RIBBLE VALLEY
BOROUGH COUNCIL

02 MAR 2012

For office use only
Application No 3/2012/0216/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:	MRS
First name:	S
Last name:	HOLMES
Company (optional):	
Unit:	
House number:	7
House suffix:	
House name:	
Address 1:	ABBEY FIELDS
Address 2:	WHALLEY
Address 3:	
Town:	CLITHEROE
County:	LANCS
Country:	
Postcode:	BB7 9RS

2. Agent Name and Address

Title:	MR
First name:	DUNCAN
Last name:	ISHERWOOD
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:

Single storey extension to the rear of the property. Removal of existing conservatory

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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: 7 House suffix:

House name:

Address 1: ABBEYFIELDS

Address 2:

Address 3: WHALLEY

Town: CLITHEROE

County: LANCS

Postcode (optional): BB7 9RS

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:

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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	Brick and render	Brick to match	☐	☐	
Roof	Tile and felt flat	Tile Glazing and felt flat	☐	☐	
Windows	upvc	upvc	☐	☐	
Doors	upvc	upvc	☐	☐	
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:

4114 -1-1a location plan

4114 -1-2 Design and access statement

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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): 28/2/2012

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):

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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: pp

Date (DD/MM/YYYY): 28/2/2012

B) ~~I have~~/ The applicant has given the requisite notice to every person other than ~~myself~~/ the applicant who, on the day21 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 plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ✓
- 3 copies of other plans and drawings or information necessary to describe the subject of the application: ✓
- 3 copies of a design and access statement where proposed works fall within one of the following designated areas: ☐
  - National Park
  - Site of special scientific interest
  - Conservation area
  - Area of outstanding natural beauty
  - World Heritage Site
  - The Broads
- The correct fee: ✓
- 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ✓
- 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: pp

Date (DD/MM/YYYY): 28/2/2011 (date cannot be

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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:
01200	423178	

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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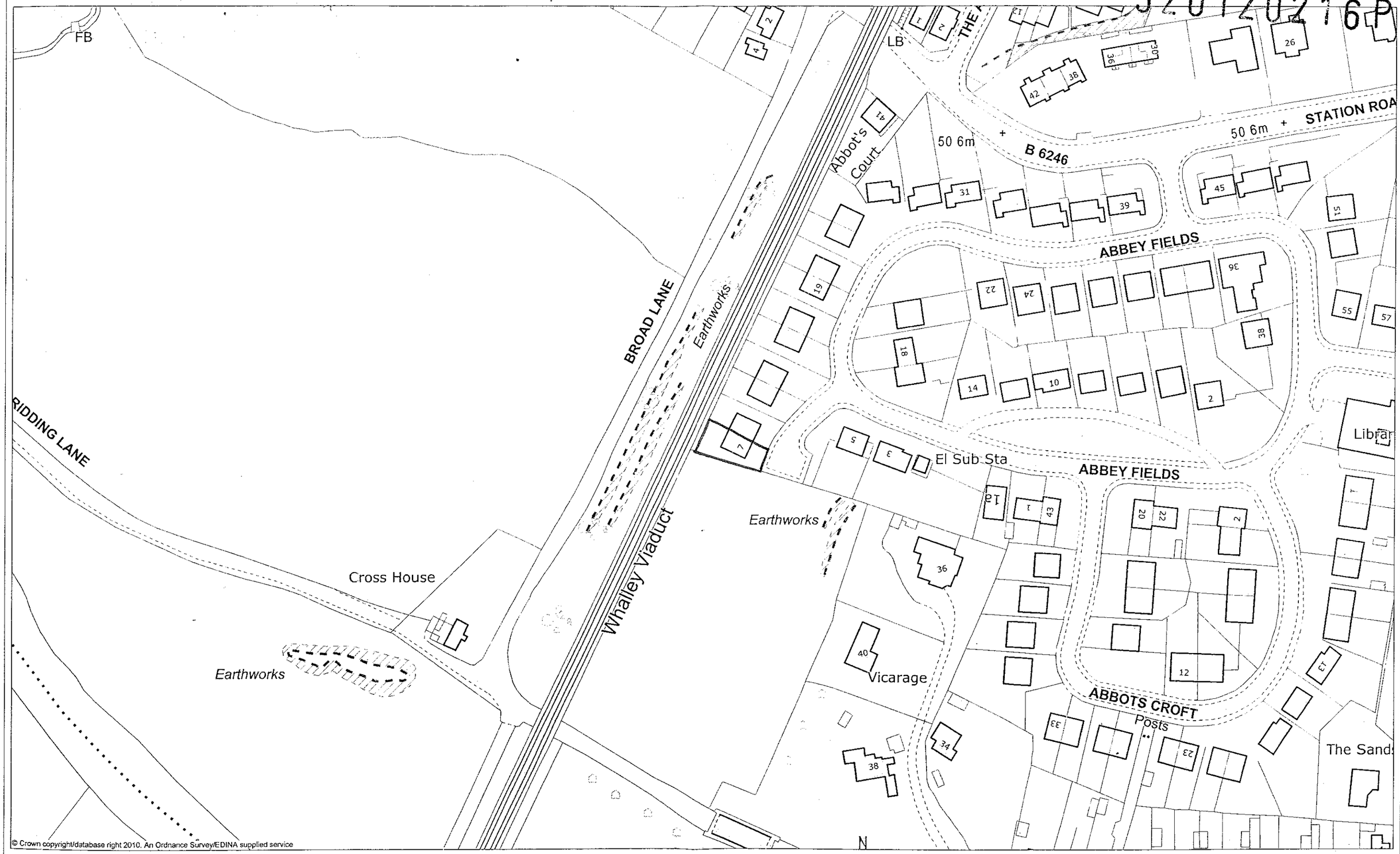

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EDINA National Data Centre
University of Edinburgh
Causewayside House
160 Causewayside
Edinburgh
EH9 1PR
UK

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DESIGN AND ACCESS STATEMENT FOR PROPOSED DEVELOPMENT AT
7 ABBEYFIELDS
WHALLEY

DEVELOPMENT
Single storey extension to the rear

BUILDING USE
The house is a private dwelling , the development will form a new conservatory

AMOUNT
The existing floor area of the building 103.3M² which increases to
111.5 M² including the extension.

LAYOUT
The extension is positioned to the rear of the existing building increasing the existing conservatory area .

SCALE OF EXTENSION

Max height	3.6M
Max Width	6.25M - 3M
Depth	4.9M

LANDSCAPING
The planted garden area will remain un-changed as the extension is to be positioned over existing hard standing.

APPEARANCE
The extension will have brick base walls with glazing above (no glazing to boundary wall) The roof is a combination of pitched with glazing ,(small section of tile at abutment with main roof) and a section of flat roof abutting the existing flat roof section. Frames and all materials to match existing. Thus complimenting the existing building .

ACCESS
There is no proposed change to the access

DUNCAN N ISHERWOOD RIBA 20th FEB 2012

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BAT SURVEY

AT

7 ABBEY FIELDS
WHALLEY

23 MAR 2012
FOR THE ATTENTION OF

DATE AND TIME OF VISIT

21st March 2012
10am

WEATHER CONDITIONS

Overcast, no breeze 12.5°C

REFERENCE NO. 4114

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 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

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PROPOSED DEVELOPMENT

Single storey extension to the rear with a section of pitched roof (partially glazed) adjoining the existing roof ,and a new section of flat roof abutting the existing parapet wall. The development will involve stripping back some tiles on main roof

TYPE OF BUILDING

X	HOUSE
	BARN
	GARAGE
	OTHER

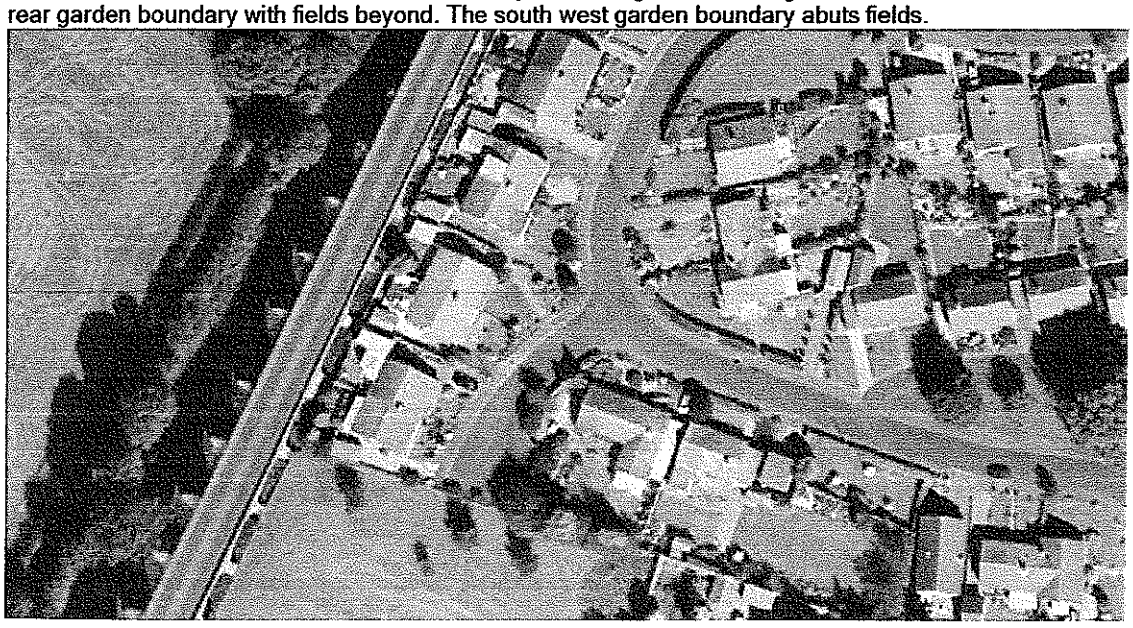
COMMENTS: The house is a semi detached bungalow.

Front elevation

LOCATION

	URBAN
X	SMALL TOWN/URBAN VILLAGE
	RURAL/VILLAGE

COMMENTS: The house is located in whalley on the edge of a housing estate. The viaduct runs close to the rear garden boundary with fields beyond. The south west garden boundary abuts fields.



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BUILDING ADJACENT TO OR WITHIN 10M OF		
	X	TREES
		HEDGEROW
		OPEN WATER

COMMENTS: There is a line of mature trees beyond the railway line and some smaller trees located in the field to the side.

WALL CONSTRUCTION		
		STONE
		BRICK
		STEEL
	X	BRICK/BLOCK AND RENDER
		OTHER

COMMENTS: The wall construction is brick with sections of painted render.

ROOF CONSTRUCTION		
		SLATE
	X	TILE
		GREY SLATE
		STEEL
		FLAT ROOF FELT

COMMENTS: The house roof is pitched with a tile finish and Velux roof windows. The conservatory roof is lean-to, clear polycarbonate which abuts the rear wall.

	Yes	No
BAT ACCESS POINTS IN WALLS		X

COMMENTS: All the walls and pointing are in excellent condition with no cracks or crevices.

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

COMMENTS: There is no history of any bat sightings around the property. No bat dropping evidence could be found or signs of staining on walls or ground surrounding the building.

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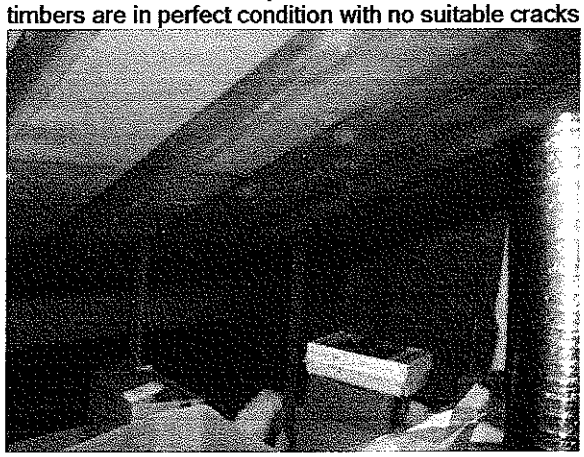
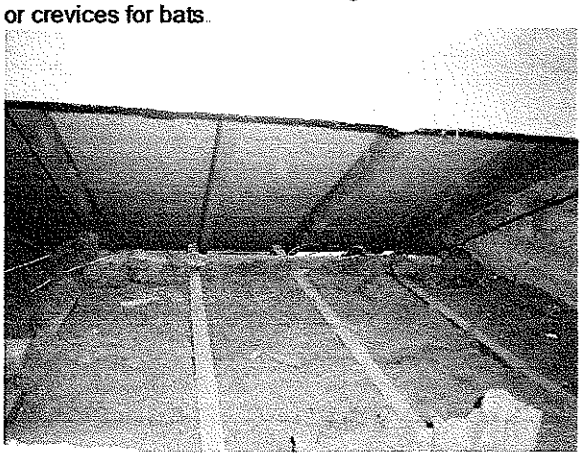
ROOF SPACE		Yes	No
	TRUSSED		X
	PURLINS	X	
	FELT	X	

COMMENTS: The roof space has loft ladder access and is boarded out for use as storage. The felt and roof timbers are in perfect condition with no suitable cracks or crevices for bats.





BAT ACCESS POINTS IN ROOF	Yes	No
		X

COMMENTS: The roof is in excellent condition with no gaps suitable for bats.

BAT SIGNS, INTERNAL		Yes	No
	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 internally.

CONCLUSION

This property does not provide a suitable habitat for bats and no evidence was found that bats have used in the past or are likely to use the building in future. This development does 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