



RIBBLE VALLEY
BOROUGH COUNCIL

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

07 MAR 2012

For office use only

Application No

320120235 P

Date received

Fee paid £

Receipt No:

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

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: NICKY
Last name: BROWN
Company (optional):
Unit: House number: House suffix:
House name: KODHILL LODGE
Address 1: BELTON BY BACLAND
Address 2: SPURLEY
Address 3:
Town: CLITHEROE
County: LANCASHIRE
Country:
Postcode: BB7 4NT

2. Agent Name and Address

Title: MR First name: PETER
Last name: DALLINGTON
Company (optional): PETER DALLINGTON ARCHITECTS
Unit: House number: House suffix:
House name: 2A
Address 1: PETER STREET
Address 2: BOTTON IN MARBLEFIELD
Address 3: WILKINS
Town: CITY OF MANCHESTER
County:
Country:
Postcode: M14 9AU

3. Description of Proposed Works

Please describe the proposed works:

To create a ground floor Kitchen, dining room, UKHts + Toilet from the attached garage, with Hobby room above. Proposed alterations based on minimising any changes to the existing fabric internally + externally

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)

320120235P

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix: House name: RODHILL LODGEAddress 1: BOLTON by BOLWANDAddress 2: SAWLEYAddress 3: Town: CLITHERCECounty: LANCASHIREPostcode (optional): BB7 4NJ**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 ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoDo 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):

 N / A**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: ADRIAN DOWDReference: RU/2011/ENG/00288Date (DD MM YYYY): 11/07/2011
(must be pre-application submission)Details of the pre-application advice received:
7. Trees and HedgesAre there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

 N / AWill 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.

 N / A**8. Parking**Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ NoIf Yes, please describe:
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

If Yes, please provide details of the name, relationship and role

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
Walls	RANDOM STONE	MATCHING, RANDOM STONE	☐	☐
Roof	STONE FLAGGED ROOF TILES	AS EXISTING	☒	☐
Windows	STONE TILLOUS, CILLS & WINDOW FRAMES (IN TIMBER)		☒	☐
Doors	GARAGE DOOR TO BE REMOVED	(See attached drawings) CONVERSION OF EX. INTEGRAL GARAGE WITH STABLE DOOR & WINDOW FITTED IN LIEU.	☐	☐
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:

DRAWING NOS 3018 EX1 - EXISTING SURVEY OF HOUSE
DRAWING NOS 3018 SK1R-B - PROPOSED PLAN & ELEVATIONS OF
GARAGE CONVERSION.

PHOTOS OF EXISTING BUILDING

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):

[Signature] *[Signature]* 8/02/2012

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. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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):

--

12. 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

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

28/02/2012

(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):

--

13. 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

The original and 3 copies of a completed and dated application form: ☐The original and 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: ☐The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building: ☐The correct fee: ☐The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☐The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☐

14. 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)

15. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

design@peterdarlingtonarchitects.co.uk

17. 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:

320120235P

447800m

447800m

77

77

447600m

447600m

376800m

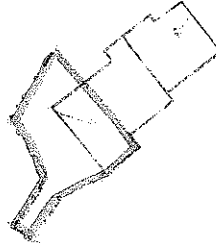
376900m

376800m

376900m

Rodhill Lodge

Rodhill Gate



SITE PLAN :
1:1250 SCALE

ROD HILL LODGE
BOLTON BY BOWL
SANLEY CLITHER
BB7 LNJ

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB)

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

THE PROPOSED ALTERATIONS ARE BASED ON MINIMISING ANY ALTERATION TO THE EXISTING PROPERTY ON THE EXTERNAL SHELL whilst MAKING USE OF THE EXISTING SPACE THAT EXISTS

Use

What will the extension/development be used for and justify why this is necessary?

THE INTERNAL ALTERATIONS LINKED THE EXISTING INTERNAL GARAGE & STORE INTO HABITABLE SPACE, WITH VIEWS OUT FROM THE KITCHEN / DINING AREA & PROVISION OF A GROUND FLOOR TOILET & CLOAKS. A 1ST FLOOR HOBBS ROOM SITS WITHIN THE ROOF VOID OVER THE KITCHEN & THE EXISTING TRUSS CREATES A FANTASY TO THE DINING ROOM BELOW

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

THE PRESENT LOTTAGE HAS NO DINING ROOM OR GROUND FLOOR TOILET

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

THIS IS THE BEST LAYOUT FOR THE PROPERTY, WHICH MINIMISES EXTERNAL ALTERATIONS & PROVIDES BEST VIEWS OUT OVER THE GARDEN & ESSENTIAL DINING AREA & GROUND FLOOR TOILET.

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

SEE ATTACHED DRAWING. THE SCHEME IS EXTREMELY SYMPATHETIC TO THE EXISTING STYLE OF THE COTTAGE.

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

NOT APPLICABLE

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used

SEE ATTACHED DRAWING.

THE GARAGE DOOR IS TO BE REMOVED & REPLACED WITH A STABLE DOOR & WINDOWS IN LIEU.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles.

ALL AS EXISTING, WHICH REMAINS UNALTERED & ALLOWS FOR ACCESS FOR PEOPLE, CARS & DELIVERY VEHICLES, AS NORMALLY.

DESIGN STATEMENT and ACCESS STATEMENT

**RODHILL LODGE
BOLTON by BOWLAND
SAWLEY
CLITHEROE
BB7 4NJ**

5th March 2012

Prepared by PDP Architects
2a Bryn Street
Ashton in Makerfield
WIGAN
WN4 9AU
Email design@peterdarlingtonarchitects.co.uk

1.0 INTRODUCTION

1.1 This Design and Access Statement has been prepared on behalf of Mr & Mrs Johnston, who live at Rodhill Lodge, Bolton-by-Bowland, Sawley, Clitheroe, BB7 4NJ.

1.2 The purpose of this statement is to provide some outline description of the design principles of how the proposed internal alterations reflect the best way to provide additional usable accommodation to the existing house. This statement is to be read in conjunction with the attached drawings, nos:- 3018/EX1 and SK/1 B, which indicate the existing and proposed alterations. The drawings indicate the plans and elevations at 1:50 and have been coloured to indicate the areas where alterations would be necessary to create the proposed changes.

A previous planning and listed building applications for a similar garage conversion have been refused and the scheme has now been amended after discussions with the conservation officer Mr. Andrew Dowd.

2.0 SITE OVERVIEW

This section describes the site context and characteristics.

2.1 Site context

The site is located at Rodhill Lodge, which forms part of the Rodhill Gate Farm. The series of buildings located on the side of the Ribble Valley are accessed by a private driveway / lane off Bolton-by-Bowland Road. The site runs generally in a north / south orientation and consists of two separate dwellings attached by an open communal barn.

2.2 The building and its site are listed and currently occupied. The common side driveway accesses both semi-detached houses over a cattle grid. The site around is open pasture land with views out over the whole of the Ribble Valley area. The property has been occupied over a considerable period and domestic gardens now flourish within the curtilage of the two properties. There are a variety of trees of mixed ages and species around the two properties, disbursed with hedges and bushes along the boundaries. None of these trees or bushes will be affected by the proposed alterations. The site falls gently from north to south and is not overlooked.

2.3 The site is set in an established open green belt area with farming pasture land on all sides.

3.0 DESIGN PROPOSALS

Layout

- 3.1 The attached drawings of the existing property indicates that Rodhill Lodge consists of a two-bedroom cottage, with a bathroom at 1st floor level and lounge and kitchen at ground floor level. An integral garage / store / utility room exists within the lean-to shell. The proposal, as indicated on drawing no. 3018/SK1 rev. B, is to convert the existing integral garage and store, in order to create additional habitable space in the cottage, with minimal structural and external alterations to the building.

The present kitchen has only one small window. The reorganised ground floor area will create an open-plan kitchen / breakfast / dining room with views out in two directions and the only alterations necessary externally are the omission of the garage door and the introduction of a window of the same style and proportion as that of the existing, with a lower sill height reflecting the previous opening. This also allows for better views out of the property. The central area is then utilising the existing opening to create an internal utility room and ground floor toilet cloaks area.

Above this accommodation is proposed a 1st floor hobby room set within the roof void of the existing roof. A double-height space exists over the dining room which will be left open to expose the feature timber truss.

A few internal walls are to be altered. As can be seen from the proposed plans all of the proposals are sympathetic to the existing structure and style and involve minimal changes to the external fabric of the building.

The side entrance to all of the rooms remains unaffected. The result produces a property which, to all intents and purposes, is virtually unaffected externally, whilst providing essential additional accommodation by utilising the existing volume of the main buildings' ancillary accommodation. Alterations to the garage opening will be undertaken in matching stone mullion and cills, in order to match with the existing external materials. Infill timber windows will match those of the existing property.

Parking

- 3.2 Car access and car parking will remain unaffected. The present driveway will be retained and protected throughout the contract period. It is proposed that the existing driveway is sufficient to deal with the needs of the proposed development, negating any problems affecting any existing trees, shrubs etc along its boundary within the site itself.

Visual Appearance

- 3.3 Although the site is exposed to the side of the open hillside, the property is surrounded by a variety of mature trees and hedging. The proposal minimises alterations to the existing external appearance. The only changes envisaged consist of replacing the existing garage door with that of an infill window, in the same style as the other windows. Matching materials are proposed for the new replacement window in lieu of the garage door, consisting of stone mullion and cill, with matching timber window infill panels, to minimise the impact of this alteration.

The size and scale of the proposed alterations have no impact at all on the street scene. There is obviously no intrusion into the attached property and there is no effect on the neighbours' amenities. Minimal effect occurs to the existing driveway and hard standing areas as cars already park around the building both houses. Car parking requirements are satisfactorily contained within the existing landscaped gardens.

4.0 SUMMARY

- 4.1 I believe the submitted plans illustrate the successful integration of this additional accommodation within the conversion of the existing side lean to garage outshot. It sympathetically minimises any external changes necessary to achieve these proposals. I believe this proposed development makes a minimum impact on the building and its surroundings.

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THE TYRER PARTNERSHIP



***Ecology Consultants/Surveyors
Specialising in Protected Species***

12 Tyrers Close, Formby, Merseyside L37 4BE

Tel: 01704 875781 Fax: 01704 382304 Mobile: 07719 108429

Email address [bat.man@ blueyonder.co.uk](mailto:bat.man@blueyonder.co.uk)



Garage at Rodhill Lodge, Bolton by Bowland, Clitheroe

Inspection & Assessment in Relation to Bats

Prepared for:

PDP Architects
2a Bryn Street
Ashton -in Makerfield
Wigan

Issued : 2 November 2011

Rodhill Lodge, Bolton by Bowland, Clitheroe, BB7 4NJ

Inspection & Assessment in Relation to Bats

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Rodhill Lodge, Bolton by Bowland, Clitheroe, BB7 4NJ

Inspection & Assessment in Relation to Bats

1.0 Introduction & Reason for Survey

- 1.1 As part of a proposed Planning Application at Rodhill Lodge, an inspection and assessment was undertaken in relation to bats. Peter Darlington Architects commissioned the inspection and report on behalf of the site owner. It is understood that the proposals for the site involve the conversion of an existing garage to provide additional living accommodation and apart from the installation of roof lights the work is internally based. As part of the Local Authority's Planning Policies ecological surveys are generally required, particularly where a specially protected species is or may be present and could be affected by the proposals for which the Application seeks consent.
- 1.2 The aim of the inspection was to initially ascertain if the property is of value to bats or if evidence of use was present. If the buildings were found to be suitable for bats or signs of use were located then more detailed surveys would be recommended i.e. nocturnal emergence surveys. If bats were subsequently found during those detailed surveys and may be affected by the work then a European Protected Species Mitigation Licence would be required to proceed with the development.
- 1.3 The optimum time to investigate buildings for evidence of a bat roost is May – August, however that is not to say they cannot be inspected and assessed outside of that time and frequently the results can be conclusive, which can save time and expense for Planning Applicants but it should be borne in mind that equally the inspection can be inconclusive. If potential was found to be high or the results of the survey were inconclusive then recommendations would indicate the requirement for nocturnal surveys to be undertaken at the site during the breeding season of bats. (May – August)

2.0 Protected Species

- 2.1 All British bats and their roosts are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed in Schedule 2 of the Conservation of Habitats & Species Regulations 2010. When dealing with cases where a European Protected Species (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the 2010 Regulations and therefore has a statutory duty to have due regard to the provisions of the Regulations in the exercise of its functions.
- 2.2 Guidance is contained in Planning Policy Statement 9 (PPS9) on the consideration that should be given to Protected Species where they may be affected by development. Furthermore PPS9 paragraphs 5.34 & 5.35 identifies that bats are highly dependant upon built structures and new developments/conversions can take account of this by incorporating roosts into such structures. Furthermore where bat/s or a roost** may be affected by development then a licence to derogate from the Conservation of Habitats & Species Regulations 2010 would be required. Licences applications are processed and issued by Natural England subject to certain criterion being met.
- 2.3 Use of Buildings by Bats
 - a) Summer breeding roost.
 - b) Hibernation.
 - c) Transitional or temporary roost.

Rodhill Lodge, Bolton by Bowland, Clitheroe, BB7 4NJ

Inspection & Assessment in Relation to Bats

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

** The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats & Species Regulations 2010 (Regulation 41) the term roost is not used but refers to "a *breeding site or resting place of such an animal*" which essentially is the same and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.

3.0 Protected Species in Lancashire

- 3.1 Up to eight bat species have been recorded in Lancashire most of which use built structures, notably occupied residential properties, for roosting. The most frequently encountered species is the Pipistrelle bat (*Pipistrellus*) and its abundant status in Lancashire is reflected throughout the UK.

4.0 Survey Methodology

- 4.1 The survey was conducted on the 31st October 2011, by Mrs K Wilding who is an experienced and bat licensed surveyor, (Licence No: 20112571) when the building was inspected for potential places that may be of value to bats and if evidence of use was present. The garage and small loft space within it was searched for signs of use, which mainly includes droppings or remains of prey items. The external elevations were investigated from ground level, with the aid of close focussing binoculars, for places that are frequently used by bats as roosts or as access into roost chambers

- 4.2 At the time of the survey bats will have completed their breeding season and will soon be entering their hibernation period, but evidence of previous use can, at times, still be located; a number of factors are used for the survey methodology, which include:-

Knowledge of bat species relevant to the site location
Nature of the immediate and surrounding habitat in relation to foraging opportunities
Condition of the building
Presence/absence of roost potential
Value of roost potential – if present

- 4.3 During the survey the surrounding habitat was evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

5.0 Constraints

- 5.1 Although the survey was conducted outside of the breeding season of bats a full appraisal and inspection of the building was achievable in relation to assessing the level of bat roost potential that may exist.
- 5.2 Taking into consideration the above it is considered that there were no significant survey constraints that would prevent the gathering of information on which to base conclusions and recommendations.

Rodhill Lodge, Bolton by Bowland, Clitheroe, BB7 4NJ

Inspection & Assessment in Relation to Bats

6.0 Results

- 6.1 The building for which the survey has been undertaken is located in a rural environment with additional isolated dwellings in the vicinity. The property is located along a private access lane just off Sawley Road, which is approximately 2.40 kilometres south west of Bolton by Bowland. The immediate, surrounding and extending habitat is dominated by open pasture, hedgerows and tree lines; furthermore, at approximately 0.90 kilometres to the north of the site, mature woodland is present by way of Springs Wood. In addition to this the River Ribble is located approximately 1 kilometre east from Rodhill Lodge. Where such habitat is in close proximity to buildings then the percentage use of buildings bat bats will increase and vice versa.



Location of area of building proposed for conversion & surrounding habitat

- 6.2 The building stands within its own grounds; it is a single storey garage and utility room attached to the main dwelling but both the garage and utility room are accessed on a regular basis. Construction is natural stone with a stone tile mono pitched roof and externally it is in good condition; within the garage there is a small loft space at the south east elevation. During the internal inspection, the loft area was found to be approximately 6.5 metres long x 3.5 metres wide x 3 metres at the highest point but because of the mono pitched design of the roof, its value in relation to loft dwelling bats, typically Brown Long Eared (*Plecotus auritus*) is decreased. This species generally favours a dark loft space that is sufficiently large enough to allow unrestricted free flight

Rodhill Lodge, Bolton by Bowland, Clitheroe, BB7 4NJ

Inspection & Assessment in Relation to Bats

- 6.3 Whilst undertaking the internal investigation it was noted that underfelt is present beneath the stone roof tiles, which will increase the potential for crevice dwelling bats, such as the Pipistrelle, whereby they often roost between the gaps of the two materials, subject to external access being available. Breeding roosts of Pipistrelle bats are proportionally higher in occupied residential dwellings where the warm, dry conditions favour the requirements of a maternity colony; however other structures are also used for other roost purposes, such as hibernation and occasional use. The owner of the farmhouse is aware of a long standing Pipistrelle roost in the occupied farmhouse which by invitation, was confirmed by the bat surveyor but the conversion of the garage will not have an impact upon the roost. The presence of the roost in the occupied farmhouse concurs with the previous assertion about Pipistrelle roosts.
- 6.4 Despite the immediate and surrounding habitat being suitable for the specific foraging requirements Long Eared and other bat species, no recent or historic evidence of this or any other bat species was located within the loft of any other area of the building.
- 6.5 The external inspection revealed the roof verge and external stone work is tight fitting and well pointed with no opportunities for bats to access, however, there are a number of gaps between the stone roof tiles which offer potential bat access points.

7.0 Conclusions

- 7.1 From the survey results it can be concluded that the building offers very limited opportunities for loft dwelling bats and low level potential was identified for crevice dwelling bat species between the stone roof tiles. As the roof will not be removed opportunities for bats between the stone roof tiles will remain and based on the results of the inspection the proposed conversion including the installation of roof lights will not result in the loss of high value bat roost potential nor will it significantly reduce opportunities for bats. Therefore nocturnal or any additional surveys will not be required but precautionary measures will be recommended.

8.0 Recommendations & Implications

- 8.1 For the reasons outlined in the survey results it is recommended that prior to the roof work commencing and purely as a precautionary measure, a licensed bat ecologist is present to supervise the careful and controlled removal of the stone roof tiles where it is proposed that roof lights are to be installed; the ecologist supervisory role is to check for the presence of or evidence of use by bats. As evidence of bats was not located within the building there are no implications that would prevent the internal work from commencing, should the LPA be minded to grant Consent.
- 8.2 It is further recommended that the installation of the roof lights should be conducted during either April or September which is outside of the breeding and hibernation season. It should be noted that if, during the removal of roof tiles, bats or evidence of use is found that would indicate use by bats then the work at the site could be delayed until such time that nocturnal surveys are conducted between May – August. If bats were found to be present then a European Protected Species Mitigation Licence will need to be applied for and granted to allow work to commence which would affect bats or their roost. Notwithstanding the granting of a licence works that would affect the roost cannot take place if a maternity colony is in occupation.
- 8.3 If at any other time during the conversion work bats are encountered or suspected of sought from a bat ecologist.

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- 8.4 Natural England provides information and guidance about EPSL and the following extract is included in that guidance:-

If you intend to apply for a licence for development you are advised to seek the guidance of a consultant ecologist. Natural England's view is that:

- *A licence is needed if the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably likely to result in an offence under the Conservation of Habitats & Species Regulations 2010*
- *If the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably unlikely to result in an offence being committed then no licence is required. However, in these circumstances Natural England would urge that reasonable precautions be taken to minimise the effect on European protected species should they be found during the course of the activity. If European protected species are found, cease the work until you have assessed whether you can proceed without committing an offence. A licence should be applied for if offences are unavoidable and the work should not be re-started until a licence is obtained.*

The application should be completed by the developer and a consultant ecologist. The ecologist will need to be able to demonstrate to the satisfaction of Natural England that they have the relevant skills and knowledge of the species concerned

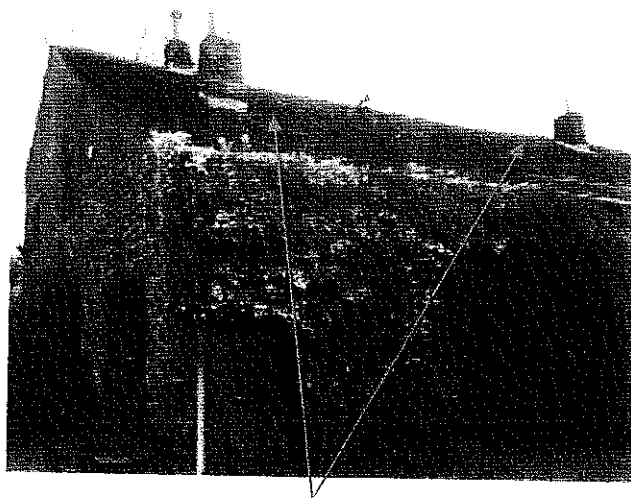
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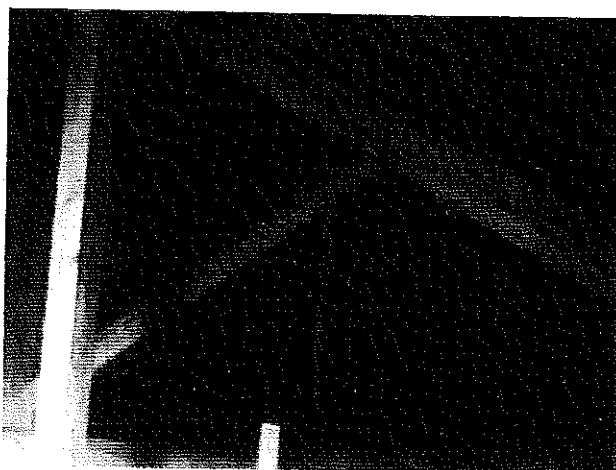
APPENDIX I Site Photographs



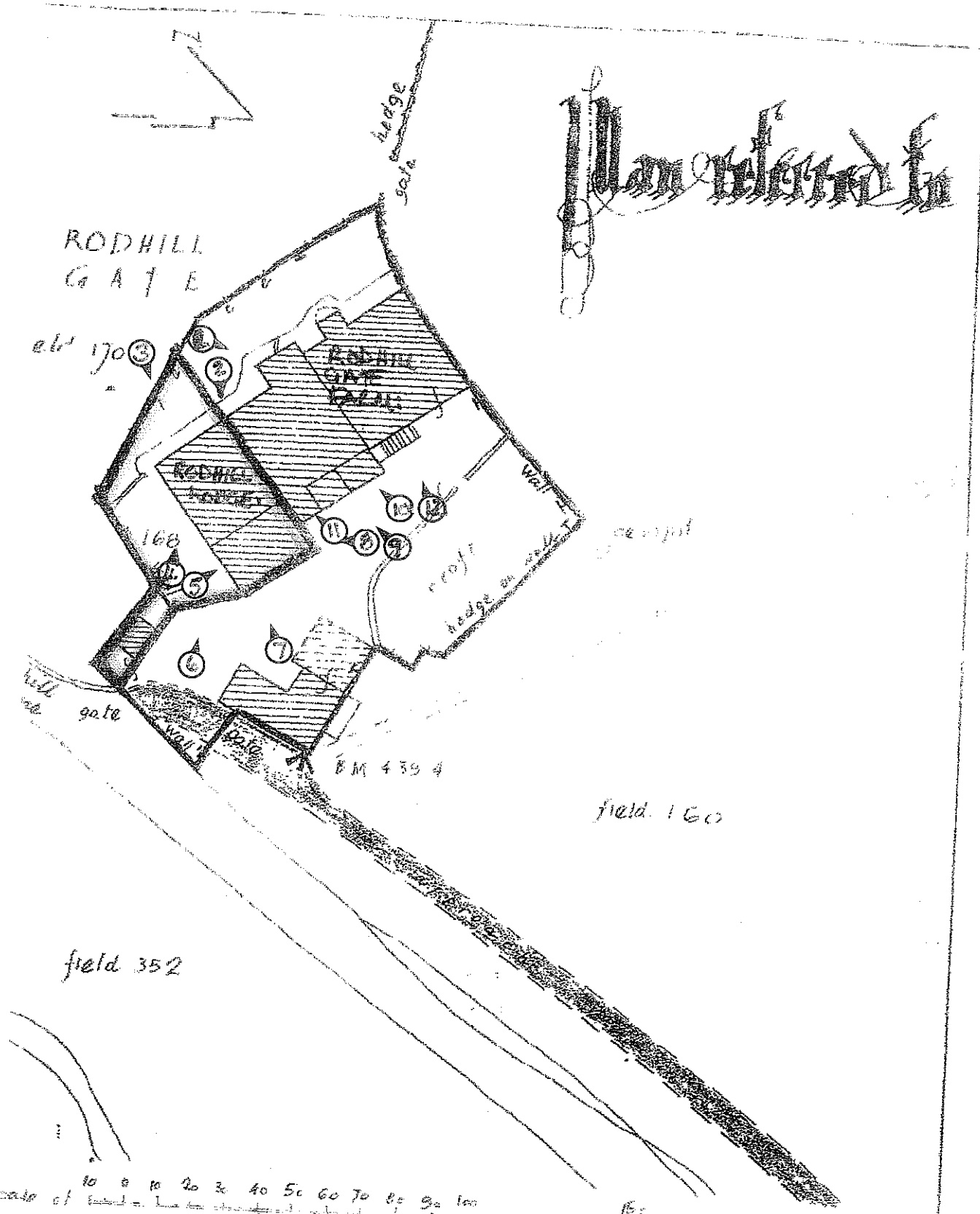
Adjoining garage at Rodhill Lodge



Area of roof for proposed roof lights



LOCATION PLAN FOR PHOTO'S 1 TO 12 OF EXISTING BUILDINGS:-



10 20 30 40 50 60 70 80 90 100
Scale of Feet in the above plan
Yorks W R Sheet CLXV 16 (1/2500)

LOCATION PLAN FOR PHOTO'S 1 TO 12 OF EXISTING BUILDINGS:

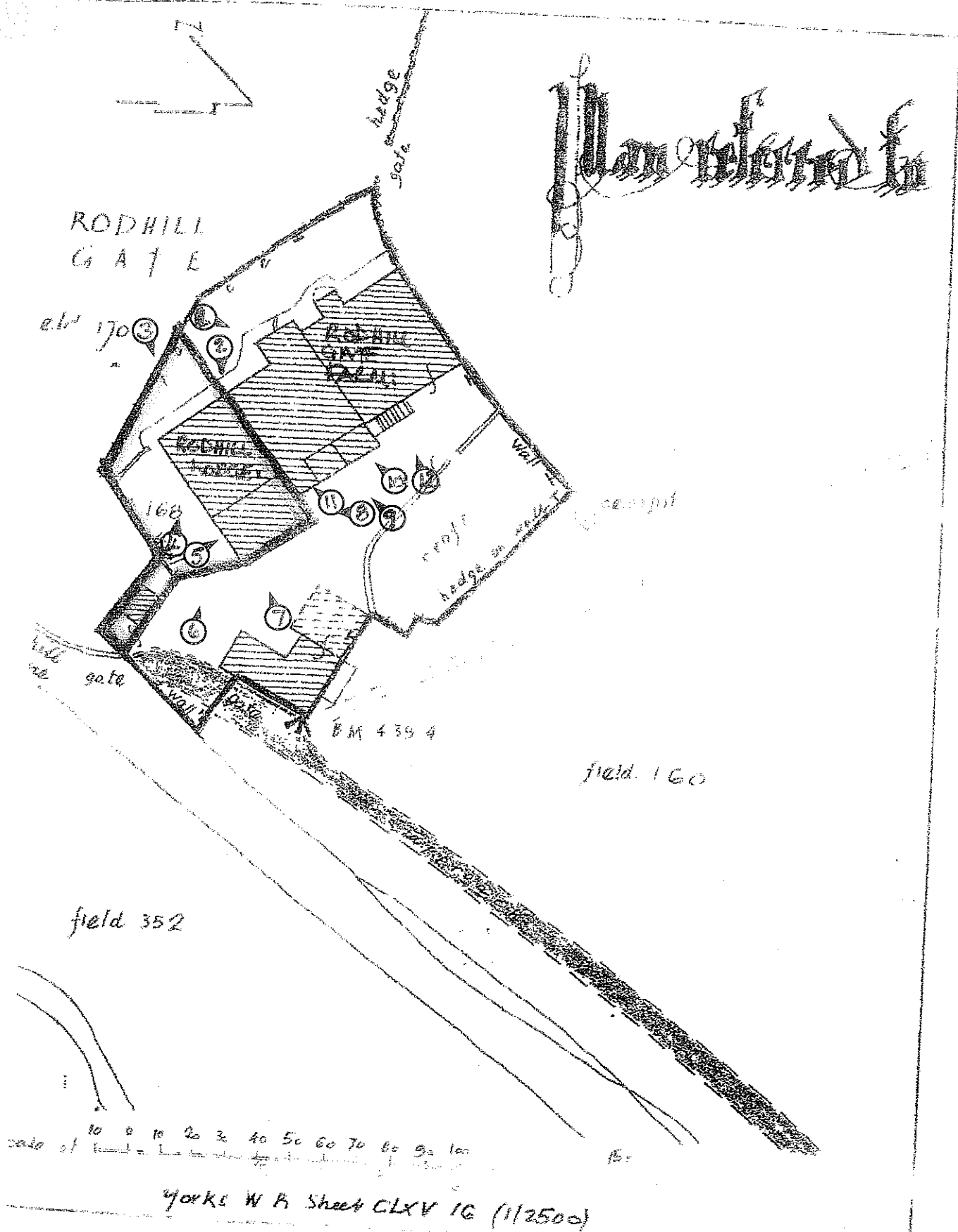


PHOTO 1

Rear of
Radhill
Gate
Farm



PHOTO 2
Abutment of
Radhill Lodge
To Radhill
Gate Farm on
Rear Boundary



PHOTO 3
Rear of
Radhill Lodge



Photo 4
Front of
Redhill
hodge

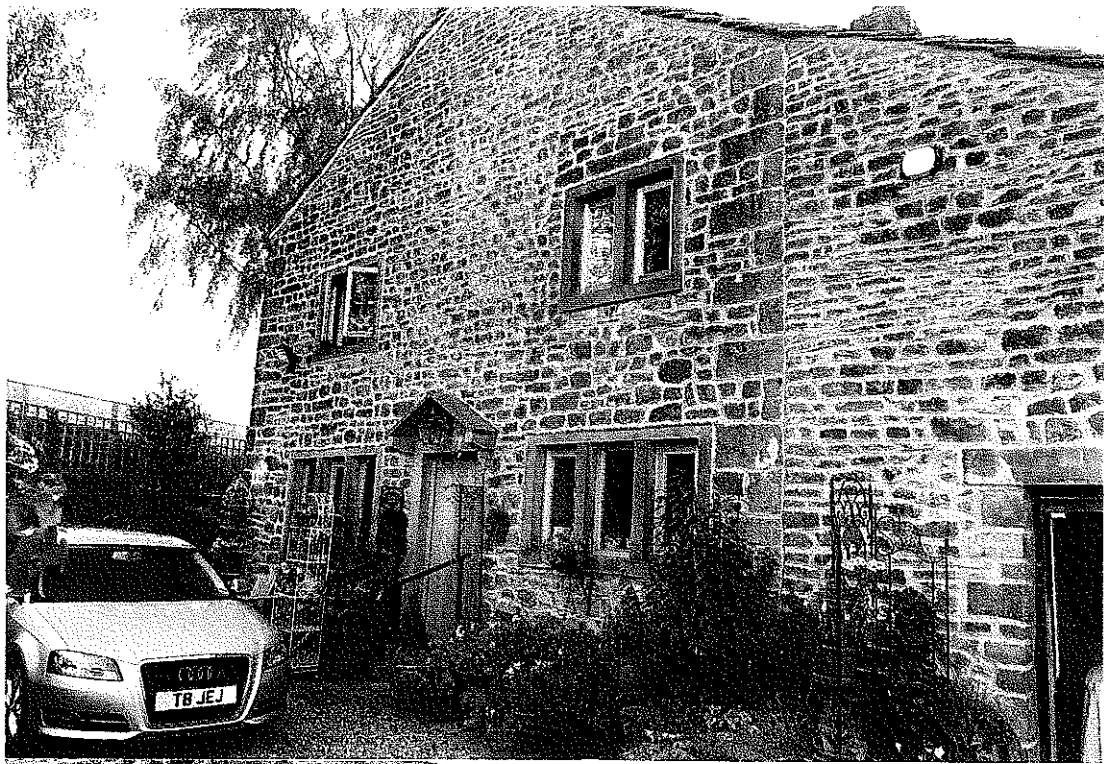


Photo 5
Existing
Garage for
proposed
Conversion

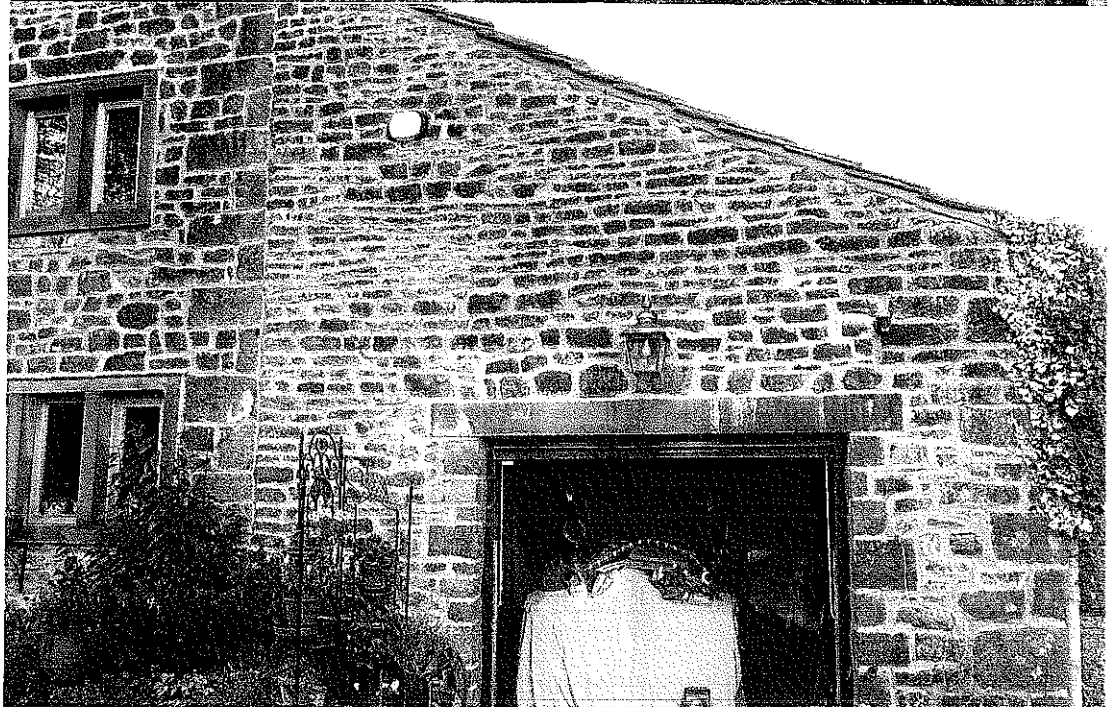


Photo 6
Front &
Side of
Redhill
hodge



Photo 7
Side of
Attached
existing
garage



Photo 8
Return
elevation of
garage to
abutment
with Barn



Photo 9
Abutment of
Barn & part
of Radhill
Gate Farm



Photo 10
Side stones
to Rodhill
Gate Farm



Photo 11
Barn Entrance
Abutting Rodhill
hedge

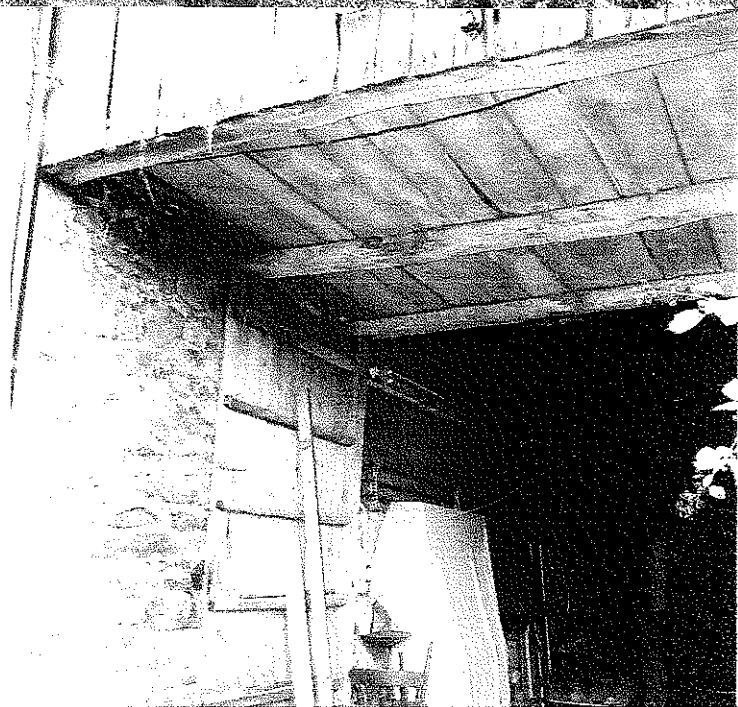


Photo 12
Frontage to
Rodhill Gate
Farm:

