



RIBBLE VALLEY
BOROUGH COUNCIL

27 MAR 2012

For office use only

Application No **320120308 P**

Date received

Fee paid £

Receipt No

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

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

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: **Ms** First name: **Tracey**
Last name: **Archer**
Company (optional):
Unit: **14** House number: House suffix:
House name:
Address 1: **Hawthorne Place**
Address 2:
Address 3:
Town: **Clitheroe**
County:
Country:
Postcode: **BB7 2HU**

2. Agent Name and Address

Title: **Mr** First name: **Jeff**
Last name: **Marshall**
Company (optional): **Jeff Marshall & Associates**
Unit: House number: House suffix:
House name: **Swindlehurst Bar**
Address 1: **Back Lane**
Address 2: **Grindleton**
Address 3:
Town: **Clitheroe**
County:
Country:
Postcode: **BB7 4RW**

3. Description of Proposed Works

Please describe the proposed works:

**Two storey extension to the side of
16 Hawthorne Place**

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):

There is proposed an off road parking access

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:

Just to set the building back informal

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 plan/drawings:

Hedge in the garden (not a boundary hedge)

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:

No access for off road parking

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	<i>Pressed stone</i>	<i>Dressed stone & render</i>	☐	☐
Roof	<i>Blue slate</i>	<i>Blue slate</i>	☐	☐
Windows	<i>Uprc</i>	<i>Uprc (white)</i>	☐	☐
Doors	<i>Timber</i>	<i>Timber Uprc</i>	☐	☐
Boundary treatments (e.g. fences, walls)	<i>stone wall</i>	<i>Stone wall</i>	☐	☐
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:

347/2/2 Scheme drawing
347/2/1 Existing Layout & Location Plan

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):

SP Marshall

23 03/2012

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 be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (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 (MM/YYYY):

(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 the owner of an agricultural holding on all or part of [redacted] as listed below:

Name of Tenant	Address	Date	Notice Served

Signed - Applicant:

Or signed - Agent:

Date (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: £150 ☒ |
| 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): ☒ |

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

Or signed - Agent:

Date (DD/MM/YY)

date cannot be
re-application)

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

J. Marshall, Grindleton & Tiscali O. UK

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:

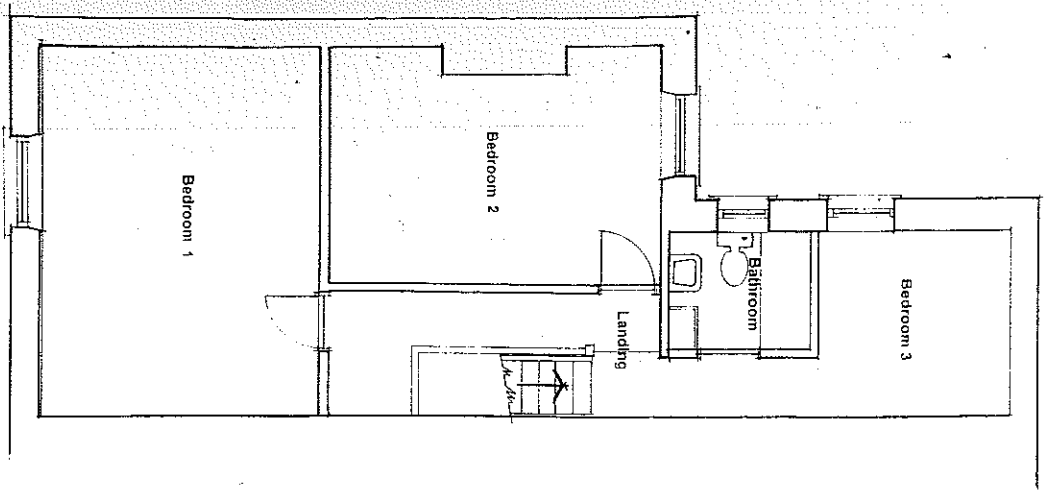
Telephone number:

Email address:

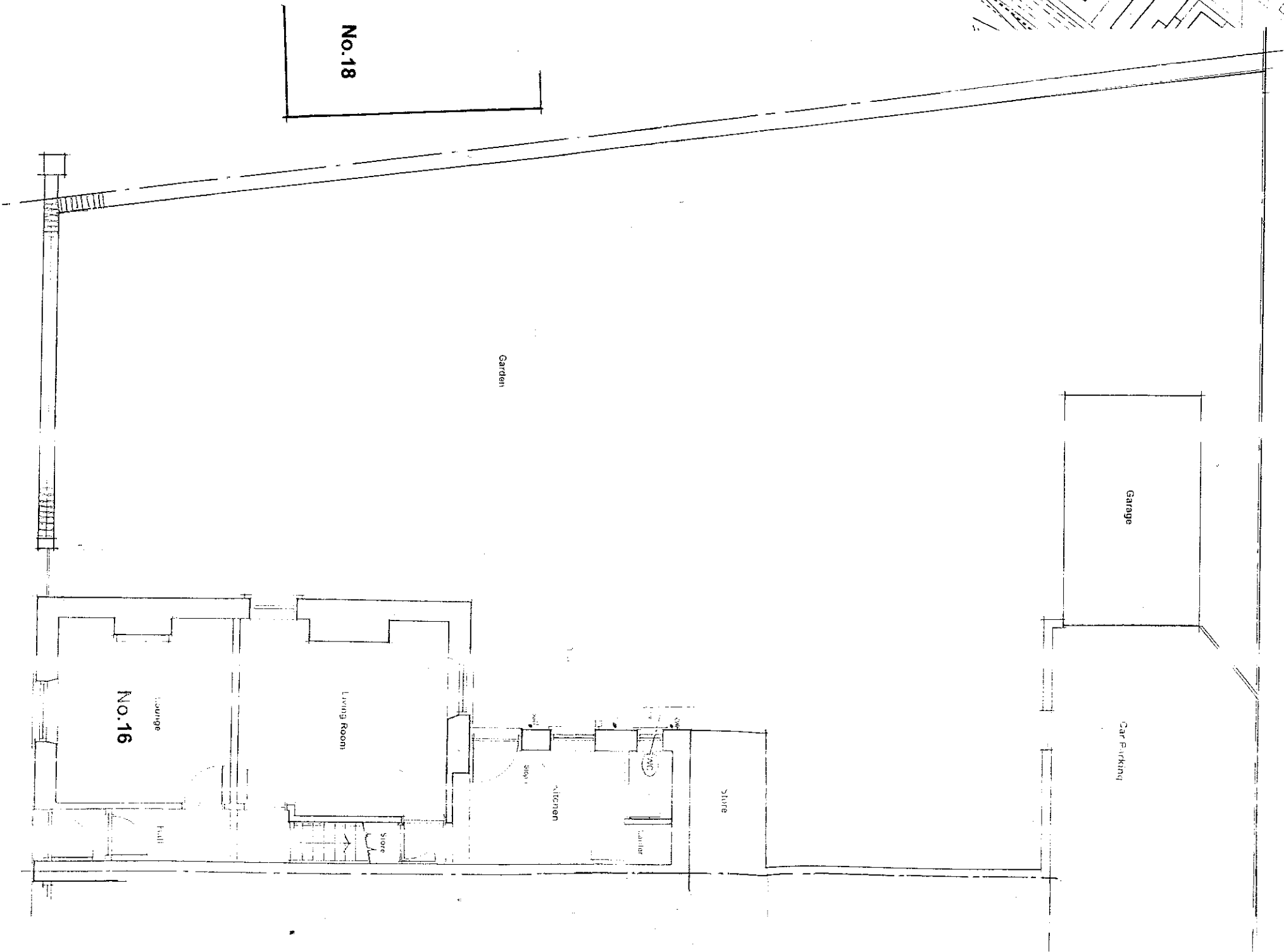


Location Plan Scale 1:1250

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First Floor Plan



Existing Layouts

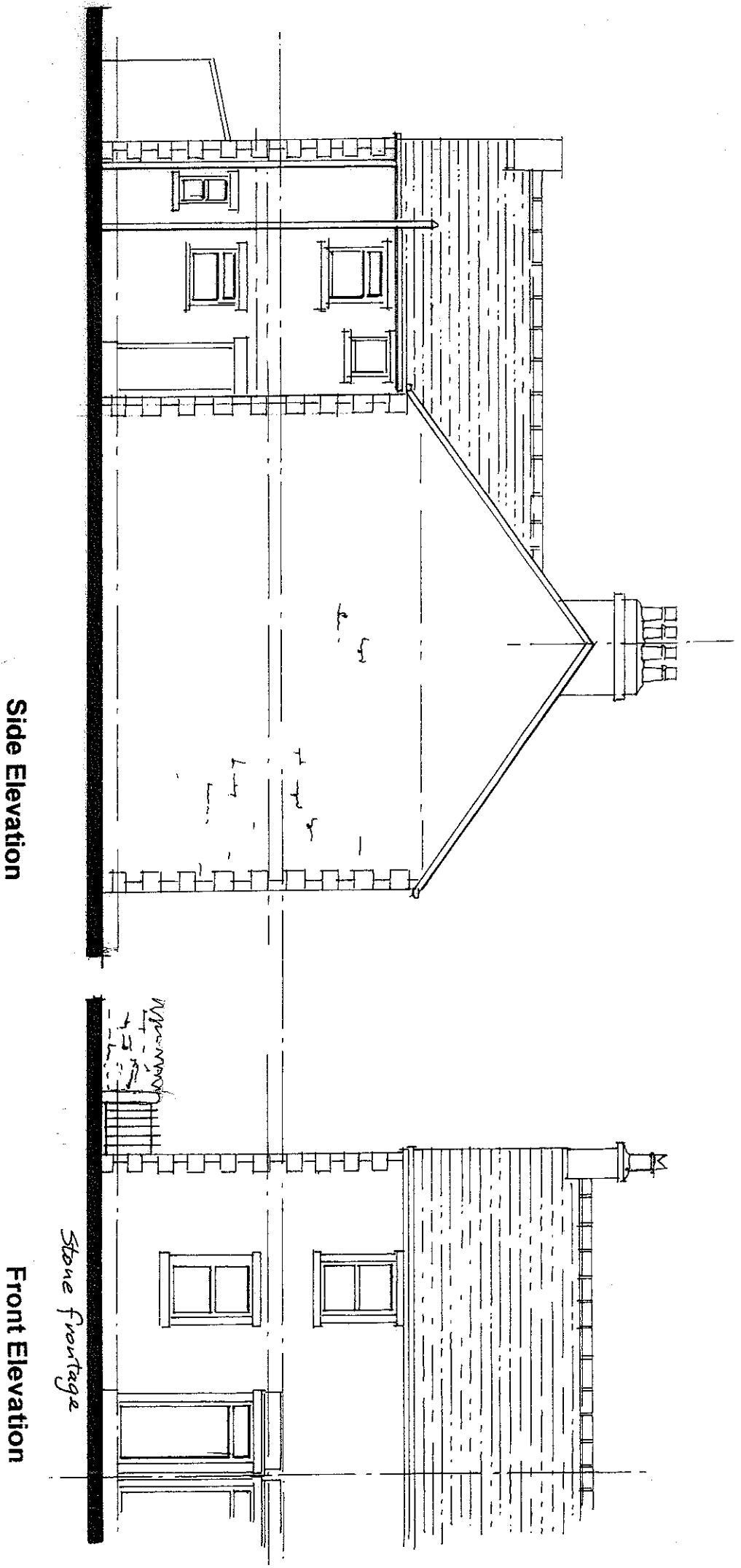
Site Layout Ground Floor Plan

Jeff Marshall & Associates.
Architectural Designers & Surveyors.
Tel. 01200 440157

Project. Proposed two storey extension to
16 Hawthorne Place,
Title. Location Plan
Existing Layout

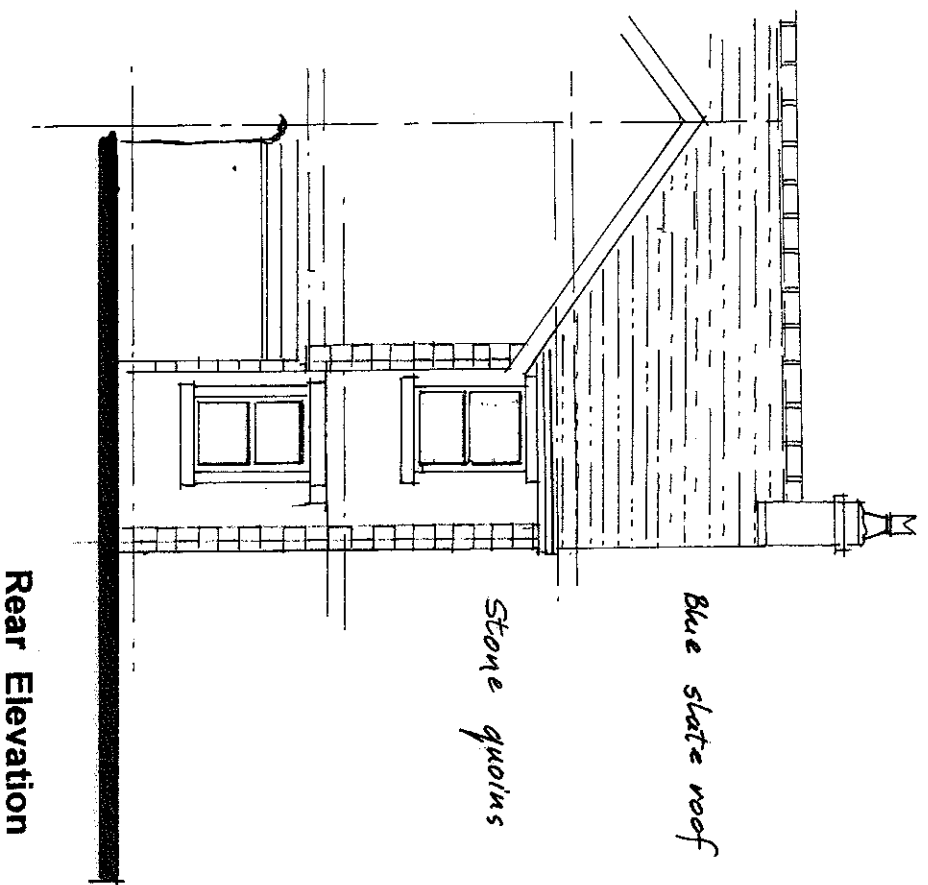
Scale. 1:1250
Date. / /

Dr. N°
347/3/1
Rev.



Side Elevation

Front Elevation



Rear Elevation

320120308P

Jeff Marshall & Associates.
Architectural Designers & Surveyors.
Tel: 01200 440157

Project: Proposed two storey extension to
16 Hawthorne Place,
Title: Existing Elevations

Scale: 1:100
Date: 19/10/11

Drg N°
34712/1
Rev.

Mr J Marshall

Swindlehurst Barn
Back Lane
Grindleton
Clitheroe
Lancashire
BB7 4RW

22 March 2012

Job ref: B 1116

Dear Jeff

Re: Scoping Survey (bats): 16 Hawthorne Place, Clitheroe, BB7 2HU.

Introduction

You have requested a protected species survey report on behalf of your client Ms Tracey Archer, as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed building alterations at No. 16 Hawthorne Place, Clitheroe.

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 Tuesday 20 March between 09.00 and 09.30. The weather at the time of the inspection was dry, mild and overcast (max. temp: 12.0°C; cloud cover: 95%, wind: light north-west, rain: nil) providing satisfactory conditions for carrying out a scoping survey.

There is no evidence of roosting bats at this property and it is unlikely that bats have ever been present within this building.

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

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 in 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 building.

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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

Crevice-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

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 square SD74:

Whiskered bat / Brandt's bat	(<i>M. mystacinus</i> / <i>M. brandtii</i>)
Whiskered bat	(<i>M. mystacinus</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>)

Pre-existing information (location of: SD74, NGB 5, 144)

Previous bat surveys have not been undertaken at this property. A protected species survey was undertaken at the adjacent property (No. 14 Hawthorne Place) by on 21 September 2001. (EED ref: B1046)

There are no records of roosting bats at either property or at neighbouring properties within 250m

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

The nearest bat maternity roosts are at (1) Pimlico Road - SD747428 (common pipistrelle), (2) Moorland Crescent - SD750430 (common pipistrelle) and (3) Hippings Way - SD741425 (common pipistrelle).

Description of the property

The property is a semi-detached two storey house with duo-pitched slate roofs (figure 1). The roofs have a rafter-with-purlin construction and are lined with bitumastic roofing felt (figures 4 – 6). The main roof void has a clear skylight window providing good natural light to the main roof void. A smaller void above the rear bedroom (fig 6) has no natural light. Both voids are insulated with a glass fibre material laid over the ceiling joists and both areas are dry, cool and well-ventilated. The property has been un-occupied since late 2011.

Externally the property is well-maintained and all stonework and roof areas appear to be secure. All external stonework is mortar-pointed and there are no obvious gaps where roosting bats could gain access. The roofs are largely intact and the roof verges, ridge tiles and lead flashings are mostly secure.

There is a single detached garage in the rear garden (figure 3); this structure has a light timber frame, cement asbestos sheet walls and roof and two glazed windows providing good natural light. The garage is dry and cool and the building is well-sealed and secure.

Existing property (images taken 20.03.12)

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Figure 1: rear / side elevation



Figure 2: Rear elevation

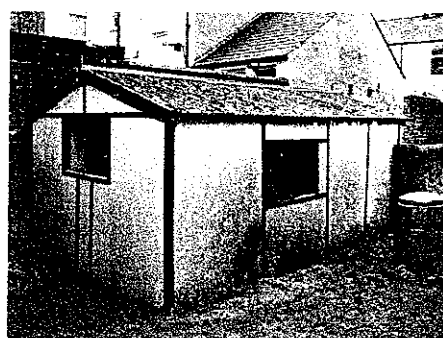


Figure 3: garage in rear garden

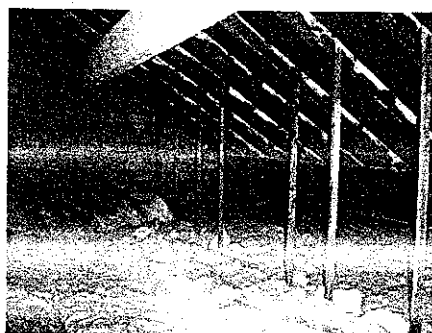


Figure 4: main roof void

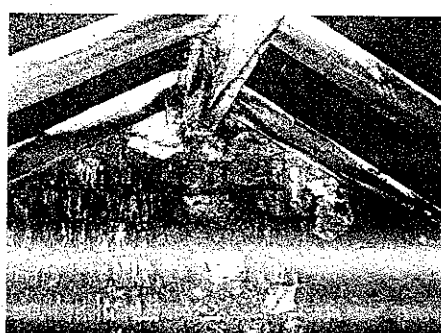


Figure 5: main void

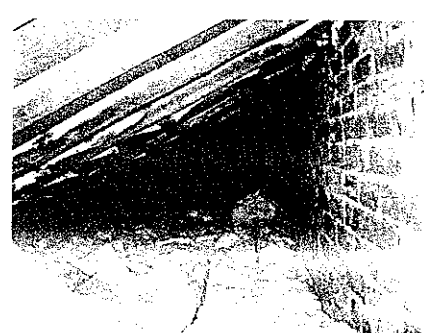


Figure 6: rear void

Proposed development

It is understood the proposed alterations include a two storey extension to the side elevation requiring modifications to the external stonework, roof eaves, roof verges, roof void and fascias

Location of the property

NGR: SD 743424, Elevation: approximately 85m, Hawthorne Place, Clitheroe

The property is adjacent to No. 14 Hawthorne Place; there is a mature garden to the side and rear. The location is wholly urban within a well-established residential district of Clitheroe and close to other properties of similar age (late 19C / early, 20C) design and construction.

The site is not adjacent to extensive woodland, riparian habitat or river channel. The nearest significant watercourse is the River Ribble approximately 0.85km NNW of the property at Brungerley Bridge. The nearest extensive woodland is approximately 1km north at Cross Hill Quarry and along the River Ribble close to Brungerley Bridge and Brungerley Park.

The landscape surrounding the property is considered sub-optimal in terms of feeding, foraging and commuting habitat and there is poor connectivity to other habitats.

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 both roof voids) 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.

Externally there is no evidence of bat droppings or signs of access by bats; the building is very well maintained and all areas of stonework are fully pointed and secure. All roof areas, roof verge, ridge tiles, fascias, gutters and lead work flashings are intact and secure.

A protected species survey was carried out on the adjoining property in September 2011. The survey found no evidence of bat activity

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Evaluation of results (interpretation)

1. There is no evidence of bat activity at this property; the potential for supporting roosting bats is low
2. 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.
3. There is a negligible / very low risk of disturbing roosting bats during the proposed works.
4. The scale of impact of the development on local bat populations is likely to be negligible¹
5. The conservation significance of the property is currently low².
6. Further survey work (emergence and activity surveys) is not required³.
7. 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 A)

¹ The scale of main impacts at site level on bat populations – Table 6.1, p57 – (BMC, 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 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.

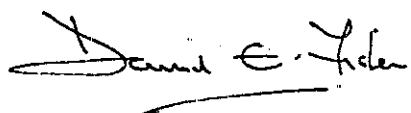
The scale of impact of the development at site level on local bat populations is likely to be negligible.

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

Mitigation guidance notes are included (Appendix A); 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



David Fisher

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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)