



RIBBLE VALLEY
BOROUGH COUNCIL

DIRECTOR OF
COMMERCIAL SERVICES

12 MAR 2012

FAO

For office use only

Application No

320120250P

Date received 12.3.12

Fee paid £150.00 Receipt No: 15746

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

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: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of Proposed Works

Please describe the proposed works:

DEMOLITION OF EXISTING GARAGE TO SIDE. NEW 2-STORY EXTENSION TO SIDE TO FORM GARAGE AND UTILITY ON GROUND FLOOR AND MASTER BEDROOM WITH ENSUITE ON FIRST FLOOR. NEW 2-STORY EXTENSION TO PRINCIPLE ENTRANCE TO FORM STUDY ON GROUND FLOOR AND BEDROOM ON FIRST FLOOR. NEW PART 2-STORY, PART SINGLE STOREY EXTENSION TO REAR TO FORM ENLARGED LIVING/DINING/KITCHEN. NEW EXTERNAL TIMBER DECKING AREA. ERECTION OF NEW CHIMNEY BREAST TO GABLE END. SOME INTERNAL ALTERATIONS.

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: 11 House suffix:

House name:

Address 1: BOSBURN DRIVE

Address 2: MELIOR BROOK

Address 3:

Town: BLACKBURN

County: LANSHIRE

Postcode (optional): BB2 7PA

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 proposed development? ☐ 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. 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	RED FACING BRICK OFF WHITE FEATURE RENDER	RED FACING BRICK OFF WHITE FEATURE RENDER	☐	☐
Roof	CONCRETE TILE	CONCRETE TILE	☐	☐
Windows	WHITE UPVC	WHITE UPVC	☐	☐
Doors	WHITE UPVC / PAINTED TIMBER	WHITE UPVC / ALUMINIUM	☐	☐
Boundary treatments (e.g. fences, walls)	LONG POST + PANEL FENCE	LONG POST + PANEL FENCE	☐	☐
Vehicle access and hard-standing	TARMACADAM	TARMACADAM	☐	☐
Lighting	N/A	N/A	☐	☐
Others (please specify)	N/A	TIMBER DECKING TO REAR HARDWOOD FRAMED LANTERN ROOF OVER KITCHEN	☐	☐

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:

SK/32/1 SITE LOCATION PLAN	SK/100/1 PLANS - EXISTING	SK/101/2 ELEVATIONS
SK/32/2 SITE LAYOUT EXISTING	SK/100/2 ELEVATIONS - EXISTING	AS PROPOSED
SK/32/3 SITE LAYOUT PROPOSED	SK/101 - PLANS - PROPOSED	SK/101/3 - 3D VISUALS

1. 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):

9/3/12

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:

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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):

--

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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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):

--

M. Stacey

08/12/2011

(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):

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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 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: £150.00



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 the completed, dated Ownership Certificate (A, B, C or D - as applicable):



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 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):

08/12/2011

(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):

mark-slattery18@hotmail.com

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:

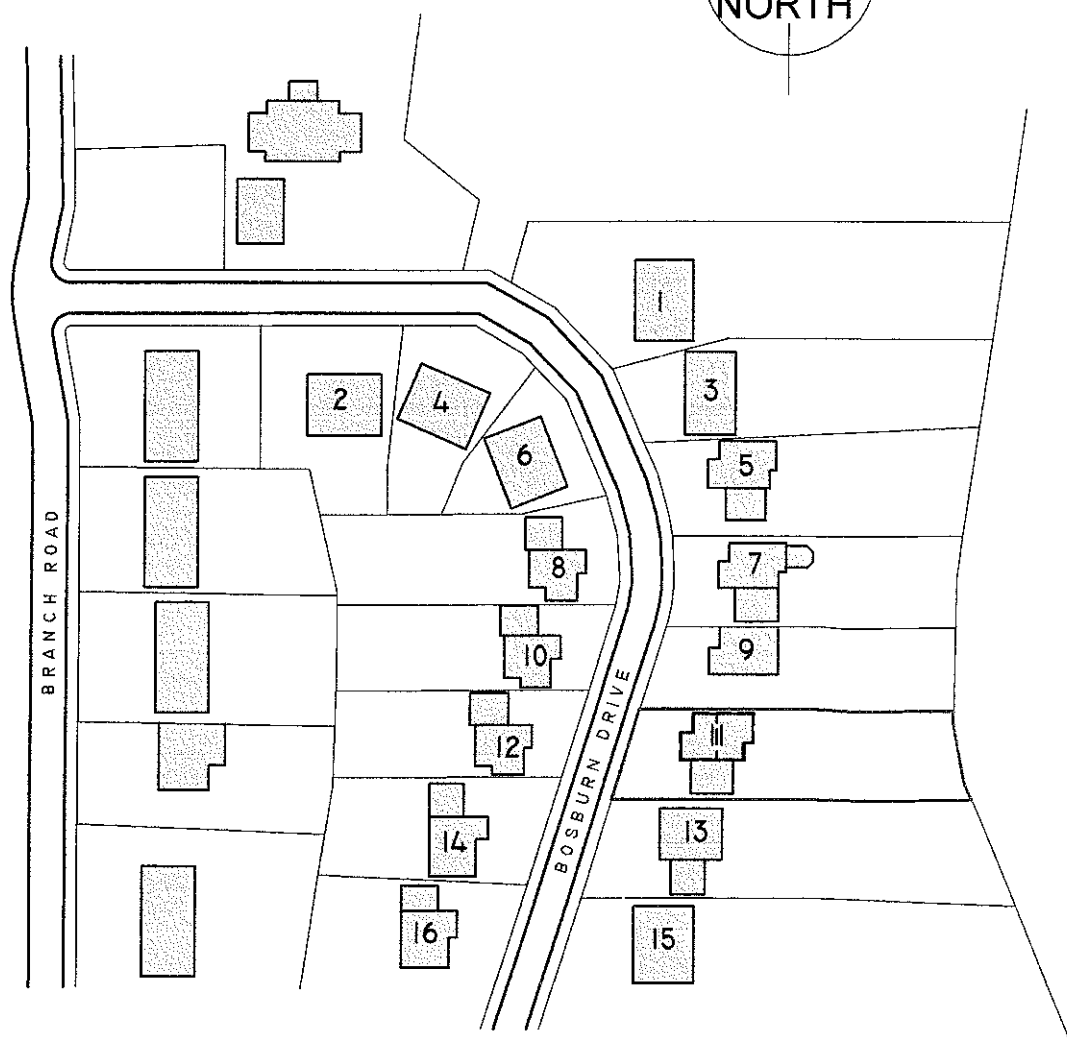
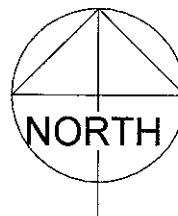
Contact name:

Telephone number:

Email address:

DRAWING NUMBER : SK/32/1

320120250P



SITE LOCATION PLAN
SCALE 1:1250

PROPOSED EXTENSIONS AND ALTERATIONS @
No 11 BOSBURN DRIVE, MELLOR BROOK.
FOR MR AND MRS BOOK.

DRAWING NUMBER : SK/32/2

9

320120250P

BOSBURN DRIVE

LAWN

DRIVEWAY

LAWN

13

00 20 40 60 80 100 120 140 160 180
METRES

SITE LAYOUT PLAN - EXISTING
SCALE 1:200

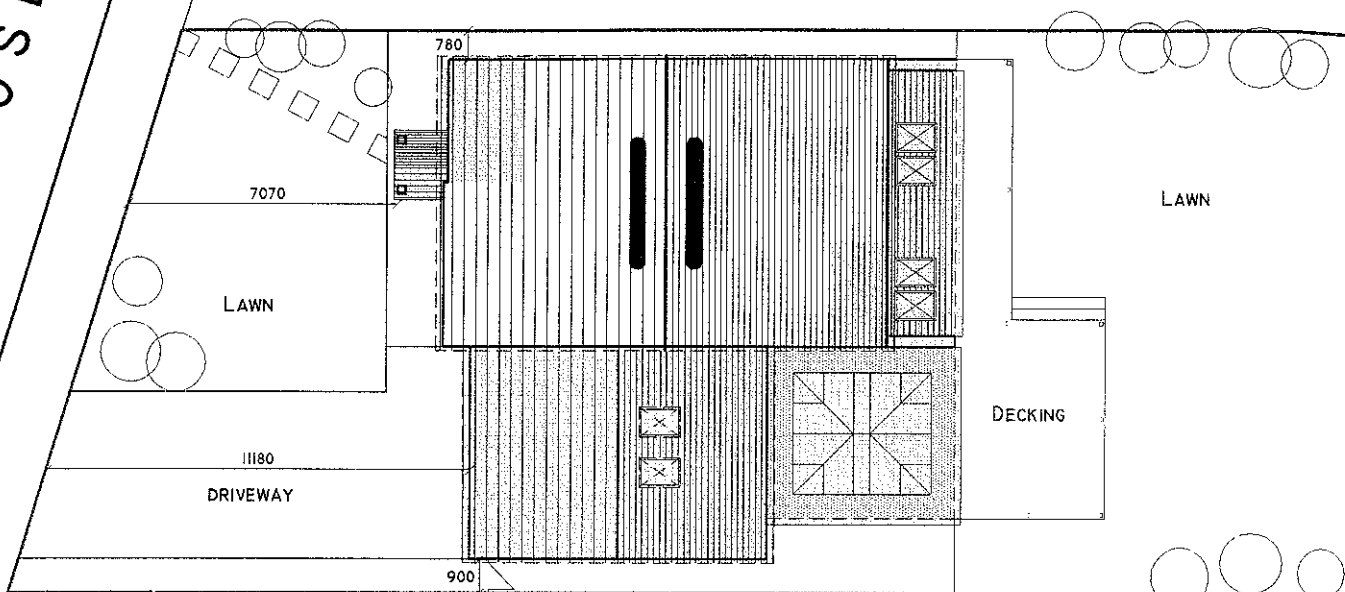
PROPOSED EXTENSIONS AND ALTERATIONS @
No 11 BOSBURN DRIVE, MELLOR BROOK
FOR MR AND MRS BOOK.

DRAWING NUMBER : SK/32/3

9

320120250P

BOSBURN DRIVE



13

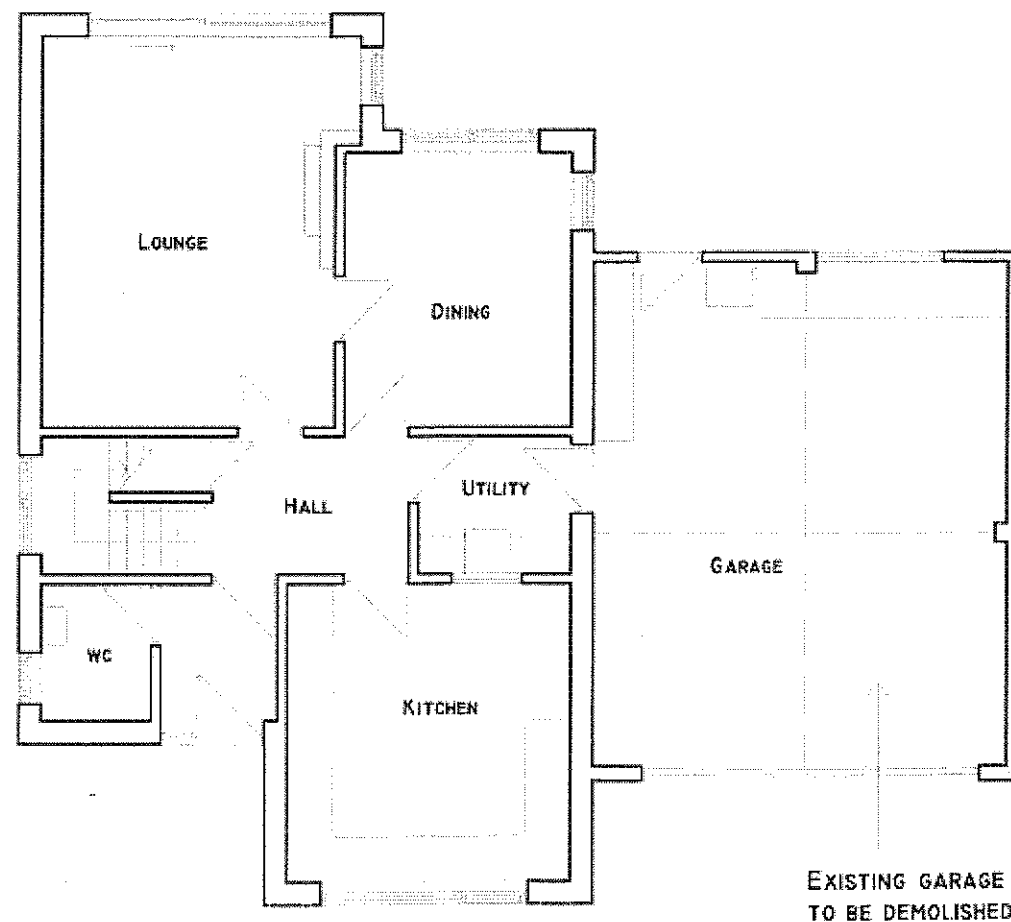
00 20 40 60 80 100 120 140 160 180
METRES

SITE LAYOUT PLAN - PROPOSED
SCALE 1:200

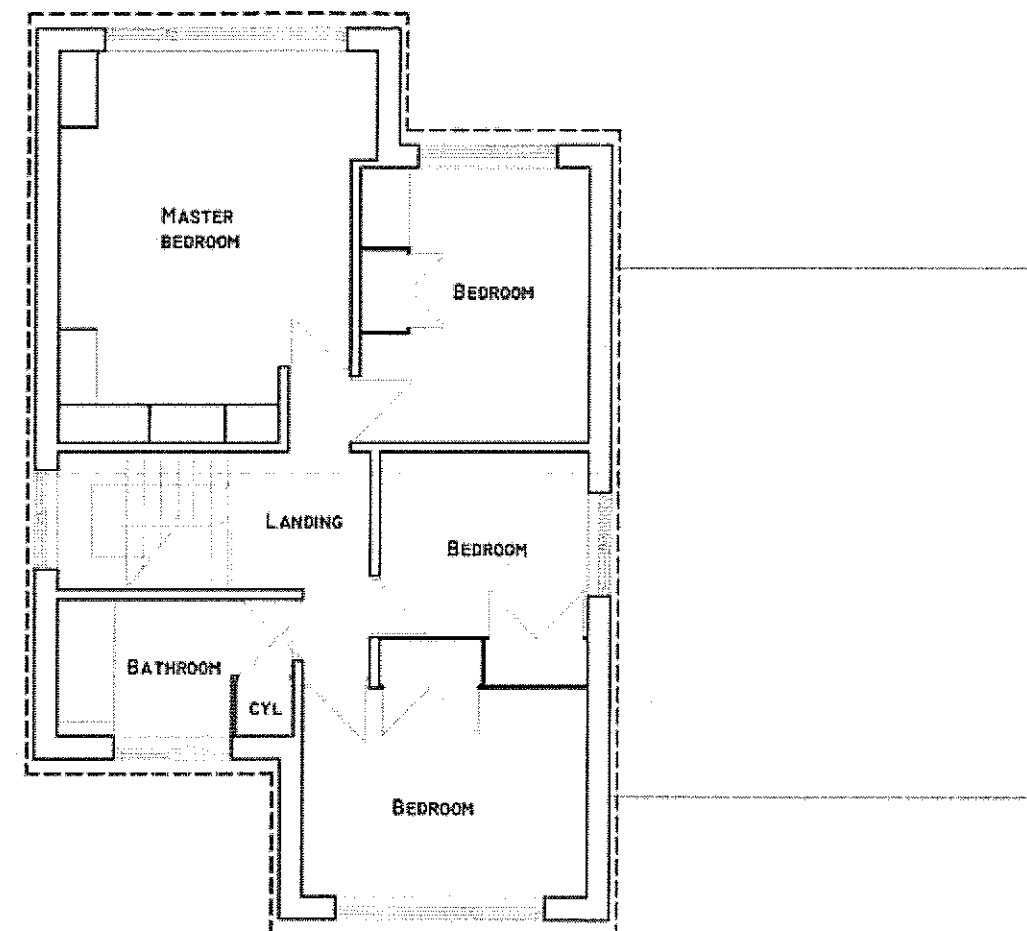
PROPOSED EXTENSIONS AND ALTERATIONS @
No 11 BOSBURN DRIVE, MELLOR BROOK.
FOR MR AND MRS BOOK.

DRAWING NUMBER : SK/00/1A

320120250P



GROUND FLOOR PLAN AS EXISTING
SCALE 1:100



FIRST FLOOR PLAN AS EXISTING
SCALE 1:100

PLANS AS EXISTING - REV A
SCALE 1:100

PROPOSED EXTENSIONS AND ALTERATIONS @
No 11 BOSBURN DRIVE, MELLOR BROOK.
FOR MR AND MRS BOOK.

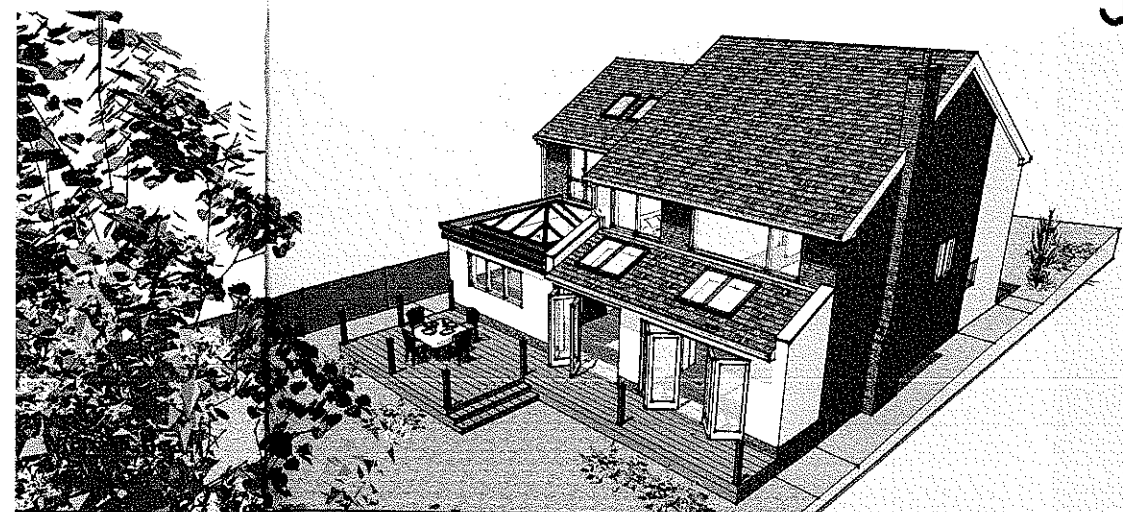
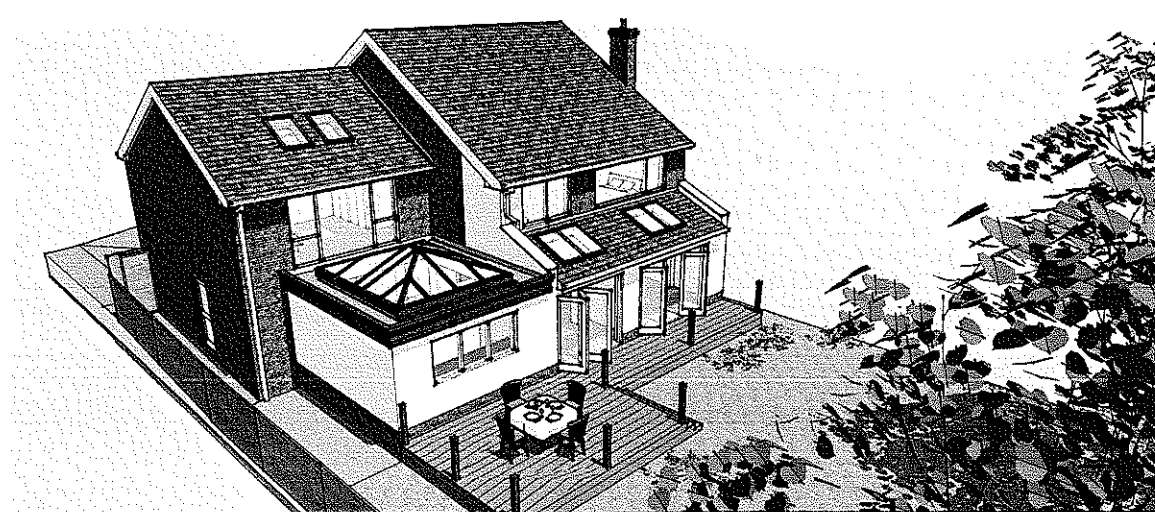


DRAWING NUMBER;
SK/0/3

PROPOSED EXTENSIONS
& ALTERATIONS -
NO 11 BOSBURN DRIVE,
MELLOR BROOK.

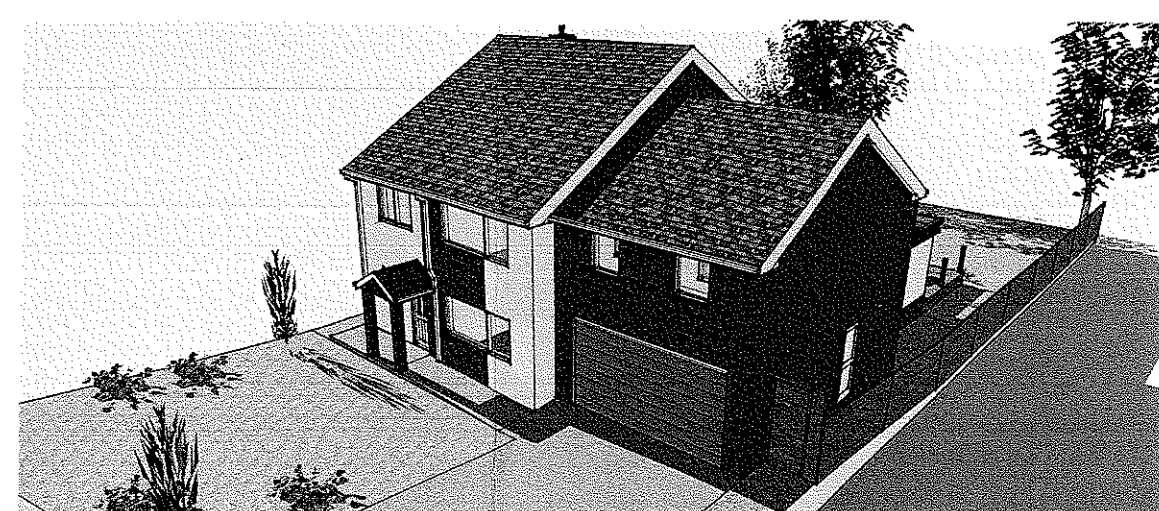
FOR MR AND MRS BOOK

320120250P



VIEWS FROM
THE REAR OF
THE PROPERTY

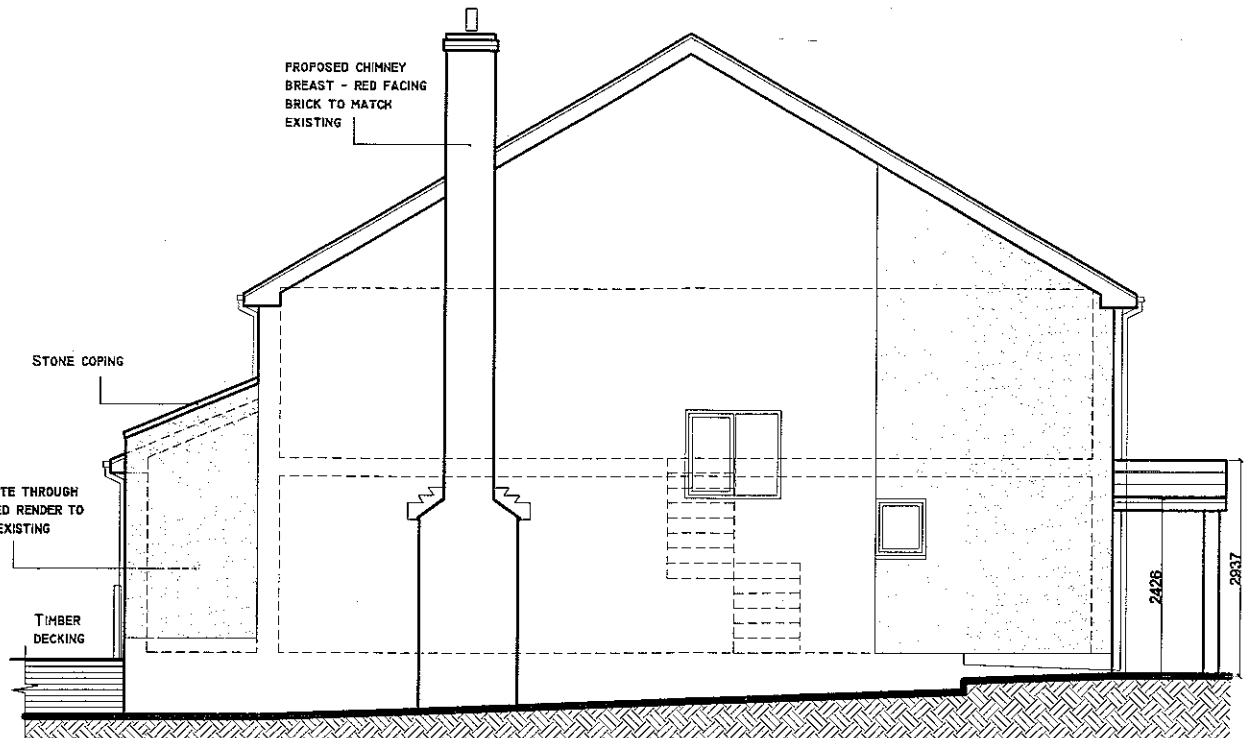
VIEWS FROM
THE FRONT OF
THE PROPERTY



DRAWING NUMBER : SK/0/2



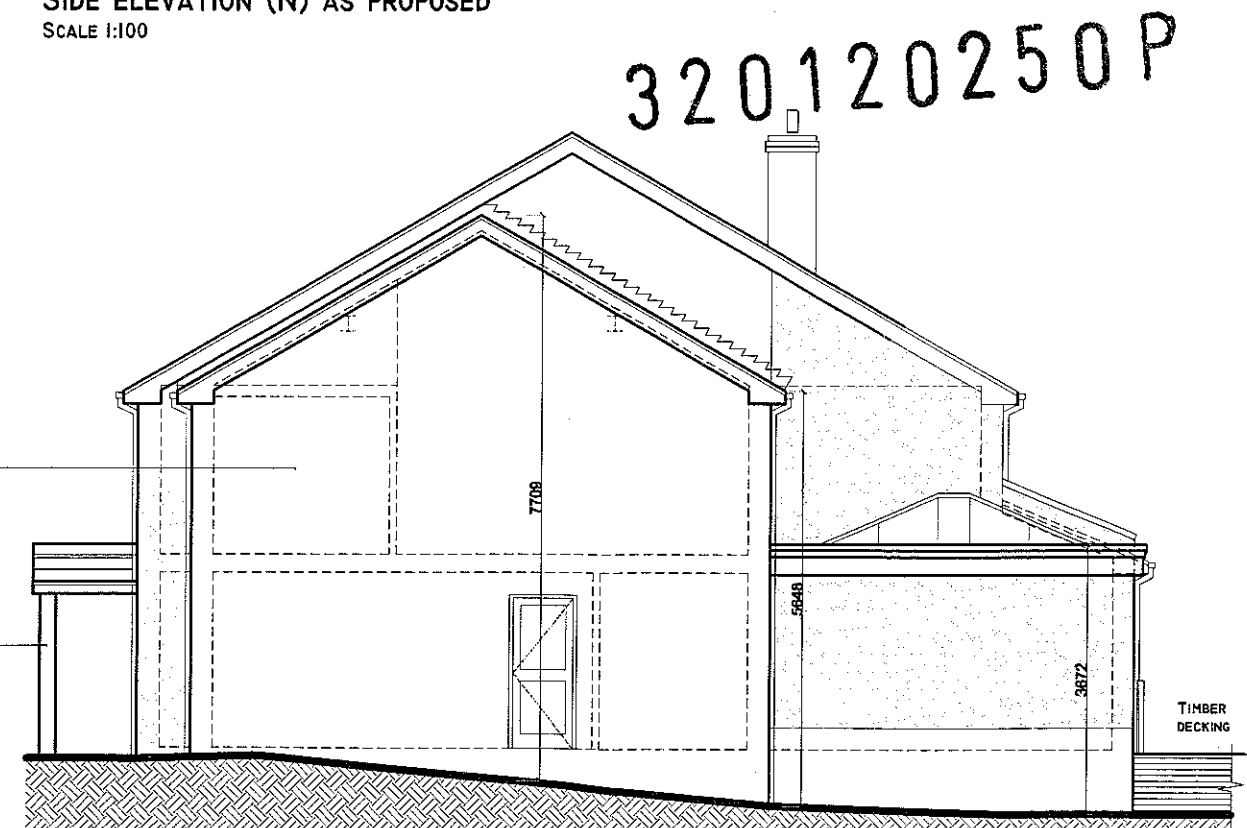
REAR ELEVATION (E) AS PROPOSED
SCALE 1:100



SIDE ELEVATION (N) AS PROPOSED
SCALE 1:100



FRONT ELEVATION (W) AS PROPOSED
SCALE 1:100

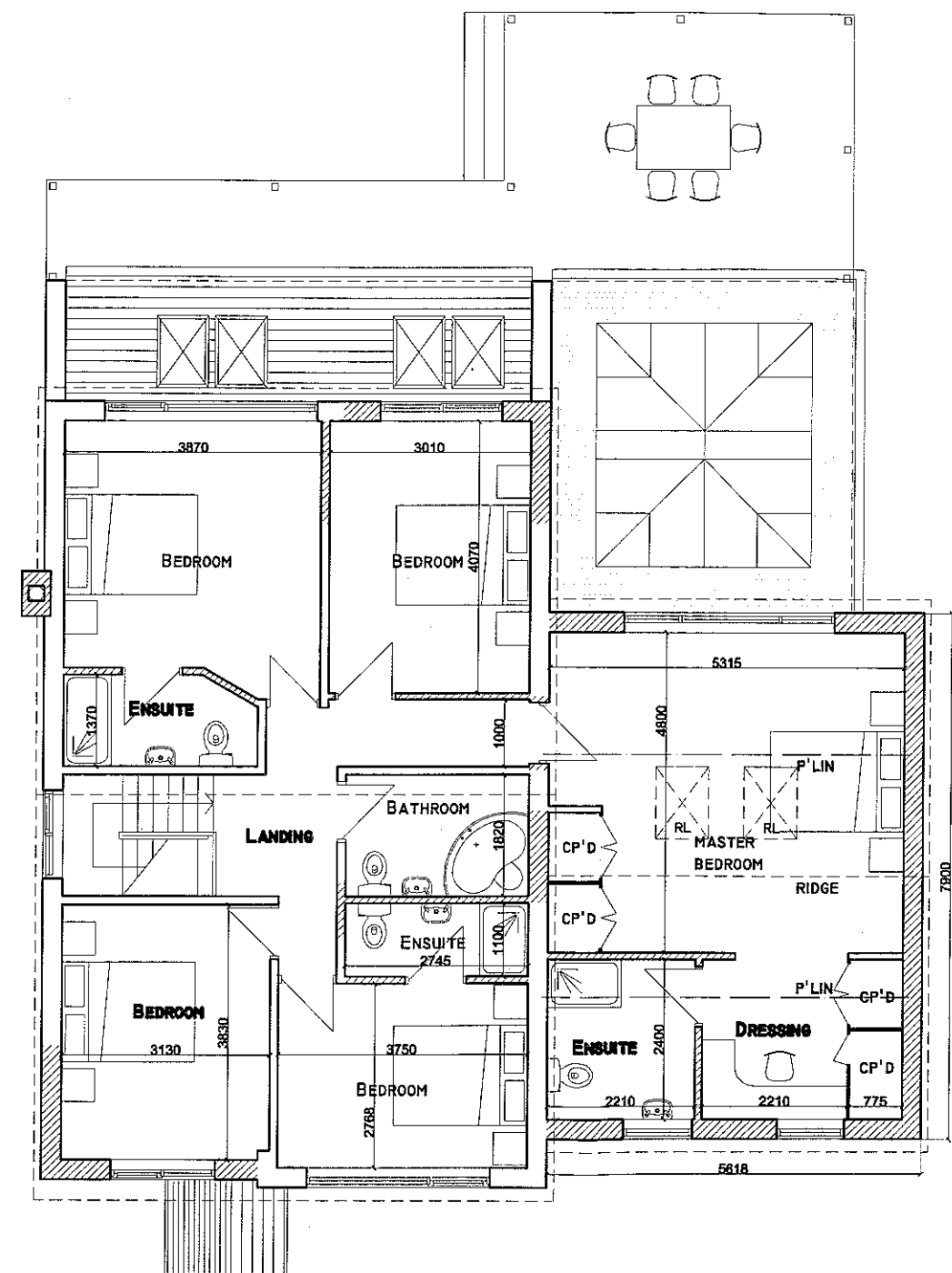


SIDE ELEVATION (S) AS PROPOSED
SCALE 1:100

ELEVATIONS AS PROPOSED - REV A
SCALE 1:100

PROPOSED EXTENSIONS AND ALTERATIONS @
No 11 BOSBURN DRIVE, MELLOR BROOK.
FOR MR AND MRS BOOK.

320120250P



FIRST FLOOR PLAN AS PROPOSED
SCALE 1:100

PROPOSED EXTENSIONS AND ALTERATIONS @
No 11 BOSBURN DRIVE, MELLOR BROOK.
FOR MR AND MRS BOOK.

320120250P

Ribble Ecology

20 Hall Road, Fulwood, Preston, PR2 9QD
07887 532666 mail@ribbleecology.co.uk

No.11 Bosburn Drive, Mellor Brook

**Bat Survey & Assessment,
plus Consideration of Breeding Birds**

May 2012

RB-12-44

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B	Introduction	2
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A Summary

This report presents the results of daylight & nocturnal (dusk) bat surveys, undertaken at **No.11 Bosburn Drive, Mellor Brook** (grid reference **SD 64125 30940**) in May 2012.

The scope of work has been sufficient to identify and accurately assess any potential constraints and opportunities in relation to bats and the proposed expansion of the house by construction of extensions. Breeding birds have also been taken into consideration.

In summary, the results show that:

- a) There is no evidence of the house supporting a bat maternity roost or any other type of bat roost, including no detection of lone-roosting bats at the property;
- b) There is very limited habitat value and only very low potential for future uptake by roosting bats.
- c) Since there is no evidence of a confirmed bat roost there is no licensing requirement in relation to the planning proposals for the property. It is judged that planning permission can safely be granted without risk of contravening wildlife legislation or policy.
- d) As a standard measure of best-practice it is still appropriate to apply simple precautionary measures when undertaking invasive work that affects the roof of the house. Guidance on suitable precautions is specified in Section D. of this report.

B Introduction

B.1 Background to activity /development

No.11 has been purchased by its owners in recent months, with a view to modernising and extending the property.

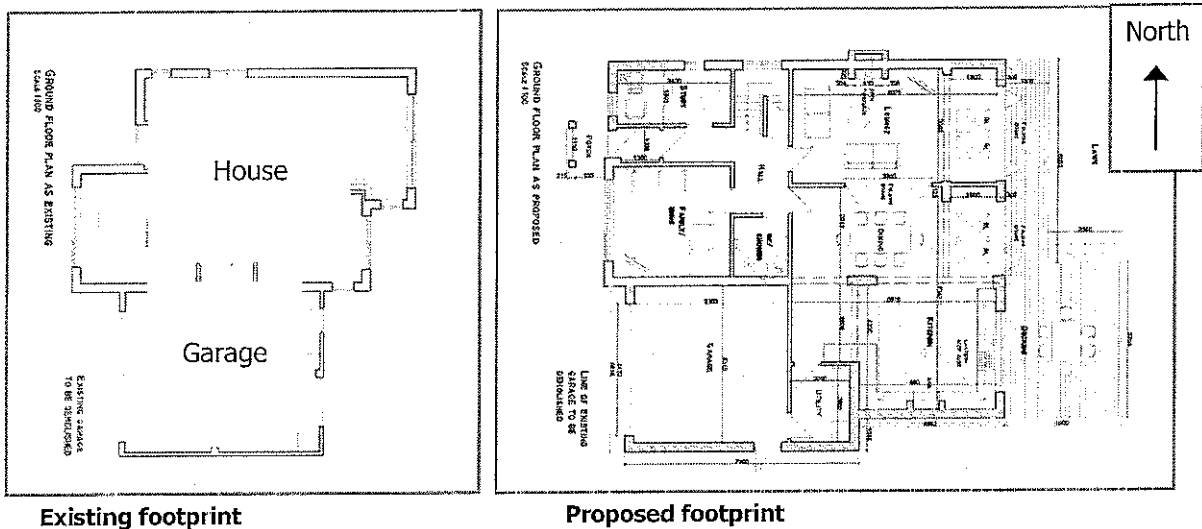
The owners wish to submit a planning application for permission to undertake the extension work.

Consideration of bats and the provision of a bat survey and report has been requested by the planning authority.

As a standard measure of good practice, Ribble Ecology has also taken breeding birds into consideration during the undertaking of the requested bat survey.

B.2 Details of proposed works on site

The proposal will entail extending the property on the western (front) and eastern (rear) sides, as shown on the following plans.



C Survey and site assessment

C.1 Pre-existing information on the bat species at the survey site / in the locality.

Pre-existing information on bats in the local area has been collated from a search of the records held on the NBN gateway collation data-set, plus in-house records held within Ribble Ecology.

In summary, the following bat species are known to have been recorded within a 5km range of the Application Site within the last 5 years:

- Common pipistrelle (*Pipistrellus pipistrellus*)
- Soprano pipistrelle (*Pipistrellus pygmaeus*)
- Brown long-eared (*Plecotus auritus*)
- Noctule (*Nyctalus noctula*)
- Daubenton's (*Myotis daubentonii*)

C.2 Status of species, at local, county and regional levels

Eight bat species are regularly recorded in Lancashire, these being: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared (*Plecotus auritus*), daubenton's (*Myotis daubentonii*), natterer's (*Myotis natterii*), whiskered, brandt's (*Myotis brandtii*) and noctule. Four other species have been recorded on an infrequent/ rare and/or seasonal basis, these being: nathusius' pipistrelle (*Pipistrellus nathusii*), lesser horseshoe (*Rhinolophus hipposideros*), leislers (*Nyctalus leisleri*) and serotine (*Eptesicus serotinus*).

Common pipistrelles and brown long-eared bats are regarded as the most frequently encountered and widespread species in the area. Brown long-eared bats are typically associated with rural locations whereas pipistrelles are encountered in rural *and* urban settings.

C.3 Objectives of the survey

The objectives of the survey have been to:

- Assess the habitat value and suitability for roosting and/or hibernating bats, foraging and commuting bats; roosting (and breeding birds);
- Identify any evidence of the occurrence of roosting bats, as might be detected from droppings, staining and/or prey remains;
- Where possible identify the species of bat(s) associated with any roost evidence and/or the species of bird(s) associated with any evidence of nests.
- For any identified bat roosts, identify access/egress points, plus form an estimate of the number of bats where possible.

C.4 Plan/map/photo of survey area.

A labelled aerial photograph (© Google Earth) of the property is presented as **Fig. C.4.1**, below.

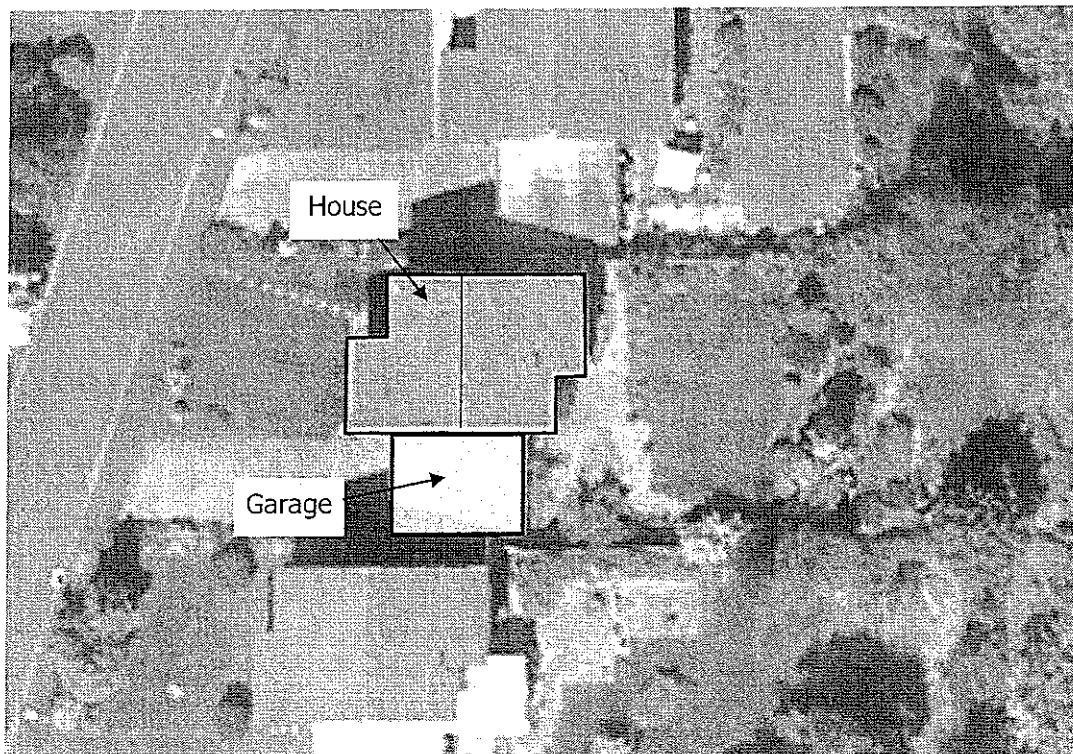


Fig C.4.1

C.5 Site/habitat description (relevant to bats), based on day-time visits

A detailed description is provided in **section C.7** of this report where the results of the daylight survey are presented in full.

C.6 Field survey(s). Include survey methods (emergence counts, dawn surveys, site inspections), timings (day/evening), weather conditions, personnel involved and equipment used (type of bat detectors and logging equipment).

C.6.1 Personnel:

The daylight and nocturnal survey work was undertaken by Ms Lorna Bousfield BSc (Hons) MIEEM who is Principal Ecologist at Ribble Ecology and is an experienced bat worker and an active member of North and South Lancashire bat groups (**Natural England licence number 20114211**). Ms Bousfield regularly conducts bat surveys, both as a volunteer and as a consultant.

C.6.2 Dates and weather conditions:

The survey work was undertaken on 2nd May 2012, with the daylight inspection conducted in the early evening and the nocturnal survey immediately afterwards. The weather conditions were calm and dry at the time, with wind conditions of Beaufort 4 (with occasional gusts) and with an air temperature of 13°Celsius at the start of the survey and 10°Celsius at the end of the survey.

C.6.3 Methods:

Daylight survey and assessment

From the ground, an **external examination** of the exterior of the building was made using binoculars, ladders and a high-powered torch where appropriate. The roofs and walls were inspected for potential access points and roost features for both bats and birds. Field signs indicative of the presence of bats were searched for, including droppings, urine stains, feeding remains, grease marks from repeated contact or passage through narrow roost accesses, and/or bats themselves.

An **internal examination** was undertaken in the loft. A high-powered torch and a set of ladders were used to ensure successful access and visibility.

Nocturnal emergence survey

This commenced approximately 30 minutes before official sunset time and continued until approximately 1hr 10 minutes after official sunset, by which time all bat species would have emerged and it was also too dark to visually monitor the building.

Having identified (by means of the daylight survey) that only one elevation displayed potential access points for bats, the surveyor positioned themselves to maximise visibility of this elevation, plus also the elevation at right-angles to it.

The surveyor used a heterodyne and frequency division bat detector (Batbox Duet), coupled with attentive visual observation of the house and nearby air-space.

C.7 Survey results.

C.7.1 Daylight survey

This is a two-storey, detached house, estimated to be of 1960's, or more recent, origin. It has brick walls, locally rendered for aesthetic purposes, and a single, large, pitched roof that is finished with concrete tiles, underlaid with bitumen roofing felt. There is also a single storey, flat-roofed garage attached to the southern elevation of the house (see **Photo 1**, below, courtesy of Google Earth – hence a little misaligned).



Photo 1

The gable ends of the pitched roof face north and south.

There are no gaps in the brickwork or around the windows or drain-pipe fixtures.

All sides of the property are finished with plastic soffit boxes that appear to be of relatively recent origin (i.e. not original to the house). These are tightly fitting on the west, south and east sides of the property. On the north side there are just two sections where the back of the soffit box is slightly displaced from the brick wall, sufficient to give *low potential* for use by roosting bats, but with no evidence of droppings or other field signs indicative of use.

Inside, there is one large loft space. This has insulation between the roof joists, but it is not boarded or used. The floor to ridge height is about 2.5m. The whole interior could be clearly seen and there was no evidence of bats.

Around the garage there is a large wooden fascia board but there is no gap between this board and the brickwork, hence no potential value for bats. The flat roof also holds no value for bats.

To the rear (east) of the property there is a mature garden. This extends to meet with a small woodland on land further to the east, beyond which there are pasture fields. It is assessed that the habitat in the surrounding area is of high quality for foraging bats.

In summary, although the wider surrounding area provides good habitat for foraging bats, No.11 Bosburn Drive displays no evidence of supporting roosting bats and only provides very limited habitat value and only very low potential for future uptake by roosting bats.

There was no evidence of bird nests internally or externally anywhere at the property and there is negligible potential for future use by nesting birds as the brickwork and roof is all in good condition, with no suitable access points for birds.

C.7.2 Nocturnal emergence survey:

The surveyor stood to the rear of the house so that the northern and eastern elevations of the house could be seen clearly. The northern elevation was of greatest interest, but as the eastern elevation faced the garden and nearby woodland it was judged worthwhile to also monitor this.

The weather conditions were good throughout the survey and there were no survey constraints.

A summary of the results is presented below:-

Nocturnal Emergence Survey Date: 02/05/12	
Official sunset time: 20:45hr	
Survey start time: 19:15hr	
Survey end time: 21:55hr, by which time it was too dark to visually monitor the building	
Results	
21:09hrs:	1st bat activity – Common pipistrelle, heard not seen, thought to be to the east, behind the surveyor and over the rear garden of the property.
21:16 – 21:45hrs	Fairly regular feeding over the garden by a single Common pipistrelle, with occasional passes within visible range of the surveyor and occasional passes out towards Bosburn Drive.

In summary, at the time of the nocturnal survey being undertaken no bats interacted with the building. There was no evidence of any bats roosting at the property.

C.8 Interpretation/evaluation of survey results.

The daylight survey has given no evidence of the current or former presence of roosting bats and the result of the nocturnal survey has corroborated this. There is also no evidence of nesting birds.

All elevations have been studied in sufficient detail for this survey result to represent an accurate portrayal of bat and bird absence at the time of survey.

D Recommended actions

There is no confirmed bat roost and there is no requirement for licensing. It is judged that planning permission can safely be granted without risk of contravening wildlife legislation or policy.

As a precautionary measure of best practice it is always advisable that invasive work affecting the roof of a property is undertaken with care and with any removal of soffit boxes and roof tiles being undertaken by hand. People working on roofs should always be alert for the presence of bats underneath the features that they are stripping.

In the unlikely event of a bat being discovered by people working on a roof, an experienced bat ecologist should be immediately contacted for advice. This can be the consultant who undertook the initial survey (Ribble Ecology: 01772 879545), any other licensed bat worker, or the Bat Conservation Trust (BCT) helpline (0845 1300 228).

Any handling of a bat to remove it to safety should be undertaken with gloves or a light cloth in which to capture the bat.

320120250P

E References

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