



RIBBLE VALLEY
BOROUGH COUNCIL

16 MAR 2012

For office use only

Application No:

320120260P

Date received

Fee paid £

Receipt No:

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

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

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:

RAISING OF REAR EAVES LEVEL & ERECTION
OF 1ST FLOOR EXTENSION OVER PART
OF EXISTING SINGLE STOREY FLAT
ROOF EXTENSION

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: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

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	BRICKWORK	BRICKWORK TO MATCH EXISTING	☐	☐
Roof	NATURAL SLATE	SLATE TO MATCH EXISTING	☐	☐
Windows	WHITE PVC	PVC TO MATCH EXISTING	☐	☐
Doors			☒	☐
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:

A3 DRAWINGS ET03 (I) (II) (III) (IV)

A4 LOCATION PLAN. & ET03 (V)

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):

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:

B. Rodgers

Date (DD/MM/YYYY):

11-3-12

(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 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 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):

(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):

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)

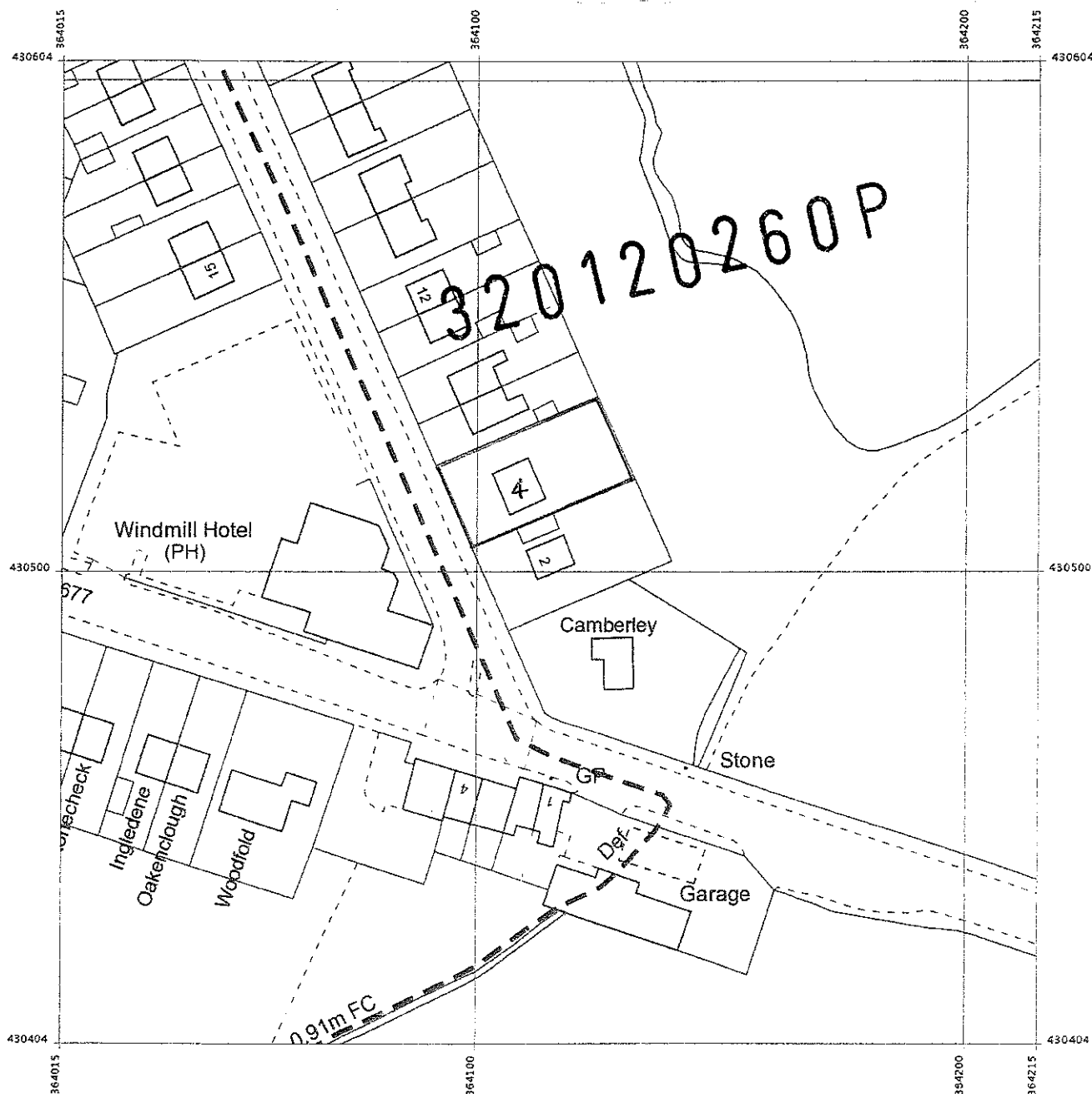
☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

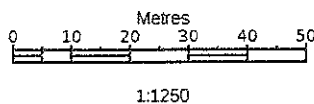
Email address:



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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary



4 BRANCH ROAD
BLACKBURN
BB2 7NU

Supplied by: **Stanfords**
Reference: OI291868
Centre coordinates: 364115 430504

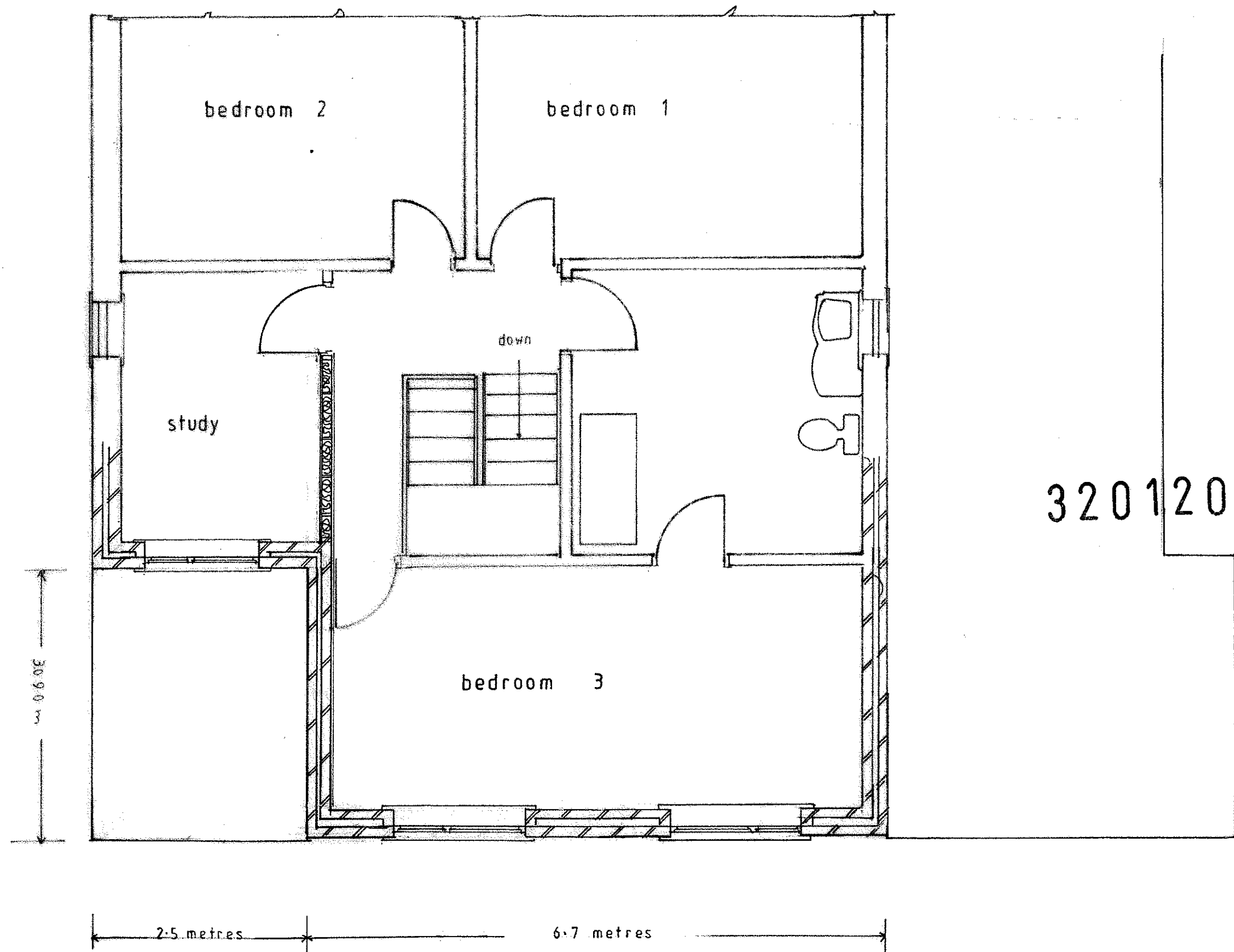
PROPOSED RAISING OF REAR EAVES LEVEL and ERECTION OF
FIRST FLOOR EXTENSION OVER PART OF SINGLE STOREY
EXTENSION at 4 BRANCH ROAD, MELLOR BROOK for
Mr S BENNETT Scale: 1:100

ET 03 (v) Existing Front Elevation (unaffected).

320120260P



front elevation unaffected



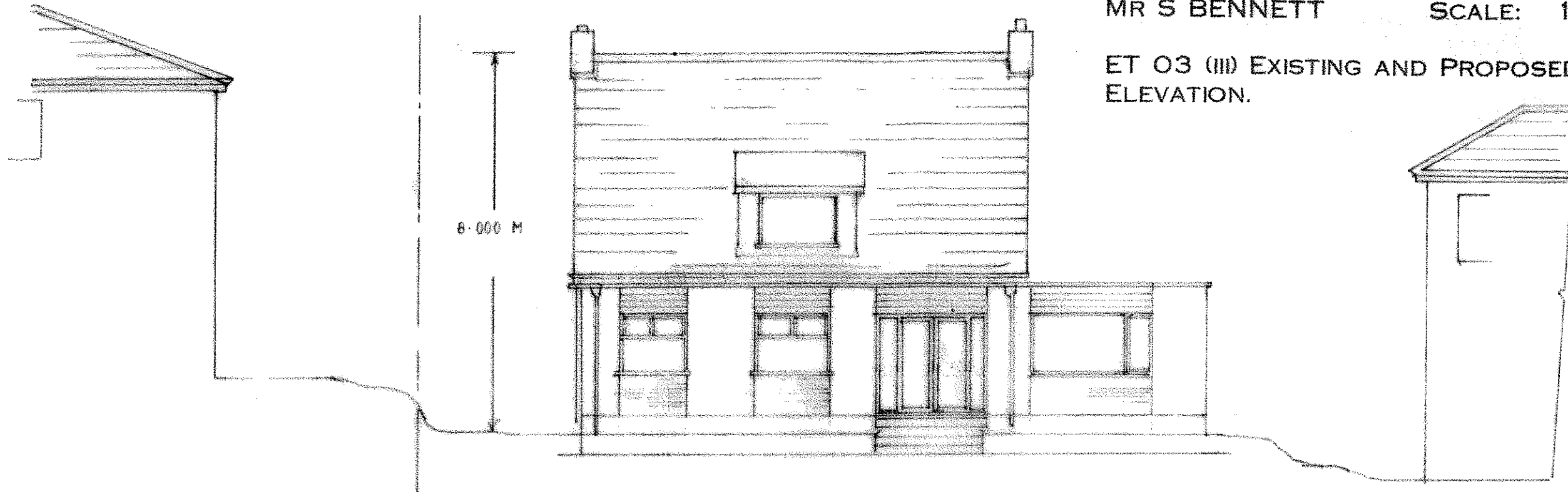
320120260P

proposed first floor plan

PROPOSED RAISING OF REAR EAVES LEVEL
AND ERECTION OF FIRST FLOOR EXTENSION
OVER PART OF SINGLE STOREY EXTENSION AT
4 BRANCH ROAD, MELLOR BROOK FOR
MR S BENNETT
SCALE: 1:100
ET 03 (IV) PROPOSED FIRST FLOOR PLAN.

PROPOSED RAISING OF REAR EAVES LEVEL
AND ERECTION OF FIRST FLOOR EXTENSION
OVER PART OF SINGLE STOREY EXTENSION AT
4 BRANCH ROAD, MELLOR BROOK FOR
MR S BENNETT SCALE: 1:100

ET 03 (III) EXISTING AND PROPOSED REAR
ELEVATION.

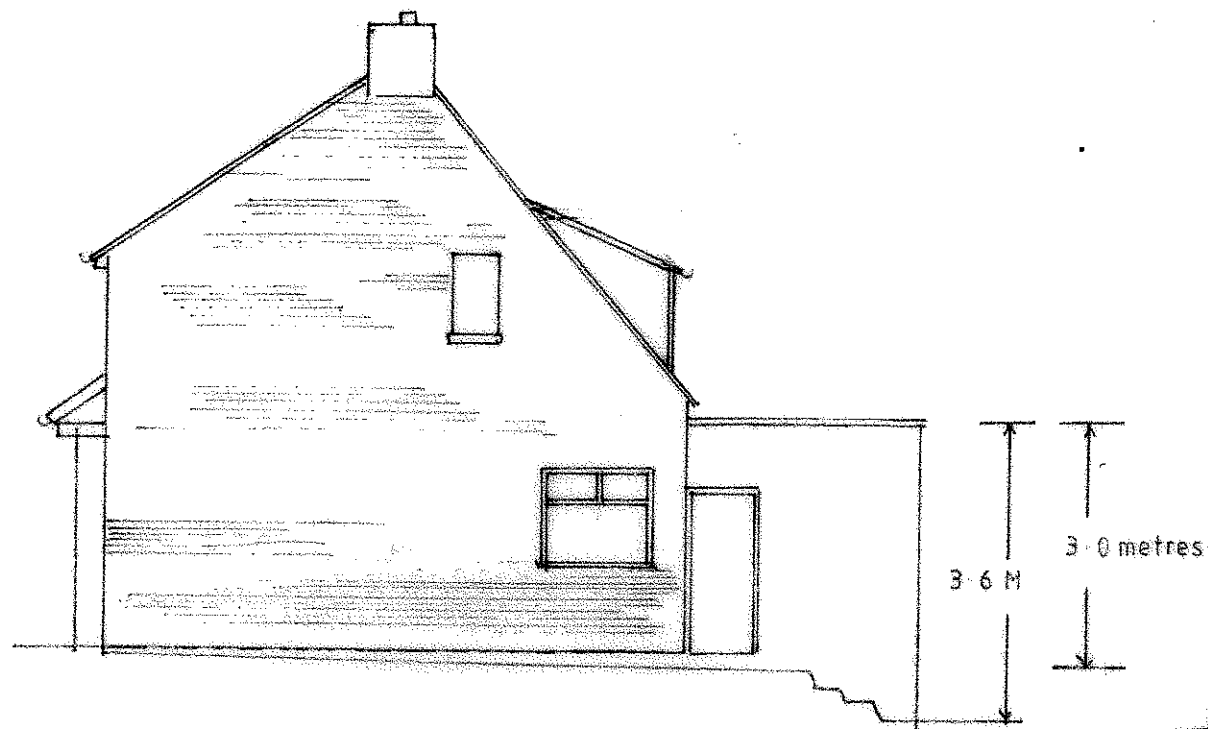


existing rear elevation (east)

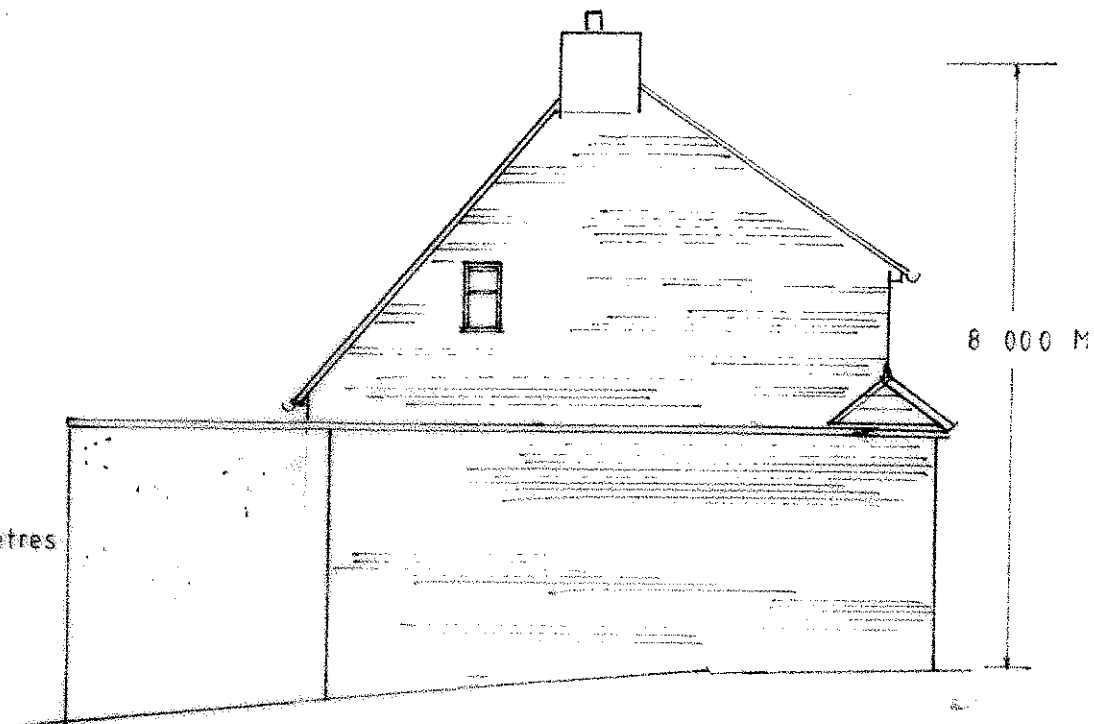
320120260 P



proposed rear elevation (east)

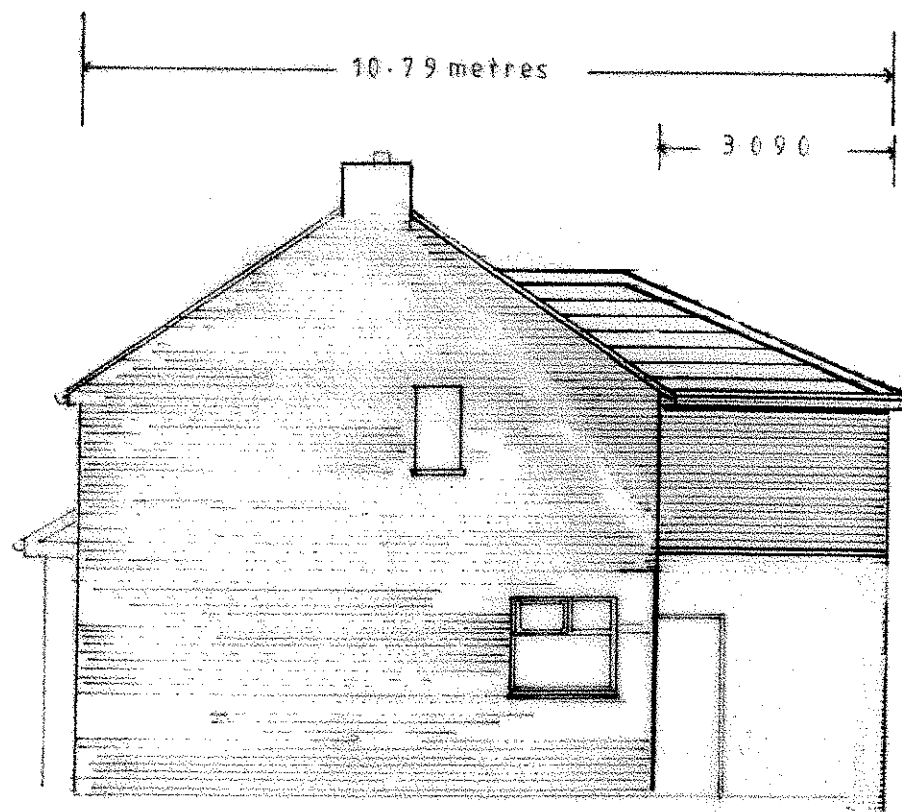


existing side elevation (south)

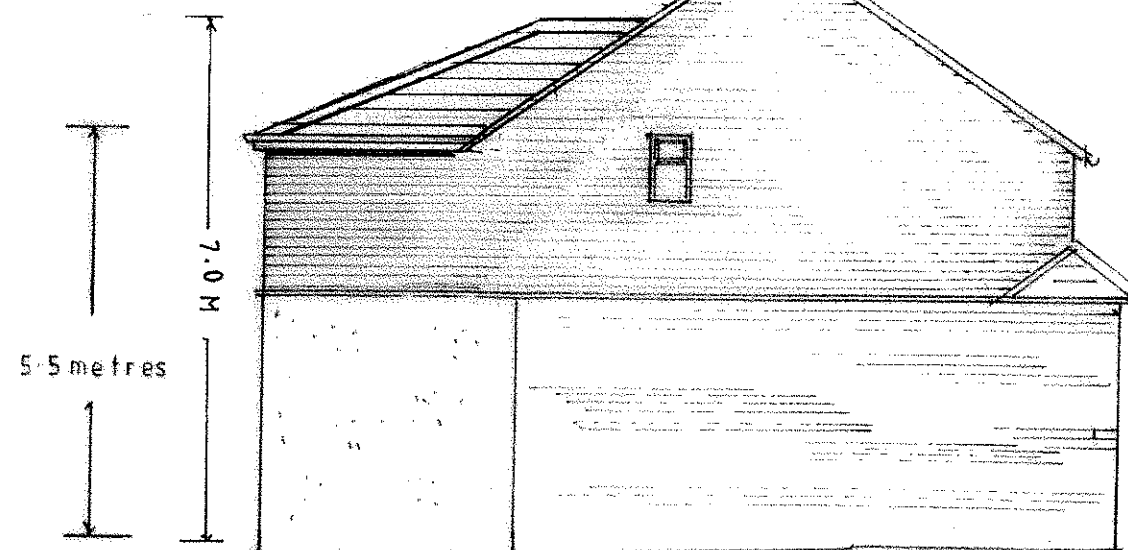
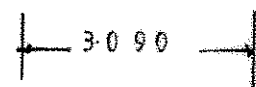


side elevation (north)

320120260P



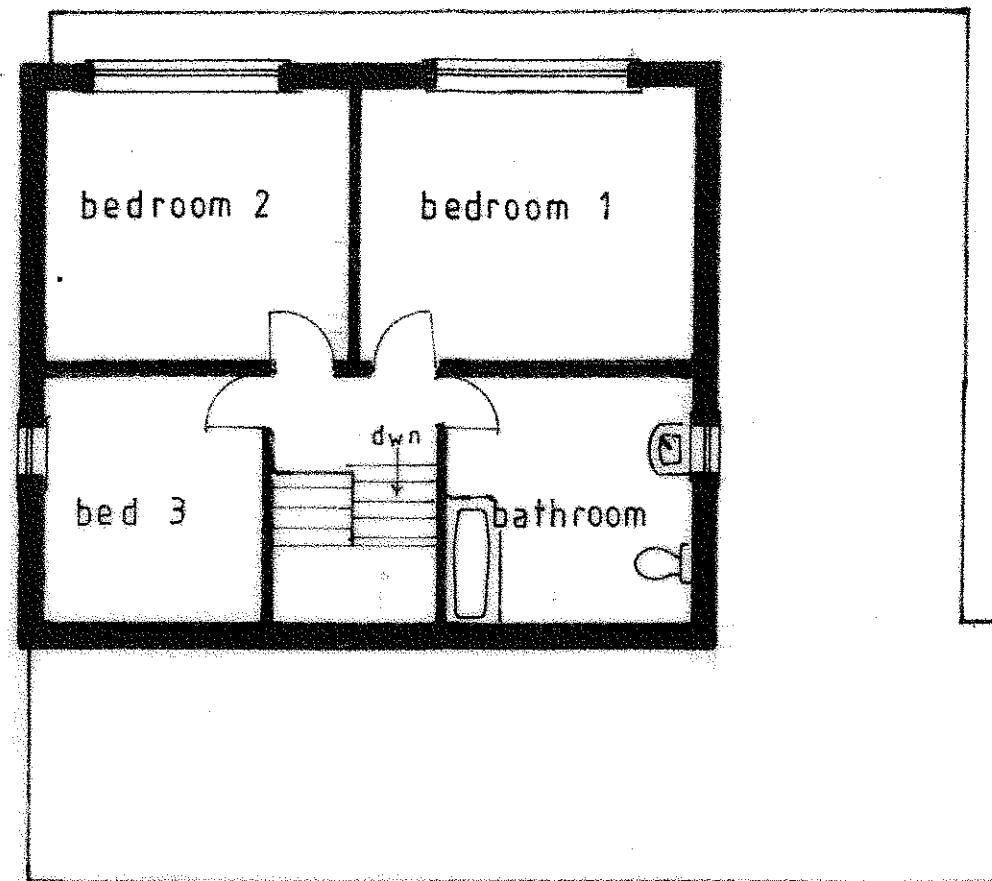
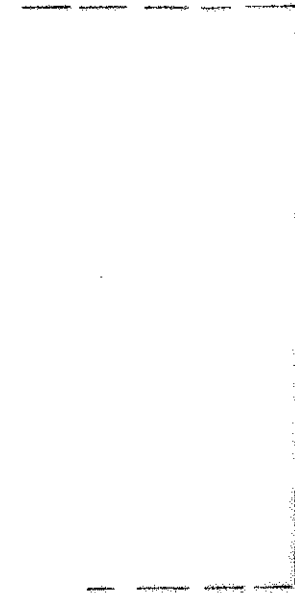
proposed south elevation



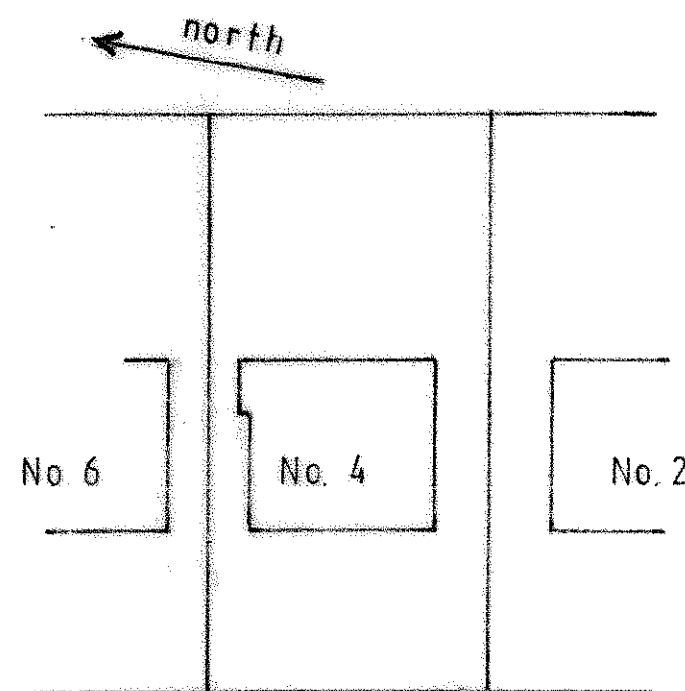
proposed north elevation

ET 03 (II) EXISTING AND PROPOSED SIDE
ELEVATIONS. SCALE: 1:100

PROPOSED RAISING OF REAR EAVES LEVEL
AND ERECTION OF FIRST FLOOR EXTENSION
OVER PART OF SINGLE STOREY EXTENSION AT
4 BRANCH ROAD, MELLOR BROOK FOR
MR S BENNETT

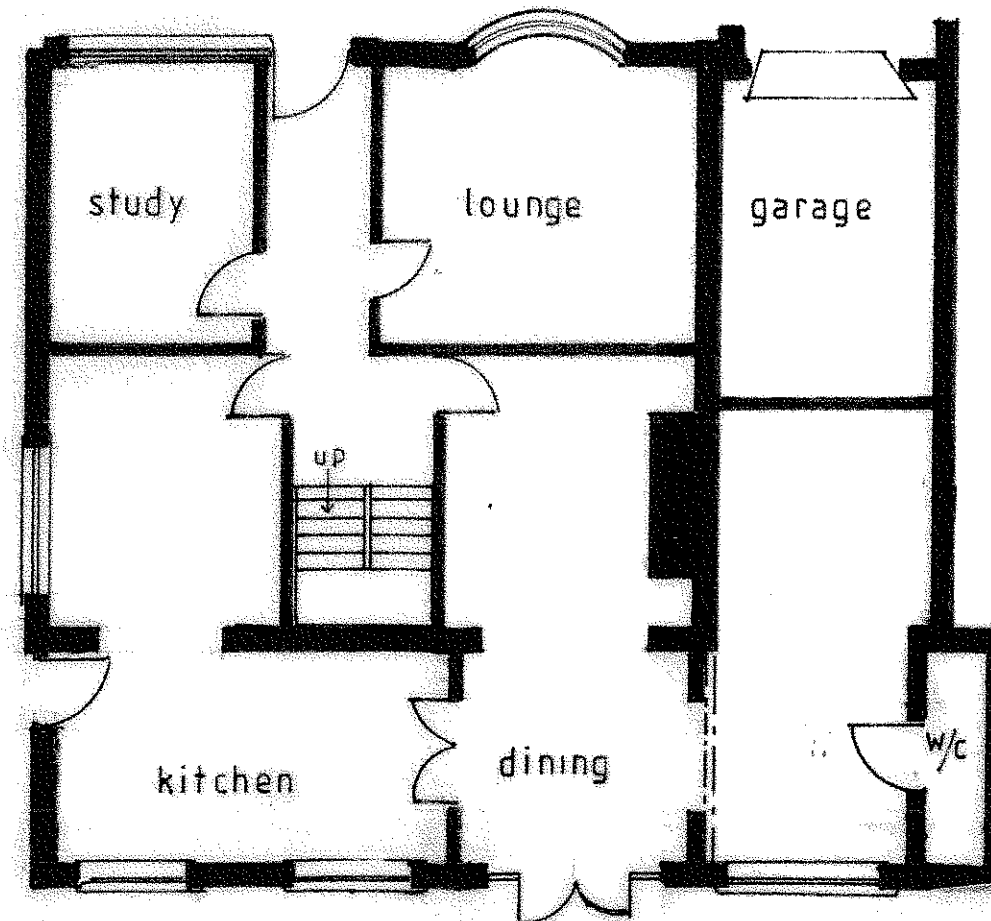


existing first floor plan



Branch Road

BLOCK PLAN 1/500
(footprint unchanged)



existing ground floor plan

320120260P

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe, Lancashire. BB7 3AE

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

Mr and Mrs S Bennett

4 Branch Road
Mellor Brook
Mellor
BB2 7NU

320120260P

1 September 2011

Job ref: B1016

Dear Mr and Mrs Bennett

Re: Protected Species Survey (Bats): 4 Branch Road, Mellor Brook, Mellor, Lancashire, BB2 7NU.

Introduction

You have requested a protected species survey at the above property as a condition of a planning application to Ribble Valley Borough Council for building alterations.

The local authority requires an appraisal of the impact of the development on all protected species in accordance with PPS9. Additionally mitigation procedures are required to protect bats and their roosts and to ensure there are 'no adverse effects on the favourable conservation status of a bat population'.

A scoping survey and daylight inspection was undertaken on Wednesday 31 August 2011 between 09.30 and 10.00. The weather at the time of the inspection was mild, dry and mostly overcast (max temperature: 16.5°C; cloud cover: 85%; wind: light north-westerly breeze) providing optimal conditions for a daylight scoping survey.

The inspection has found no evidence of bat activity therefore it is highly unlikely that bats will be disturbed and there will be no risk to protected species during the proposed building alterations.

Survey methodology

The protected species survey provides a daylight assessment of the property (bats). The aim of a bat inspection is to make an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats have ever been active within any part of the property that will be affected by the building operations.

A published records search (data trawl) was undertaken to identify previous records of protected species within the district, including any designated conservation sites or significant landscape features in the locality.

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).

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite 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 insects fragments typically found in a feeding and resting area.

Personnel

The survey was carried out by David Fisher (Earthworks Environmental Design) - 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 inspection was carried out using 'non-intrusive' survey techniques to determine bat activity within the buildings (reference: *Bat Surveys, BCT, 2007, p23*).

Activity loggers and / or ultrasonic bat detectors were not required during the daylight scoping survey.

Evening emergence and / or dawn re-entry surveys at the property have not been undertaken.

The survey 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.

Data search

A local data search was carried to identify records of bat activity within 0.5km of the site. The following bat species are known to be present throughout the Ribble Valley (source - NBN 10km squares SD63 and SD73):

- | | |
|--------------------------------|---|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • Whiskered bat / Brandt's bat | (<i>M. mystacinus</i> / <i>M. brandtii</i>) |
| • Daubenton's bat | (<i>M. daubentonii</i>) |
| • Common 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>) |

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The following websites and datasets were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. North Lancashire Bat Group
4. East Lancashire Bat Group
5. Lancashire Biodiversity Partnership
6. Biological Heritage Sites Partnership (LCC, NE and LWT)
7. EED dataset (Lancashire bat records 2000 - 2011)
8. Magicmap interactive map
9. Natureonthemap (Natural England)
10. Multimap
11. Google Maps
12. MARIO - Maps and related information online (Lancashire County Council).

There are no records of roosting bats at this property or at neighbouring properties within 100m. The nearest locations of roosting bats (within residential properties) are approximately 500m north of the site (*EED dataset SD 649299 - pipistrelle roost: 23.03.08 and SD 641399 - common long-eared bat roost: 07.01.08*).

There are no records of significant bat maternity roosts or winter hibernacula within 0.5km of the property.

Description of the property

The property is a detached two storey house with traditional brick cavity wall construction and pitched slate roof; there is also a modern single storey extension at the rear of the property (as shown in figures 1 and 2).

The roof voids (figure 3) are lagged / insulated with a glass fibre material between the roof spars and the plaster board roof lining; the slate with batten roof appears to be unlined. The void is clean, dry and dark and is used only occasionally for access and storage.

The pitched roof is well-sealed and largely secure and all lead work around the chimney is intact; there is a single dormer window (figure 2) with mono-pitch roof and this feature is partly clad in hanging slates.

A rear single storey extension has rendered brick and block cavity wall construction and flat bitumen roof; the feature is very well-sealed and all D/G windows and door units are secure.

Proposed development

Removal of existing dormer bedroom window including raising of the existing rear extension to include first floor accommodation and requiring re-alignment of the pitched roof as shown in figure 1.



Figure 1:



Figure 2:

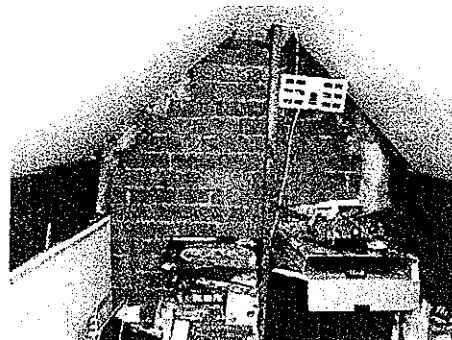


Figure 3:

Location of the property

NGR: SD 641305. Elevation: 110m.

The property is within a residential area bordering Mellor Brook adjacent to the Branch Road (west) and open countryside (east). The location is semi-rural with extensive permanent grassland to the rear of the property leading to open ground to the east and north-east.

The nearest watercourse is Mellor Brook providing relatively low / moderate riparian feeding and foraging habitat, however the immediate landscape surrounding the property is considered sub-optimal feeding, foraging and commuting habitat for bats.

There are no designated nature conservation sites immediately adjacent to 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

There is no evidence of bat activity at this property and it is unlikely that bats have ever been present.

All external features of the building including fascia soffits, roof verges, ridge tiles and lead work flashings were inspected for evidence of roosting activity; there are no signs of bat droppings, discarded feeding remains or other indicative signs of access normally associated with bat roosting activity.

Evaluation of results

- The conservation significance of building is currently low / negligible.
- All external features of the building are very well-sealed and secure therefore the potential of this property to support roosting, resting or perching bats is considered negligible or low.
- The potential of the existing building to support a maternity roost, hibernation roost or transitory / mating roost is very low.
- The surrounding land / habitats provide sub-optimal feeding, foraging and commuting habitat for bats; the site is not adjacent to high-value feeding and foraging habitat and there are no extensive areas of broadleaved woodland, plantation, riparian habitat, open water or river channel adjacent to the site.

320120260P

Summary and recommendations

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

The proposed building alterations 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.

In the unlikely event of bats being exposed or vulnerable to harm during the proposed works you should follow the outline mitigation procedures outlined below and seek further advice.

Further survey effort at this site is not recommended.

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Impacts and mitigation

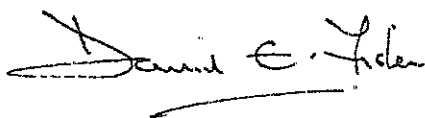
The scale of impact of the proposed development at site level on local bat populations is negligible or low.

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".

MITIGATION NOTES:	
ACTION:	METHOD: 320120260 P
1. Timing constraints	None.
2. Removal of roofing materials	All parts of the existing property are considered to be low risk. However, there remains a very low risk of accidentally exposing roosting bats at this property; you should be aware that isolated bats are 'occasionally' found roosting beneath roofing materials, most frequently between the spring (March / April and May) and late summer or autumn period (Late August / September to November).
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, 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	None, no further survey effort is required.

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.

Yours sincerely



David Fisher

Wildlife legislation – Bats and the law

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.*

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".

(Mitchell-Jones, 2004)

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

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www.defra.gov.uk

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