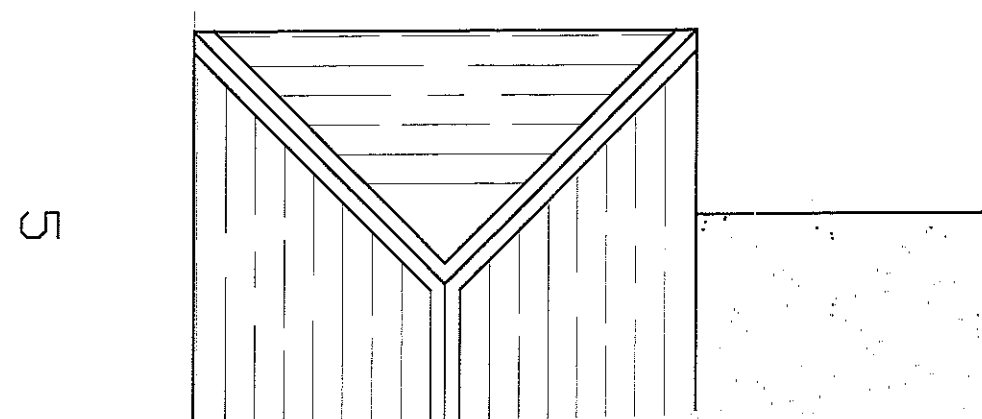
320120181P



Existing Roofing Plan



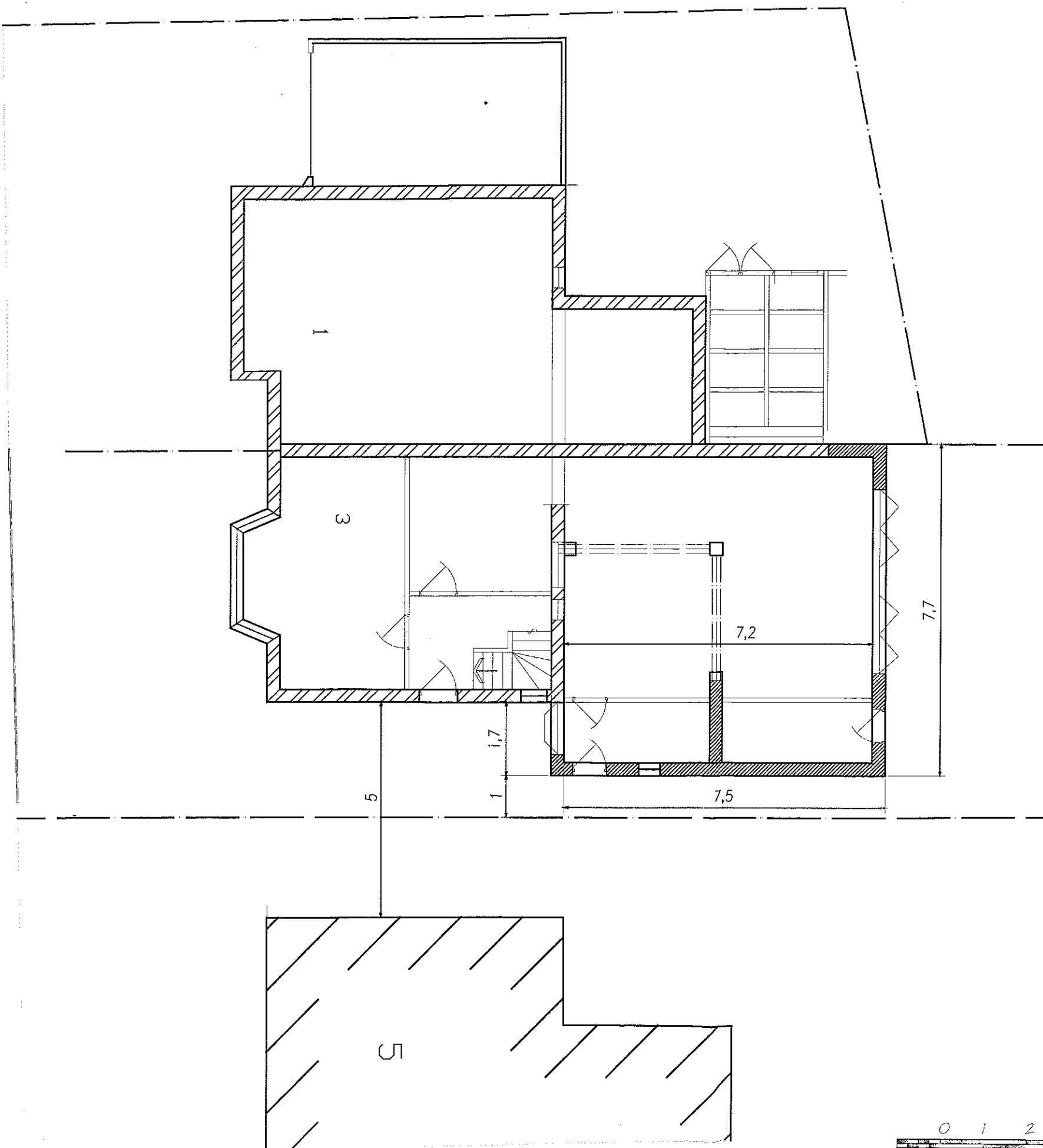
Existing First Floor Plan



Client R & C Pearce			
Site 3 Woodlands Dv Whalley BB7 9TG			
Project Proposed 2 Storey Extension to rear of property			
Calder Design Associates			
2 TOP ROW, SABDEN, CLITHEROE, LANCs. BB79HL			
Tel 01282 771907, E-mail mail@calder-design.com			
TITLE Existing Roof & First Floor Plan	Drawn P.Lord Date 19.01.12 Scale 1: 100@A3	Drawing No 81/1/2	Rev

All dimensions are nominal to indicate design intent
& should be checked on site before any work commences

320120181P

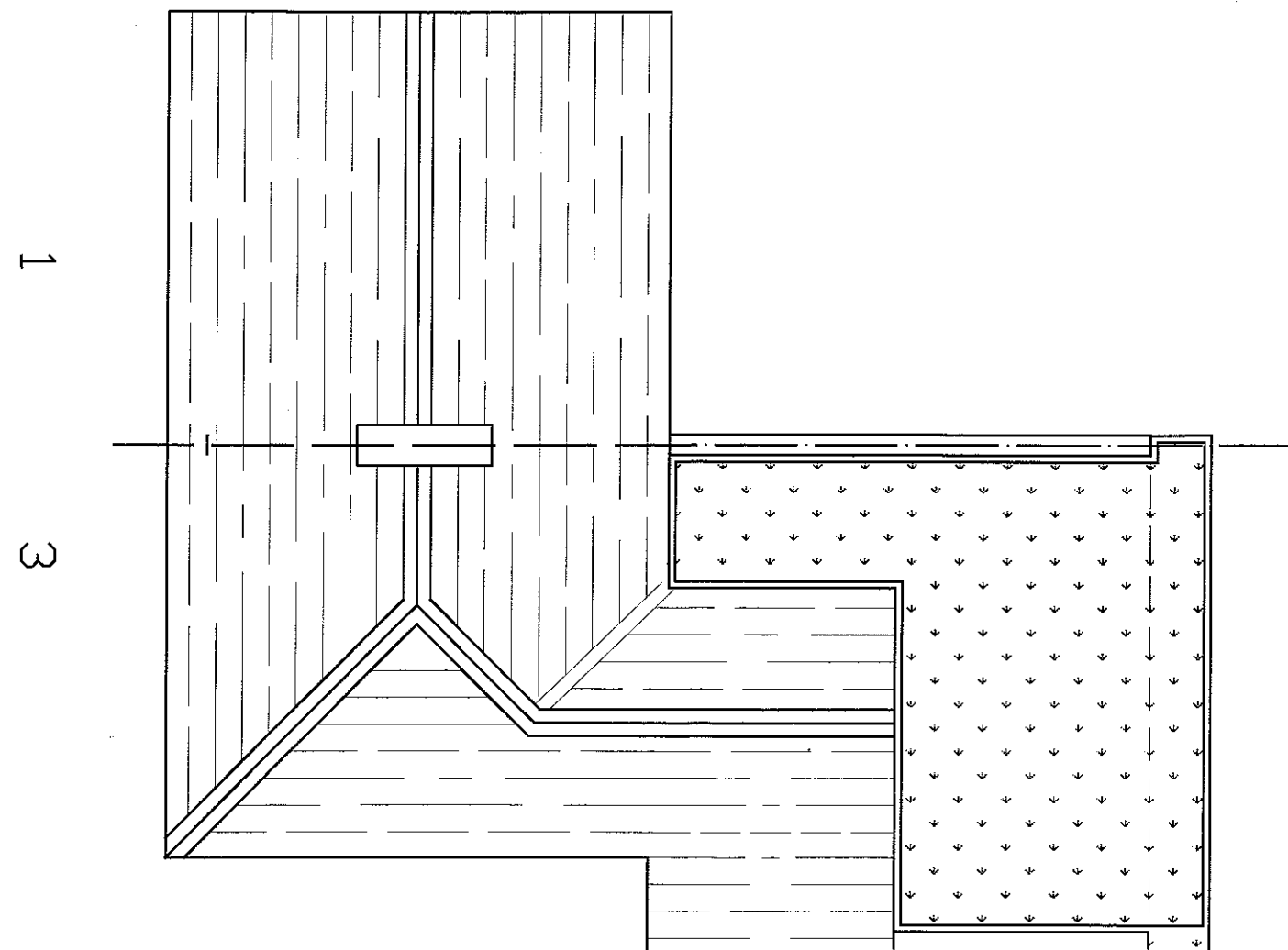


Proposed Site & Ground Floor Plan

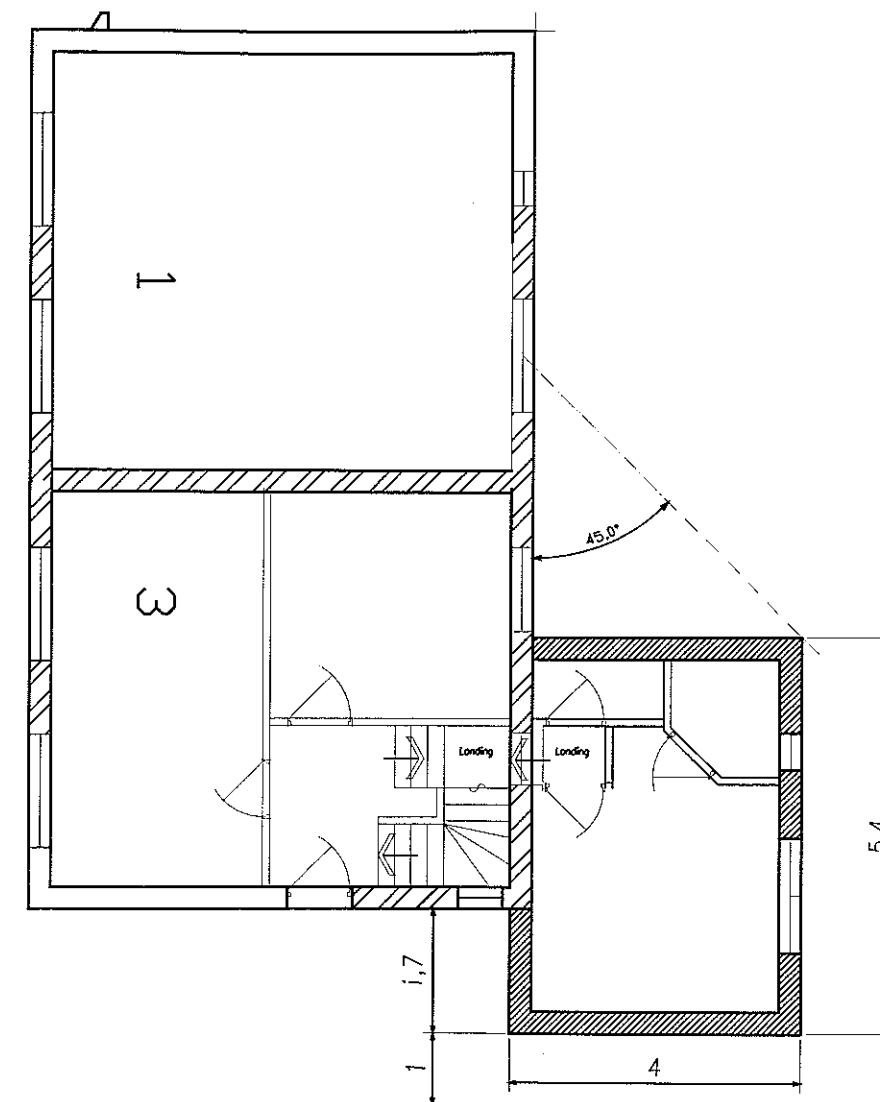
Client R & C Pearce			
Site 3 Woodlands Dr Whalley BB7 9TG			
Project Proposed 2 Storey Extension to rear of property			
Calder Design Associates			
2 TOP ROW, SABDEN, CLITHEROE, LANCs. BB79HL			
Tel 01282 771907, E-mail mail@calder-design.com			
TITLE Proposed Site & Ground Floor Plan	Drawn P.Lord Date 19.2.12 Scale 1: 100@A3	Drawing No 81/2/1	Rev

All dimensions are nominal to indicate design intent
& should be checked on site before any work commences

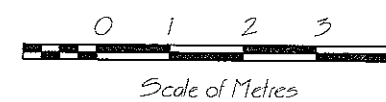
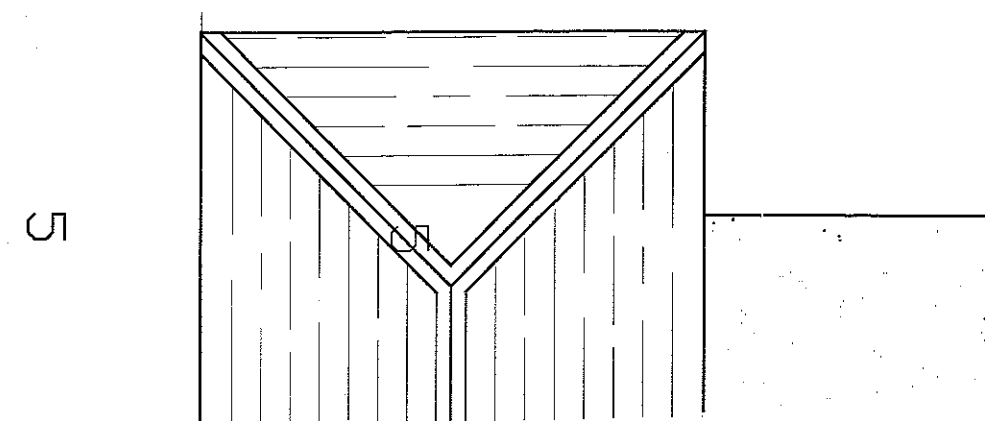
320120181P



Existing Roofing Plan



Proposed First Floor Plan



Client R & C Pearce			
Site 3 Woodlands Dy Whalley BB7 9TG			
Project Proposed 2 Storey Extension to rear of property			
Calder Design Associates			
2 TOP ROW, SABDEN, CLITHEROE, LANCs. BB79HL			
Tel 01282 771907, E-mail mail@calder-design.com			
TITLE Proposed Roofing & First Floor Plan	Drawn	P.Lord	Drawing No 81/2/2
	Date	22/2/12	
	Scale	1: 100@A3	
			Rev

All dimensions are nominal to indicate design intent
& should be checked on site before any work commences



Existing Western Elevation (Gable of No1)



Proposed Western Elevation (Gable of No1)

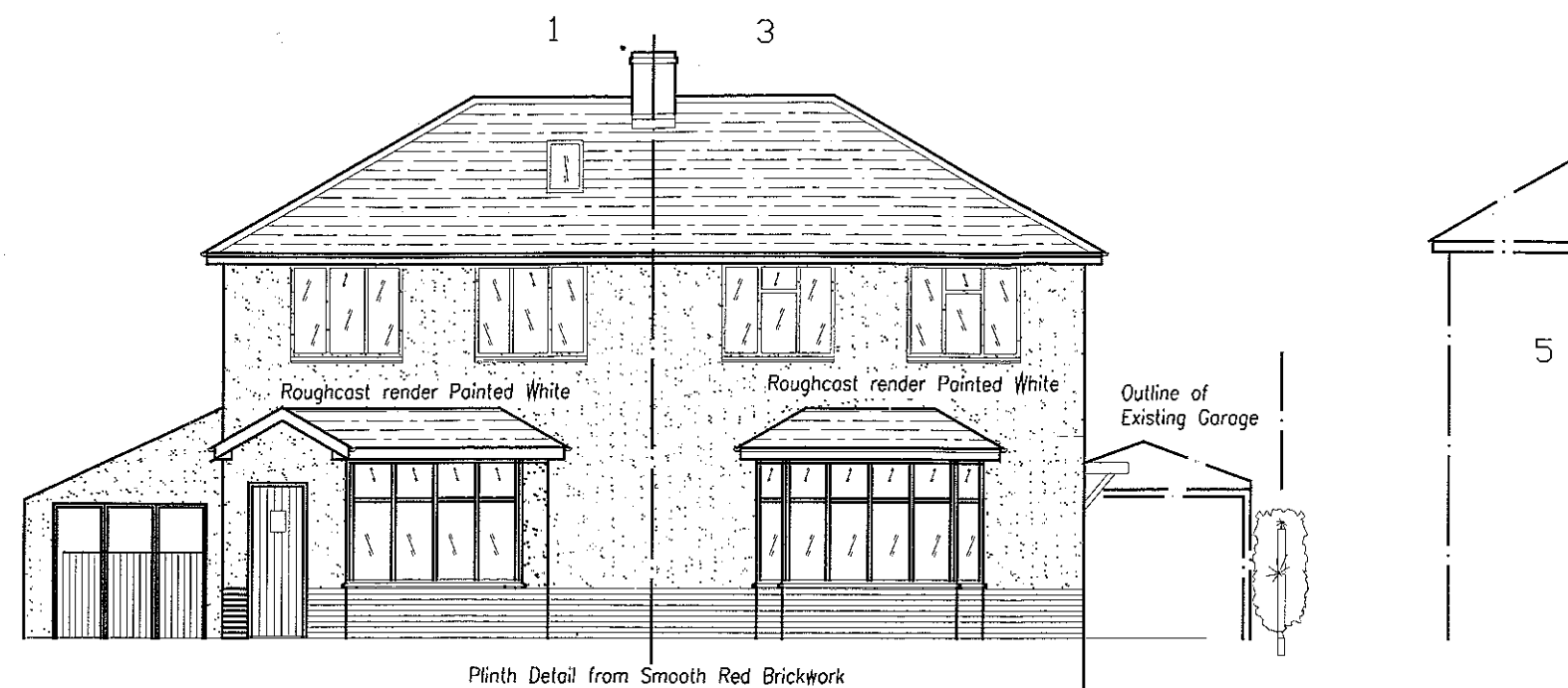
0 1 2 3 4
Scale of Metres

320120181P

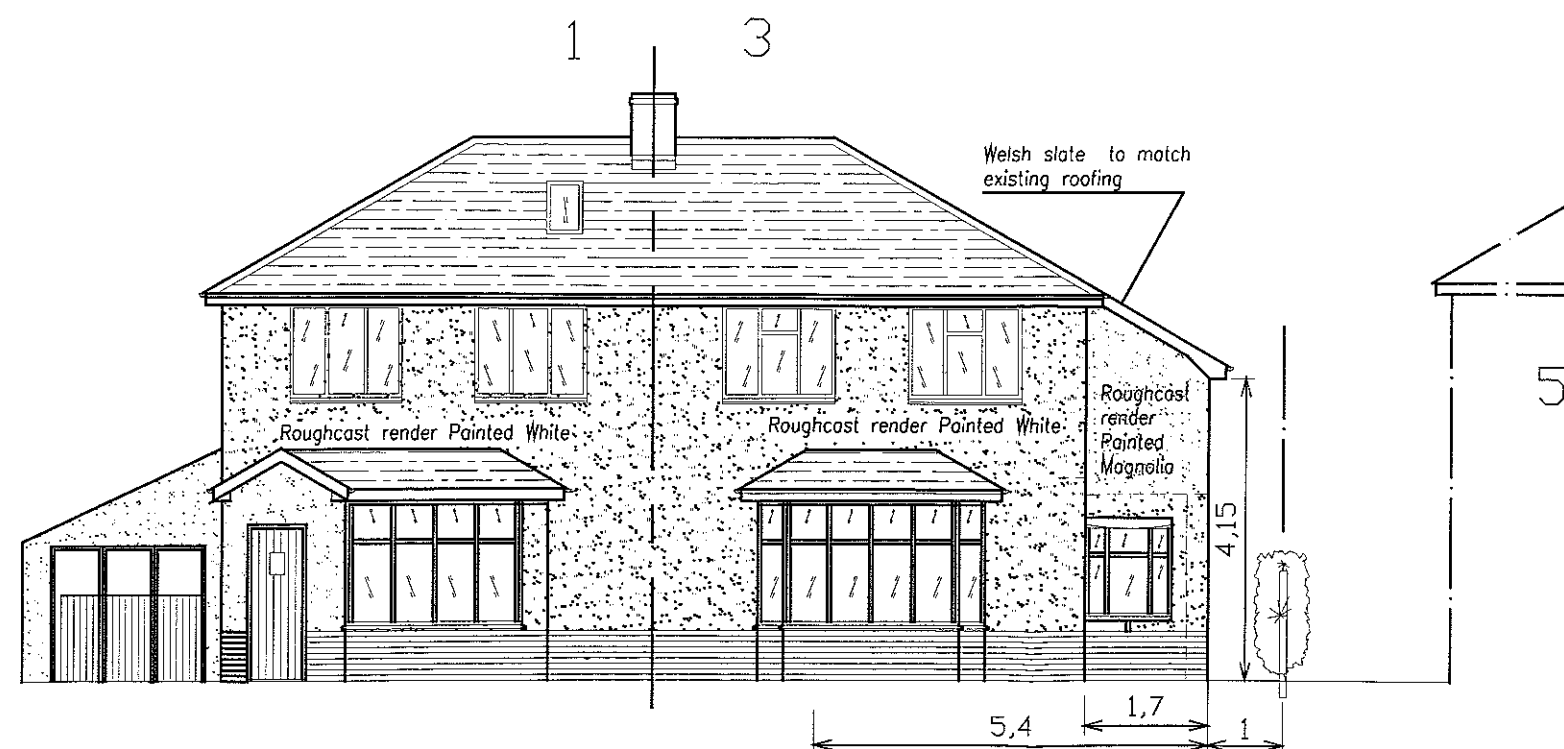
Client R & C Pearce				
Site 3 Woodlands Dv Whalley BB7 9TG				
Project Proposed 2 Storey Extension to rear of property				
Calder Design Associates				
2 TOP ROW, SABDEN, CLITHEROE, LANCs BB79HL				
Tel 01282 771907, E-mail mail@calder-design.com				
TITLE	Western Elevations	Drawn	P.Lord	Drawing No
		Date	15.02.12	Rev
		Scale	1: 100@A3	81/3/2

All dimensions are nominal to indicate design intent
& should be checked on site before any work commences

South Elevations



Existing South Elevation (Front)



Proposed South Elevation (Front)

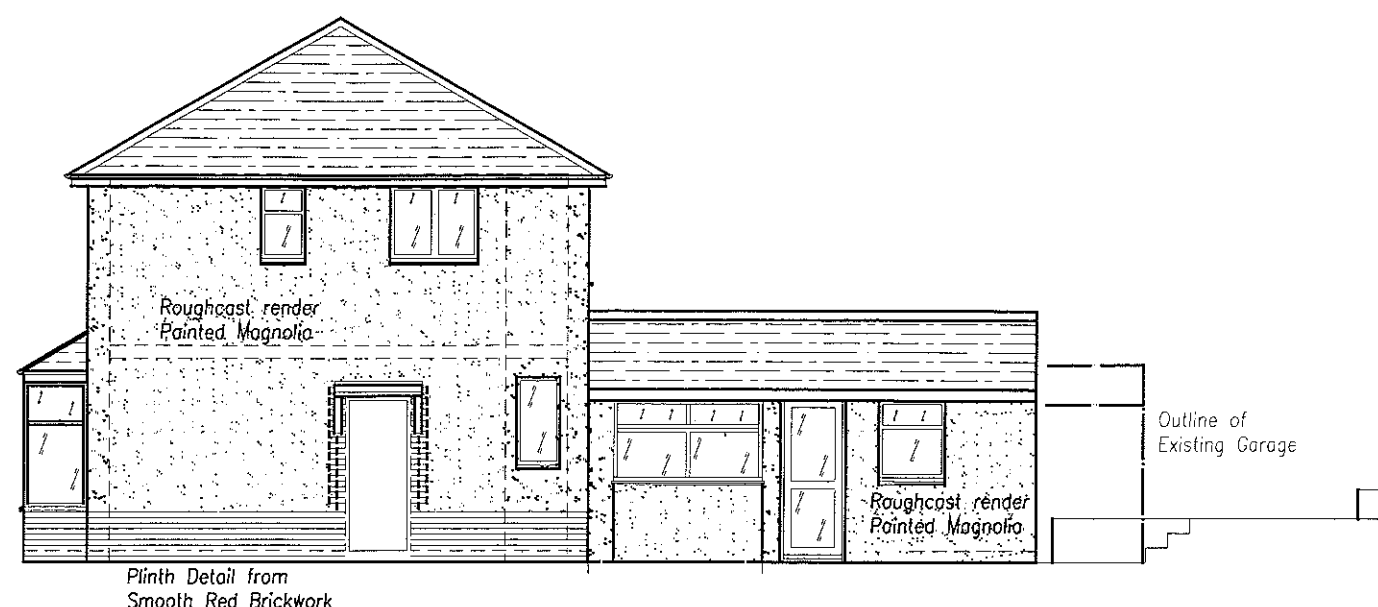
0 1 2 3 4
Scale of Metres

320120181P

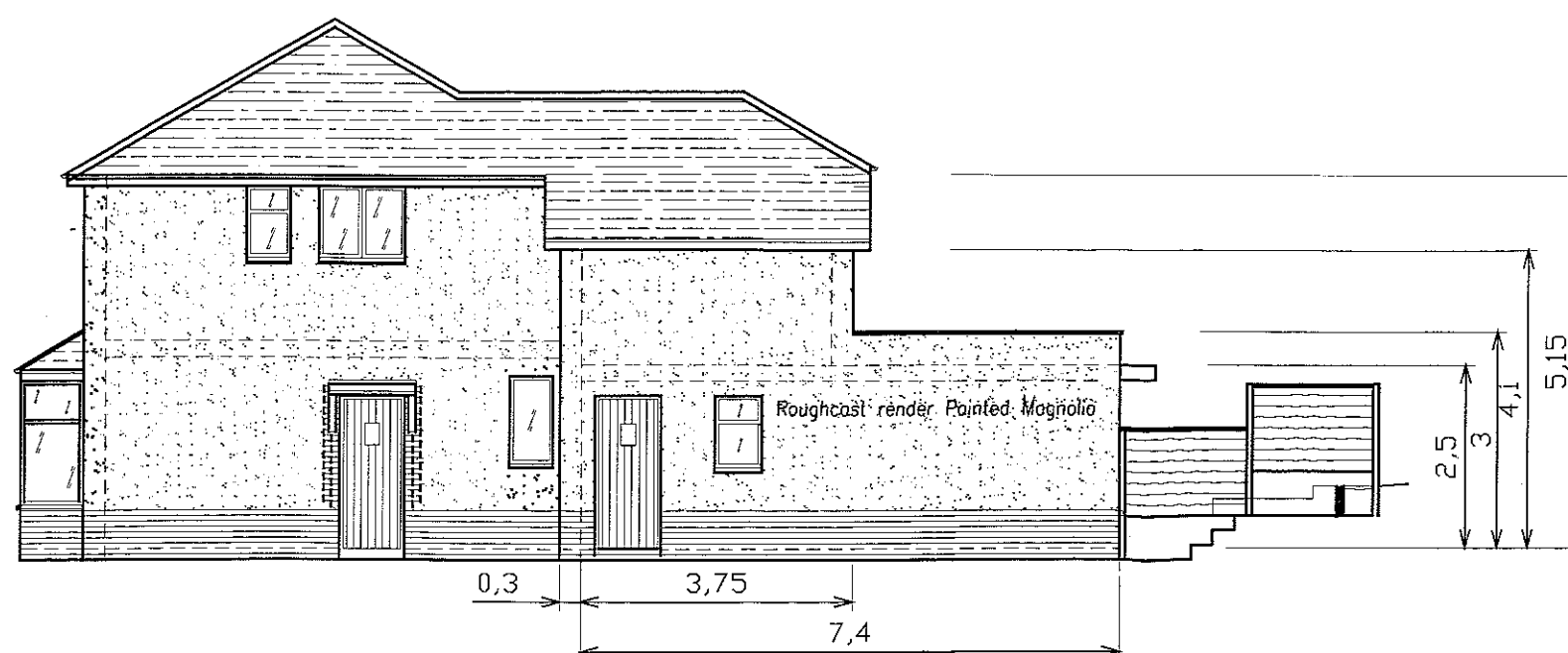
Client R & C Pearce				
Site 3 Woodlands Dv Whalley BB7 9TG				
Project Proposed 2 Storey Extension to rear of property				
Calder Design Associates				
2 TOP ROW, SABDEN, CLITHEROE, LANCs BB79HL				
Tel 01282 771907, E-mail mail@calder-design.com				
TITLE South Elevations	Drawn	P.Lord	Drawing No 81/3/3	Rev
	Date	7.02.12		
	Scale	1: 100@A3		

All dimensions are nominal to indicate design intent
& should be checked on site before any work commences

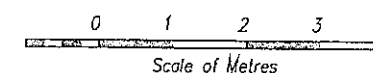
320120181P



Existing Eastern Elevation

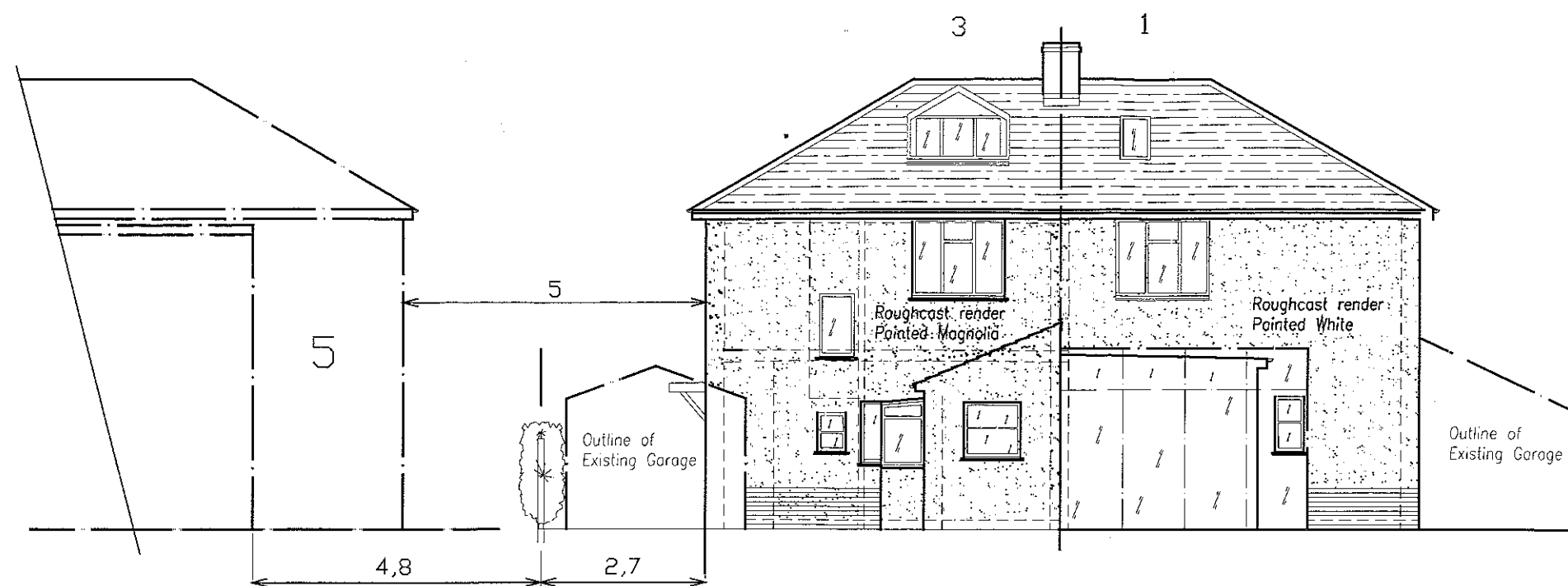


Proposed Eastern Elevation (Gable)

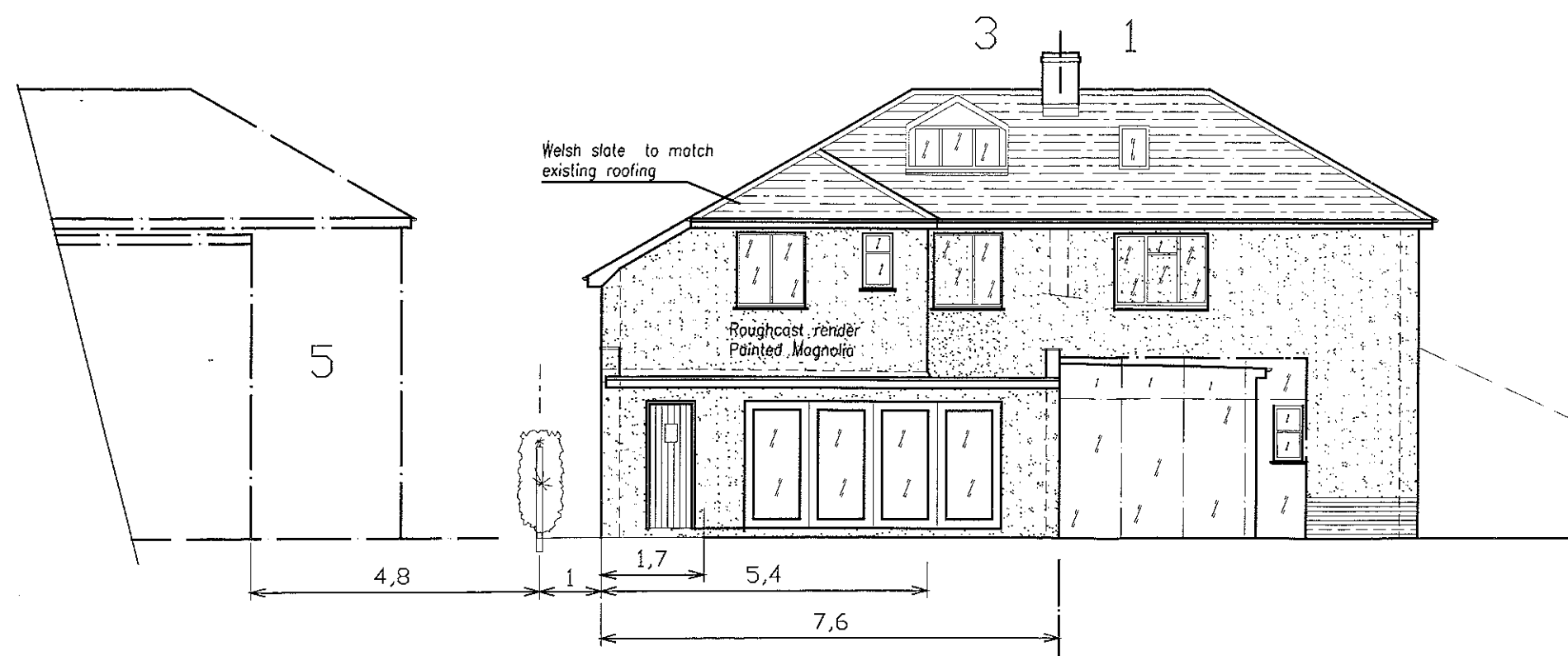


Client R & C Pearce				
Site 3 Woodlands Dv Whalley BB7 9TG				
Project Proposed 2 Storey Extension to rear of property				
Calder Design Associates				
2 TOP ROW, SABDEN, CLITHEROE, LANCS BB79HL				
Tel 01282 771907, E-mail mail@calder-design.com				
TITLE Eastern Elevations	Drawn	P.Lord	Drawing No	Rev
	Date	7.02.12	81/3/1	
	Scale	1: 100@A3		

All dimensions are nominal to indicate design intent
& should be checked on site before any work commences



Existing Northern Elevation (Rear)



Proposed Northern Elevation (Rear)

0 1 2 3 4
Scale of Metres

320120181P

All windows to be uPVC double glazed units in white finish to match existing

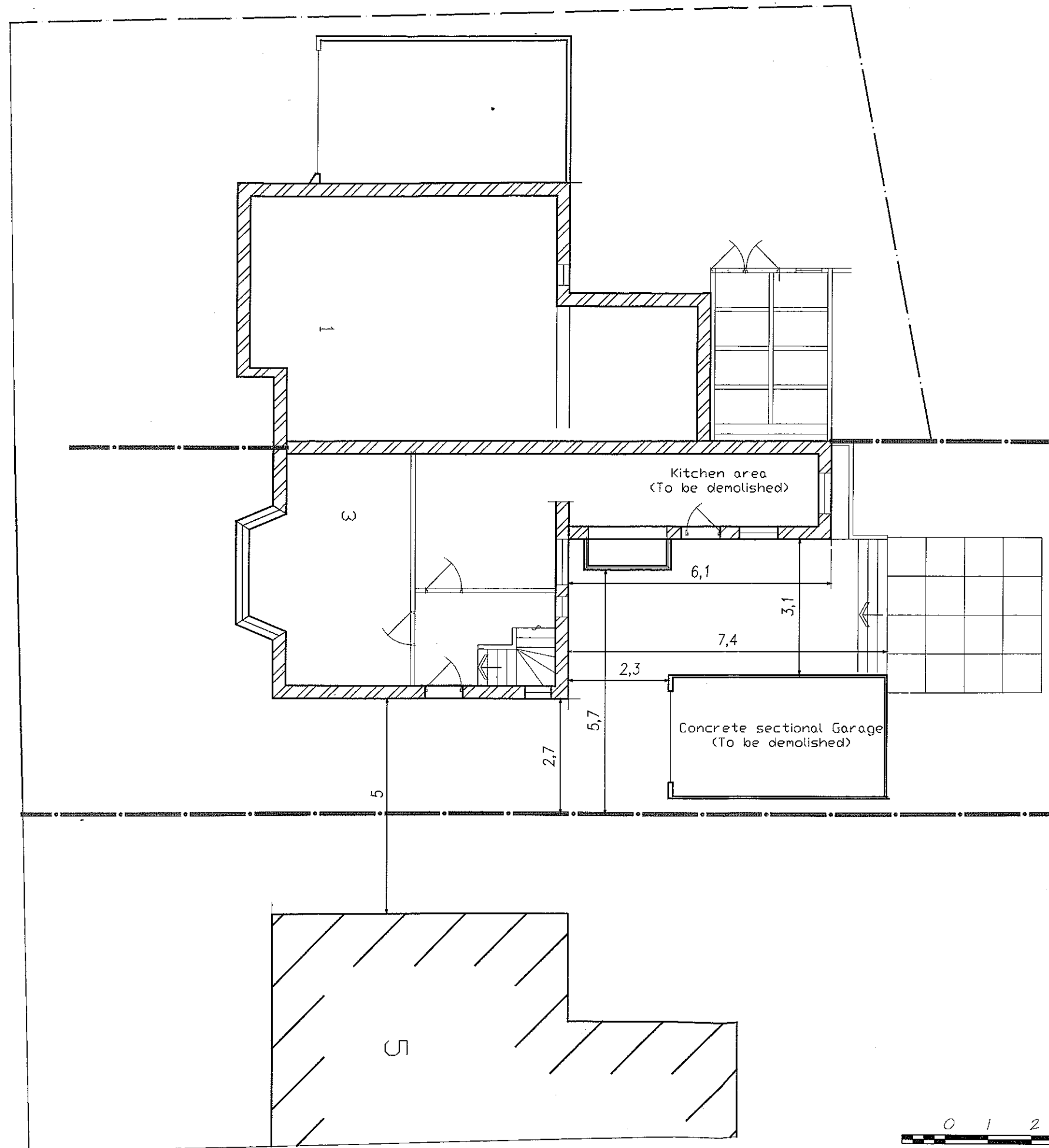
All Doors, Fascia and bargeboards to be uPVC in white finish

Flat roofing to be extensive green roofing system with sedum or other similar planting system

Extend existing drainage system for surface and foul water drainage

Client R & C Pearce			
Site 3 Woodlands Dv Whalley BB7 9TG			
Project Proposed 2 Storey Extension to rear of property			
Calder Design Associates			
2 TOP ROW, SABDEN, CLITHEROE, LANCS. BB79HL			
Tel 01282 771907, E-mail mail@calder-design.com			
TITLE	Northern Elevations	Drawn	P.Lord
		Date	15/2/12
		Scale	1: 100@A3
		Drawing No	81/3/4
		Rev	

All dimensions are nominal to indicate design intent
& should be checked on site before any work commences



320120181P

Existing Site &
Ground Floor Plan

Rev a 1:3:12 Demolition details added			
Client R & C Pearce			
Site 3 Woodlands Dv Whalley BB7 9TG			
Project Proj Desc			
Calder Design Associates			
2 TOP ROW, SABDEN, CLITHEROE, LANCs. BB79HL			
Tel 01282 771907, E-mail mail@calder-design.com			
TITLE Existing Site & Ground Floor Plan	Drawn P.Lord Date 19.01.12 Scale 1: 100@A3	Drawing No 81/1/01	Rev a

