



RIBBLE VALLEY
BOROUGH COUNCIL

12 MAR 2012

OF THE
COMMISSION OF

For office use only

Application No.

Date received 320120249P

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:	Mrs	First name:	Rosemary	Surname:	Duckworth	
Company name:						
Street address:	3 Carr Croft, Rimington,			Country Code	National Number	Extension Number
Town/City	Clitheroe,			Telephone number:		
County:	Lancs.,			Mobile number:		
Country:	UK			Fax number:		
Postcode:	BB7 4EN			Email address:		
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Gareth	Surname:	Storey	
Company name:	Gareth Storey Assoc. LLP					
Street address:	13 Pendle Fields Fence			Country Code	National Number	Extension Number
Town/City	Burnley,			Telephone number:	01282	694444
County:	Lancashire			Mobile number:	07880	744465
Country:	United Kingdom			Fax number:		
Postcode:	BB12 9HN			Email address:	Garethstorey@aol.com	

3. Description of Proposed Works

Please describe the proposed works:

New first floor extension above existing double garage

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:	CARR CROFT		
	RIMINGTON		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 4EN		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	380478		
Northing:	445802		

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:

Natural coursed stone and painted render

Description of *proposed* materials and finishes:

Natural coursed stone and painted render to match

Roof - description:

Description of *existing* materials and finishes:

grey tile

Description of *proposed* materials and finishes:

grey tile to match

11. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

white frames

Description of *proposed* materials and finishes:

white frames to match

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

320120249P

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:

Mr

First name:

Gareth

Surname:

Storey

Person role:

Agent

Declaration date:

08/03/2012

☒ 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:

Mr

First Name:

Gareth

Surname:

Storey

Person role:

Agent

Declaration date:

08/03/2012

☒ Declaration Made

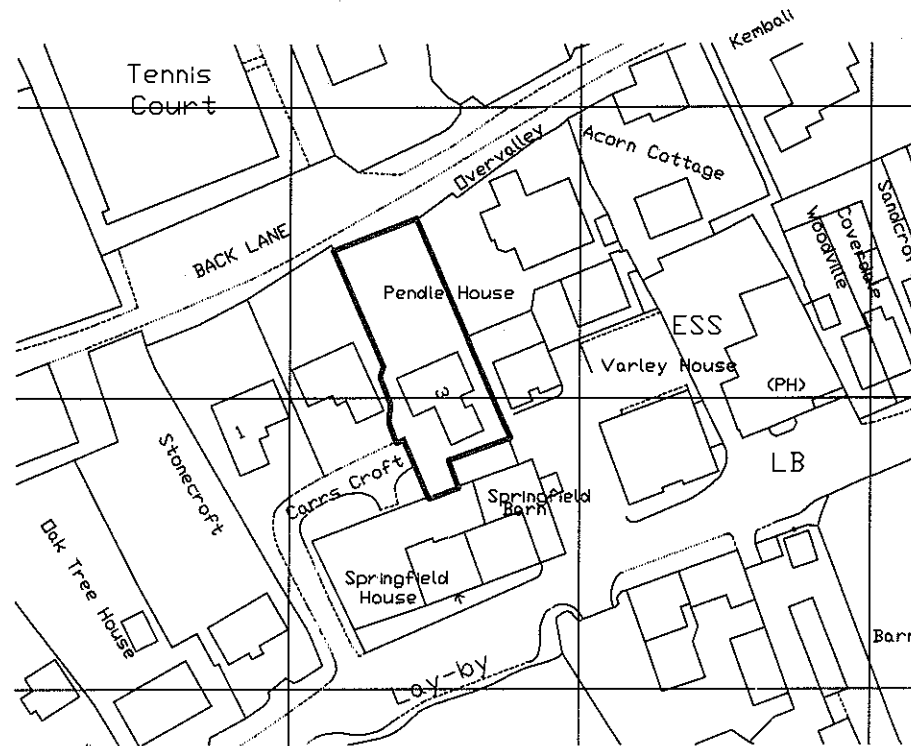
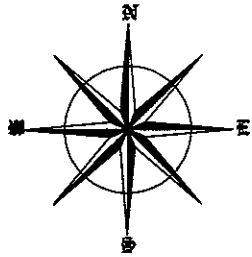
13. Declaration

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



Date

08/03/2012

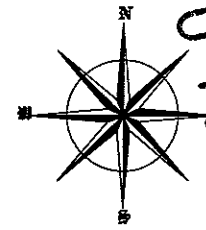


Location Plan
(1:1250)

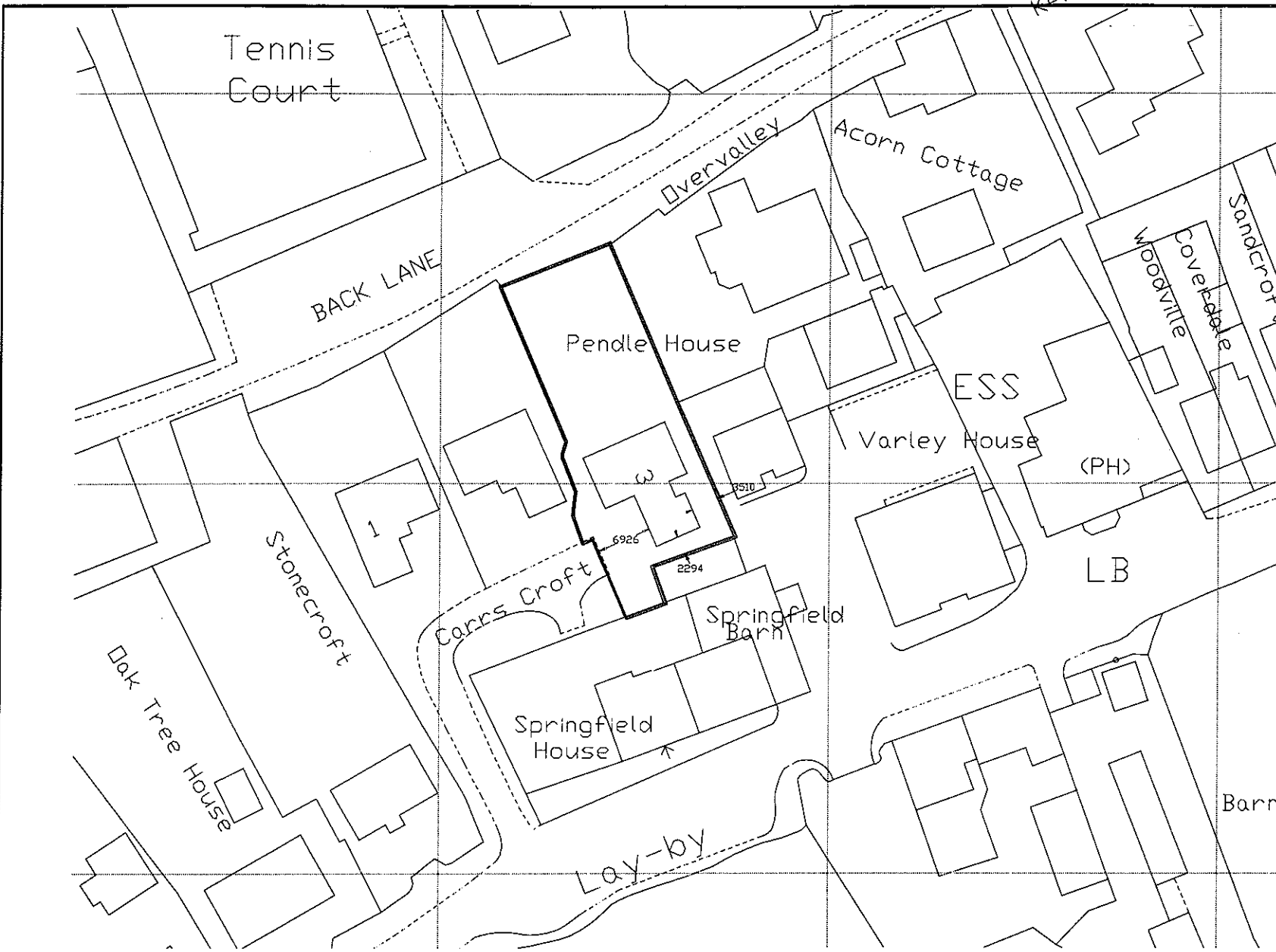


320120249P

320120249P



No.	AMENDMENT	DATE
PROPOSED		
PROPOSED SITE PLAN		
CLIENT		
MRS R DUCKWORTH		
ADDRESS		
5 CARRS CROFT RIMINGTON CLITHEROE		
 13 PENDLE FIELDS FENCE BURNLEY LANCASHIRE BB12 9HN Telephone: (01282) 694444 Mobile: 07890 744455		
Hook Developments BUILDING AND PLANNING CONSULTANTS LAND SURVEYORS. E-mail: hookdevelopments@aol.com		
DATE	8/3/12	SCALE 1:500
DRN	G.S.	DRG No.
SYVD		11/082/3



earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe, Lancashire, BB7 3AE
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

Mrs R Duckworth

320120249 D

3 Carrs Croft
Rimington
Clitheroe
Lancashire
BB7 4EN

31 May 2012

Job ref: B 1135

Dear Mrs Duckworth

Re: Daylight scoping survey (bats): 3 Carrs Croft, Rimington, Clitheroe, Lancashire, BB7 4EN

Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed building alterations requiring modifications to the existing roof, roof void and linked entrance porch and garage.

The 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. RVBC 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 Monday 2 April between 10.30 and 11.30. The weather at the time of the inspection was cool, dry and bright (max. temp: 12.8°C; cloud cover: 100%; wind: light north-west; rain: nil) providing optimal conditions for carrying out a daylight scoping survey.

There is no evidence of roosting bats at this property and it is unlikely that bats have ever been present within any part of the building. The structure is very well-maintained and all areas were found to be very secure.

There is only a low risk of disturbing a protected species during the proposed development / demolition.

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.

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.

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 survey includes internal and external inspections of the bungalow and an adjacent detached garage.

Personnel

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 timing of the survey is outwith the optimal survey period for breeding bat activity and roost emergence.

Crevise-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 claddings 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 SD 74 and SD84

A desktop study has reviewed 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 2.5km of the site.

Reference to the National Biological Network (NBN) database, including a search of county bat records has identified the following species present within the 10km recording squares SD 84:

Whiskered bat	(<i>M. mystacinus</i>)
Brandt's bat	(<i>M. brandtii</i>)
Daubenton's bat	(<i>M. daubentonii</i>)*
Natterer's bat	(<i>M. nattereri</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>)

*NBN data

Pre-existing information (location of property: NGR: SD 805458)

Previous bat surveys have not been undertaken at this property.

There are no records of roosting bats at the property; the nearest records are as follows:

- Rimington – SD804457 – Pipistrelle maternity roost (18.07.05)
- Rimington - SD805458 - Pipistrelle maternity roost (21.08.98)
- Rimington - SD825460 - Pipistrelle maternity roost (15.07.07)

Description of the property

320120249P

The property is a modern two storey detached house with linked double garage (Figure 1); the property has rendered brick and block cavity wall construction with duo-pitched timber trussed roof. The enclosed roof void (figures 5 to 7) is clean, dry and well-sealed and there is no natural light. The tiled roof is lined with bitumen and hessian felt and the void insulated with glass fibre material between the ceiling joists.

The void is used only occasionally for light storage.

The garage has a stone and brick construction with duo-pitched timber-trussed roof; the building is linked to the front entrance porch of the house (figures 1 and 4). The double garage is open to the eaves (figure 8) and the tiled roof is lined with bitumastic felt; the building is in regular use for access and storage.

Externally the property is very well-maintained and all roof areas including ridge tiles, verge tiles, roof verges and lead work flashings appear secure with the exception of a small area of lead flashing on the chimney. The fascia soffits are also well-sealed comprising mostly PVC sealed units. There is a timber fascia on the rear elevation of the garage (figure 3)

The property is generally well-maintained and secure



Figure 1:



Figure 2:



Figure 3: rear elevation garage



Figure 4: rear elevation

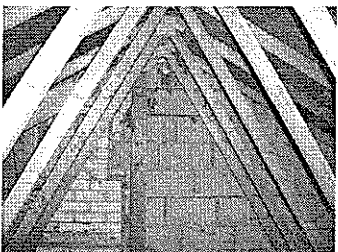


Figure 5: house roof void

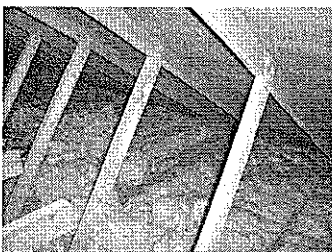


Figure 6: house roof void

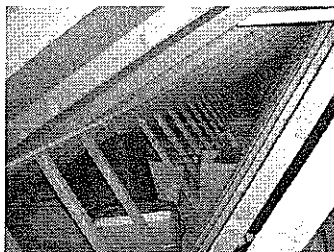


Figure 7: house roof void

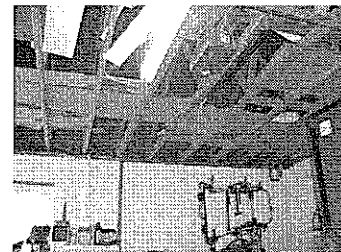


Figure 8: garage roof

Proposed development

It is understood the scheme includes an extension above the garage with first floor accommodation; the plans also include two velux-type windows on the east pitch to provide additional natural light into the foyer / hallway.

Location of the property

NGR: SD 805 458; elevation: 150m; central location within village of Rimington.

The property is situated in the village and is close to several other properties of similar age, design and construction. The house is located close to open countryside within 100m to the north and south of the site.

Although the property location is semi-rural, the surrounding landscape is sub-optimal in terms of providing feeding, foraging and commuting habitat for bats. The site is not adjacent to extensive woodland, riparian habitat or an area of standing open water and there are no large water course within 0.5km of the site; Ings Beck being the nearest significant water channel approximately 0.75km south of the property.

There are no designated nature conservation sites within 1km of the property – ie Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Survey results

All parts of the property, including external walls and roofs, roof void and garage were inspected for evidence of bat droppings, discarded insect prey and other indicative signs of roosting, resting perching or feeding by bats; none was found.

The property is very well-maintained and all external features are mostly well-sealed and secure; there are no obvious access points or roosting opportunities beneath roofing materials with the exception of a single raised lead flashing around the chimney over the south gable end wall.

Externally there is no evidence of bat droppings or signs of access by bats; the building is mostly well-sealed and secure.

Evaluation of results (interpretation)

There is no evidence of bat activity at this property; the potential for supporting roosting bats is currently low

It is highly unlikely that breeding bats have been present at this site; there are no field signs to indicate the site is used as day roost, transitory roost, nursery site or place of hibernation.

There is a low risk of disturbing roosting bats during the proposed works.

The scale of impact of the development on local bat populations is likely to be negligible¹

The conservation significance of the property is currently low².

There are no existing records of bat activity at the property, although two maternity roosts (pipistrelle species) are recorded at two close neighbouring properties within 150m of the site.

Further survey work (emergence and activity surveys) is not required³

It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats. (refer to the mitigation – general guidance notes, Appendix B).

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 and modifications to roof areas 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

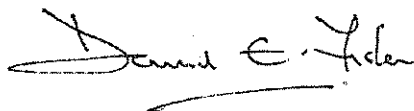
The scale of impact of the development at site level on local bat populations is likely to be low

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

Mitigation guidance notes are included (Appendix B); in the unlikely situation that any bats are disturbed, contact the Bat Conservation Trust immediately for further advice.

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



320120249P

David Fisher

Appendix A

Information / data sources

The following sources were consulted during the preparation of this report:

- 1 National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
- 2 Bat Conservation Trust (BCT)
- 3 Department for Environment Food and Rural Affairs (Defra)
- 4 Joint Nature Conservation Committee (JNCC)
- 5 North Lancashire Bat Group
- 6 East Lancashire Bat Group
- 7 Lancashire and Cheshire Fauna Society
- 8 Lancashire Wildlife Trust
- 9 Lancashire Biodiversity Partnership
- 10 Ribble Valley Borough Council
- 11 Biological Heritage Sites Partnership (LCC, NE and LWT)
- 12 EED dataset (Lancashire bat records 2000 - 2011)
- 13 Multi-Agency Geographical Information Centre (www.magic.gov.uk)
- 14 Natural England - Nature on the map (www.natureonthemap.org.uk)

APPENDIX B

Mitigation considerations (general guidance notes)

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as "measures to protect the bat population from damaging activities and reduce or remove the impact of development"

ACTION:	METHOD:
1 Timing constraints	None
2 Removal of roofing materials	Although it is unlikely that roosting bats will be exposed during the proposed building alterations, you should be aware that solitary bats are occasionally found roosting beneath roofing materials, most frequently under slates, roofing felt, fascias, roof claddings, verge tiles and ridge tiles and lead work flashing Bats may be found at any time of year, although most individuals are found during the spring, summer and autumn between late April and late September.
3 Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials or rubble infill walling, stop work and seek advice before continuing work in this area
4 Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight
5 Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.
6 Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge
7 Post-development monitoring	Not required
8 Additional survey effort	Evening roost emergence / dawn re-entry surveys are <u>not</u> recommended at this property

APPENDIX C

Wildlife legislation – Bats and the law

320120249P

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision" ²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS)

¹ Bat Mitigation Guidelines A J Mitchell Jones Joint Nature Conservation Committee (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005) , Biodiversity and Geological Conservation ODPM

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations" *

*(Tony Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development p10 Bat Surveys, Good Practice Guidelines, BCT (2007)

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

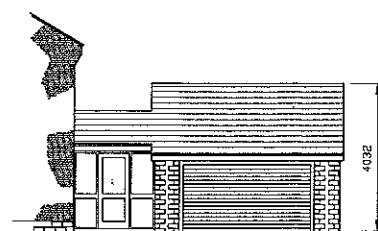
Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs www.defra.gov.uk

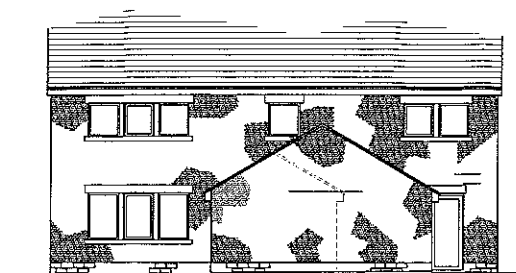
Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227

5.000 metres @ 1:50

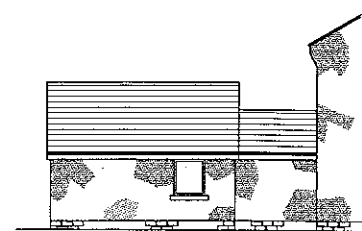
320120249P



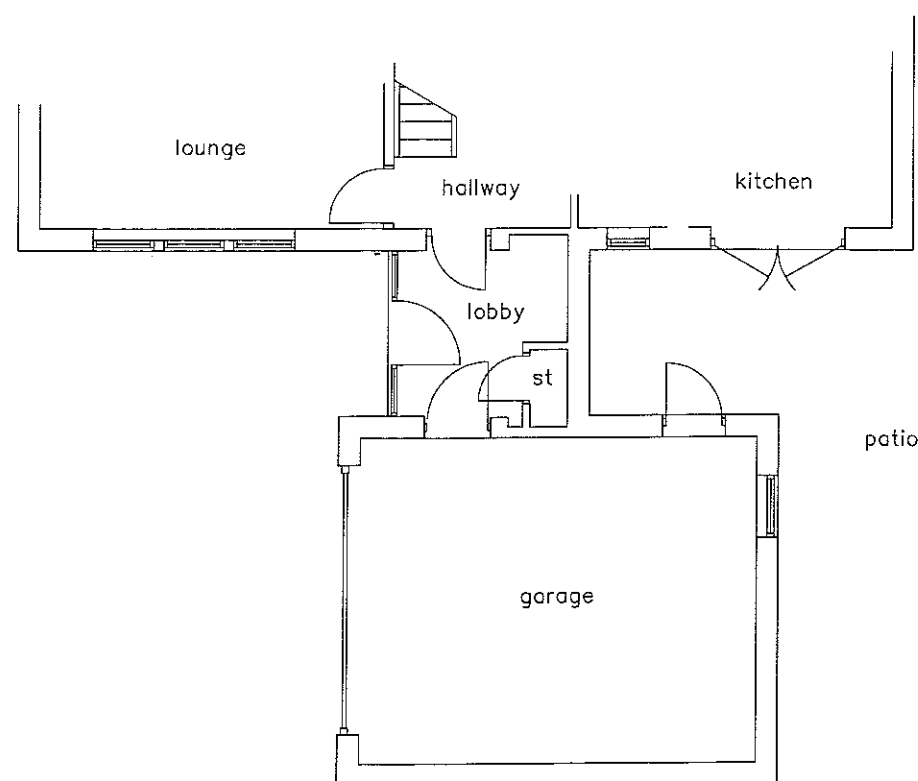
Existing Front Elevation



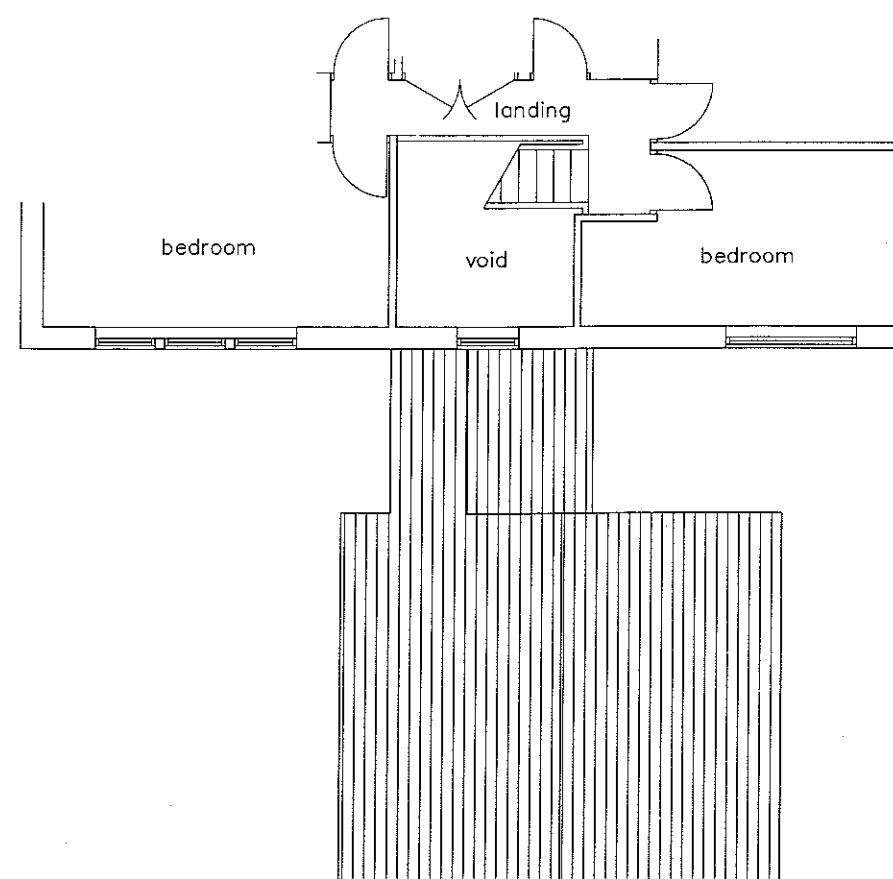
Existing Side Elevation



Existing Rear Elevation



Existing Ground Floor Plan

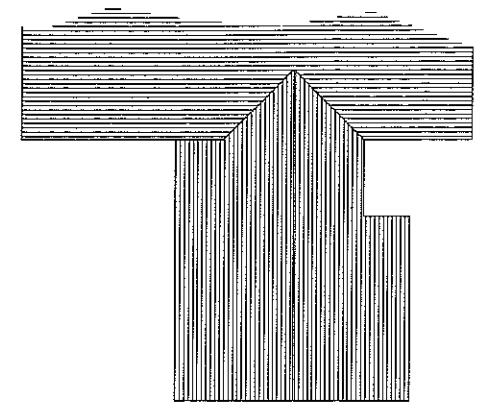


Existing First Floor Plan

No.	AMENDMENT	DATE
PROPOSED		
SURVEY DRAWING		
CLIENT		
MRS R DUCKWORTH		
ADDRESS		
3 CARRS CROFT		
RIMINGTON		
CLITHEROE		
 13 PENDLE FIELDS FENCE BURNLEY LANCASHIRE BB12 9HN Telephone: (01282) 684444 Mobile: 07880 744465		
Hook Developments BUILDING AND PLANNING CONSULTANTS LAND SURVEYORS E-mail: hookdevelopments@aol.com		
DATE	26/7/11	SCALE 1:50 & 1:100 @A1
DRN	G.S	DRG No. 11/082/1
SYD		

320120249P

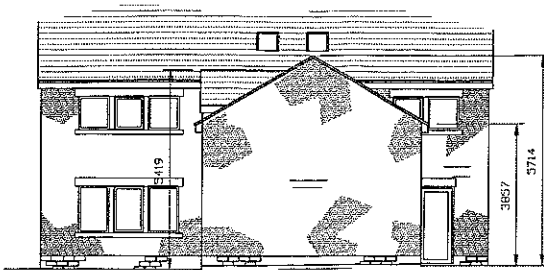
5.00 metres @ 1:50



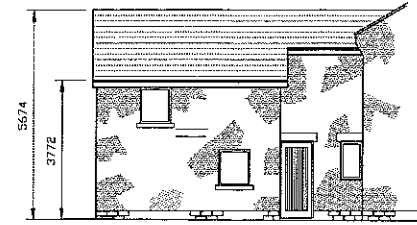
Proposed Roof Plan



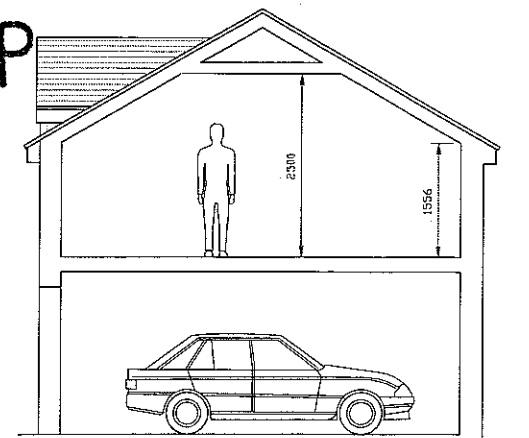
Proposed Front Elevation



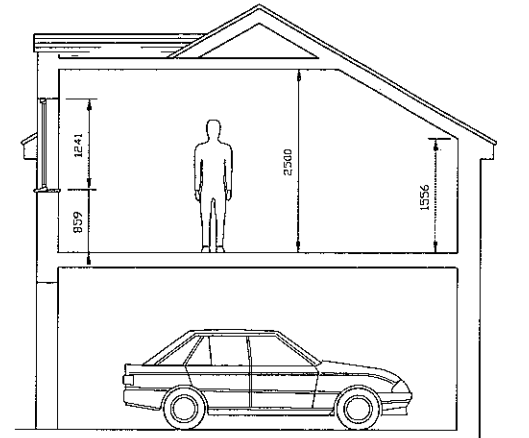
Proposed Side Elevation



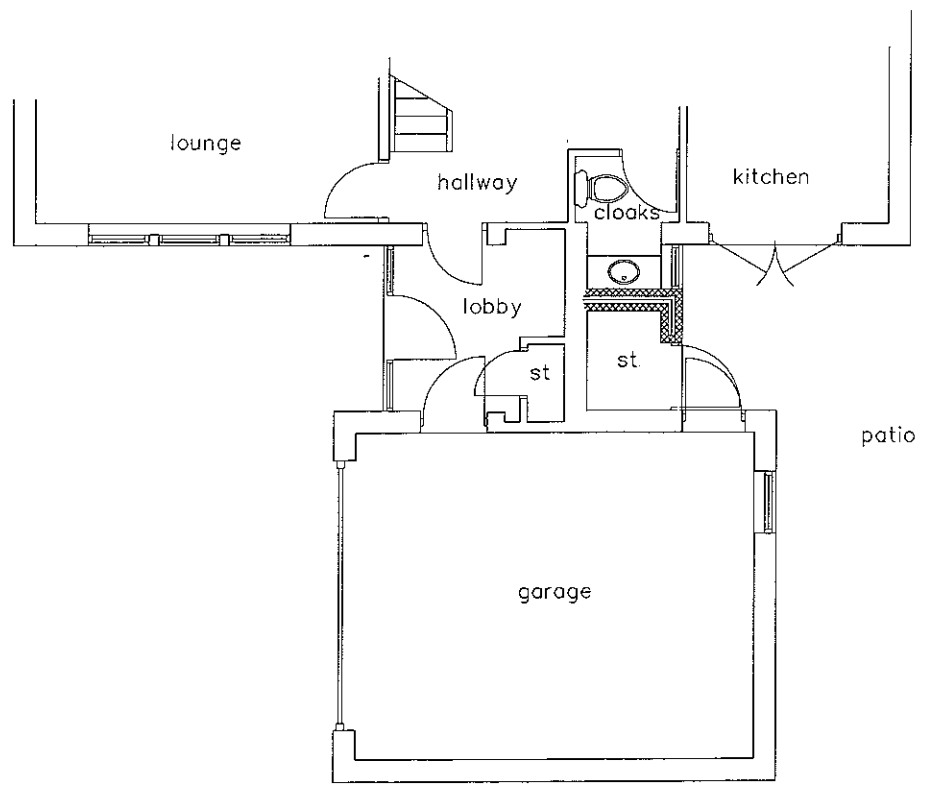
Proposed Rear Elevation



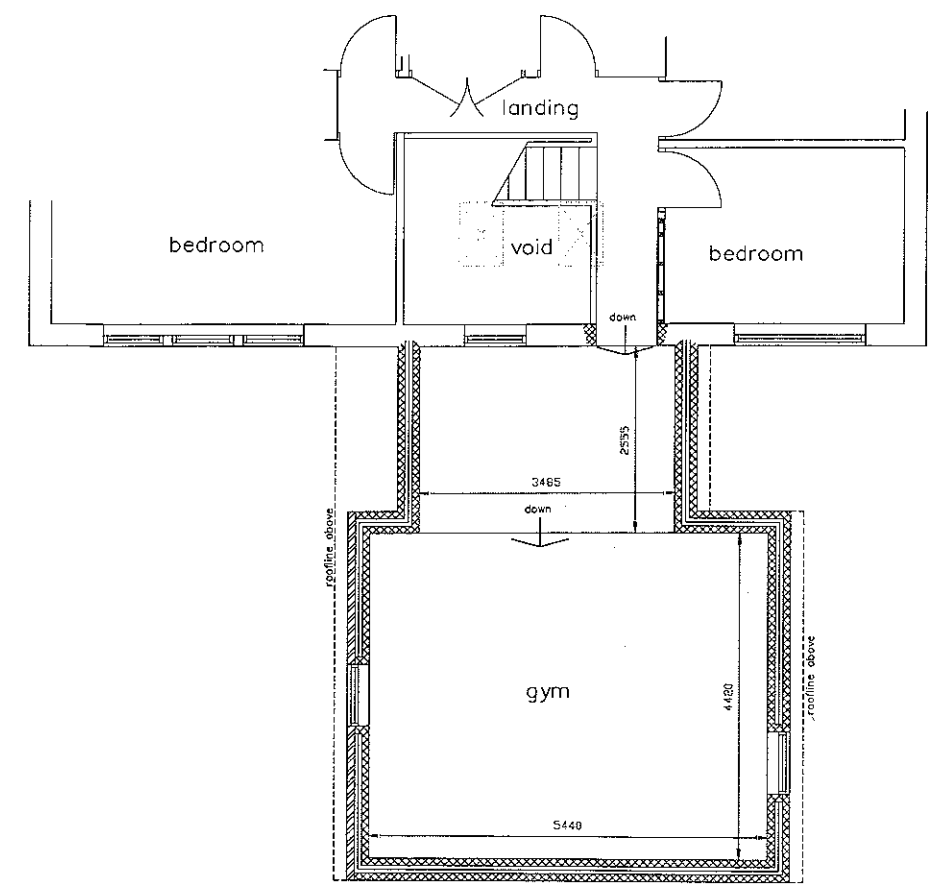
Typical Section



Typical Section



Proposed Ground Floor Plan



Proposed First Floor Plan

c	Extra dims added for Planning Dept	2/06/12
b	Roof extended over front door	8/03/12
a	Downer added above garage door	4/11/11
No.	AMENDMENT	DATE

PROPOSED

PROPOSED NEW EXTENSION

CLIENT

MRS R DUCKWORTH

ADDRESS

3 CARRS CROFT
RIMINGTON
CLITHEROE

**13 PENDLE FIELDS
FENCE
BURNLEY
LANCASHIRE
BB12 9HN**

Telephone: (01282) 694444
Mobile: 07890 744465

Hook Developments
BUILDING AND PLANNING CONSULTANTS
LAND SURVEYORS
E-mail: hookdevelopments@aol.com

DATE	26/7/11	SCALE	1:50 & 1:100 @A1
DRN	C.S	DRG No.	11/082/2c
SVYD			