



RIBBLE VALLEY
BOROUGH COUNCIL

3 MAY 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

32012043 P

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:	Mr	First name:	J	Surname:	Holden
Company name:					
Street address:	16		Country Code:		Extension Number:
	Hesketh Road		Telephone number:		
	Longridge		Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:	PR3 2PE				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Peter	Surname:	Bamber
Company name:	PGB Architectural Services Ltd				
Street address:	Lily Cottage		Country Code:		Extension Number:
	12 Glen Avenue		Telephone number:	01254 820092	
	Knowle Green		Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR3 2ZQ		info@pgb-arch.com		

3. Description of Proposed Works

Please describe the proposed works:

Two storey side and single storey rear extension

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:	16	Suffix:	
House name:			
Street address:	HESKETH ROAD		
	LONGRIDGE		
Town/City:	PRESTON		
County:			
Postcode:	PR3 2PE		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	360023		
Northing:	437644		

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

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

2563-038

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:

Mixture of facing brick, render and stone

Description of *proposed* materials and finishes:

Facing brick to precisely match existing

11. (Materials continued)

32012043 SP

Roof - description:Description of *existing* materials and finishes:

Grey concrete tiles

Description of *proposed* materials and finishes:

Grey concrete tiles to precisely match existing

Windows - description:Description of *existing* materials and finishes:

Timber effect uPVC

Description of *proposed* materials and finishes:

Timber effect uPVC

Doors - description:Description of *existing* materials and finishes:

Timber effect uPVC

Description of *proposed* materials and finishes:

Timber effect uPVC

Boundary treatments - description:Description of *existing* materials and finishes:

Boundary hedges and post and panel fencing

Description of *proposed* materials and finishes:

n/a

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

Block paviers

Description of *proposed* materials and finishes:

n/a

Lighting - add descriptionDescription of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

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:

Drawings 2563-01 02B 03B inclusive

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: P Surname: Bamber

Person role: Agent

Declaration date: 03/05/2012

☒ 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: P Surname: Bamber

Person role: Agent

Declaration date: 03/05/2012

☒ 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: 03/05/2012

WILDLIFE SURVEY FOR BATS

AT

16 Hesketh Road
Longridge

320120435P



Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BE
Tel: 01772 783322 Mob: 07813 140682
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk





BAT SURVEY & REPORT

Commissioned By:

Mr J Holden

Address:

16 Hesketh Road
Longridge
Preston, PR3 2PE

Tel No:

01772 783067

Instruction Method:

Verbal

Bat Survey Address:

16 Hesketh Road
Longridge
Preston, PR3 2PE

Visit Date/Time:

11 May 2011 @ 19.00hrs

Weather Conditions:

Overcast with light south westerly wind - temperature 14°C

Document Reference:

1366

320120435P



BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.
2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.
3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Buildings whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.
5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.
6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.
2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

- 1 Presence of live or dead bats.
- 2 Bat droppings.
- 3 Moth and insect wings and remains.
- 4 Faint scratch marks on roof timbers.
- 5 Grease staining marks on roof timbers.
- 6 Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Bat box 'duet' bat detector,
Petzl headlamp torches.
A variety of folding aluminium ladders.
Telescopic inspection mirrors, large and small.

Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

Low risk:

No evidence of use by bats was found.

Medium risk:

Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:

Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT

Property

External Survey Results

Property type

House:
Extension:
Other: Garage

YES	NO
☒	☐
☒	☐
☒	☐

Comments: The two storey house has a single storey garage and extension to the rear.

Construction

Stone
Brick
Other:
Bat Access Places

☐	☒
☒	☐
☐	☒
☐	☒

Comments: The build quality is very high with no bat access places.

Roof

Stone
Tile:
Other: Stone
Bat Access Places

☐	☒
☒	☐
☐	☒
☐	☒

Comments: All the rendering is intact throughout with wire netting covering the holes of the tiled roof on the extension.

Bat Signs

Bats seen
Droppings
Bat Detector Results

☐	☒
☐	☒
☐	☒

Comments: The exterior of the property does not appear to have any bat access places.

External Conclusions:

No signs of use by bats could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

Internal Survey Results

Is the building lived in?: Yes

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Construction

Stone
Brick
Other/plaster
Bat Access Places

YES	NO
	✓
✓	
✓	
	✓

Comments:

Roof space, attic or loft

Beams
Cracks in beams
Lined roof: Underfelt
Bat Access Places

✓	
	✓
✓	
	✓

Comments: A single hatch reveals the internal aspect of the attic in the house. The garage roof is lined.

Bat signs

Bats seen
Droppings
Bat Detector Results
Staining on beams
Moth + insect wings present
Suspect summer roost
Suspect winter hibernacula

	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments: No evidence of bats occupying the buildings could be found.

Internal Conclusions:

Due to not being able to explore inside parts of the structure, an evening survey at bat emergence time would be appropriate.

Risk Assessment: Low

BAT SURVEY & REPORT

Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.) (Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn"*.

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact: Denis Lambert on 01772 783322 or 07813 140682 for advice.

BAT SURVEY & REPORT

Evening Survey

Date: 11 May 2011

320120435P

Start Time: 20.15 hours

End Time: 21.40 hours

Weather: The evening was overcast with a good breeze – temperature 14°C.

Bat Suitability Evening:

Though on the cool side, the evening had many flying insects blowing about in the breeze.

Survey Details:

The site was continually monitored using a bat detector set to receive bat sonar at 46Khz. This was changed to 55Khz occasionally to allow for bat species with a higher range of ultra-sound.

Survey Findings:

Though Pipistrelle bats were heard and seen foraging over the rear gardens from 21.12hrs onwards, no bats were located or observed emerging from any part of the property.

Evaluation of the Survey Results:

The evening survey could find no evidence of bats.

Risk Assessment:

Low

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to increase the size of the dwelling.

Site Description

The property forms part of a residential development in a small rural town. A school with playing fields borders one side of the site.

Survey Results

The surveys could find no evidence of bats occupying the buildings.

Importance of the Site

The site has no special wildlife importance.

Conclusions

Bats are not present at the property.

Risk Assessment

Low

Mitigation and Enhancement

No bat mitigation or habitat enhancement is required.

Timing of works

Works may be undertaken at any time.

Author: Denis Lambert

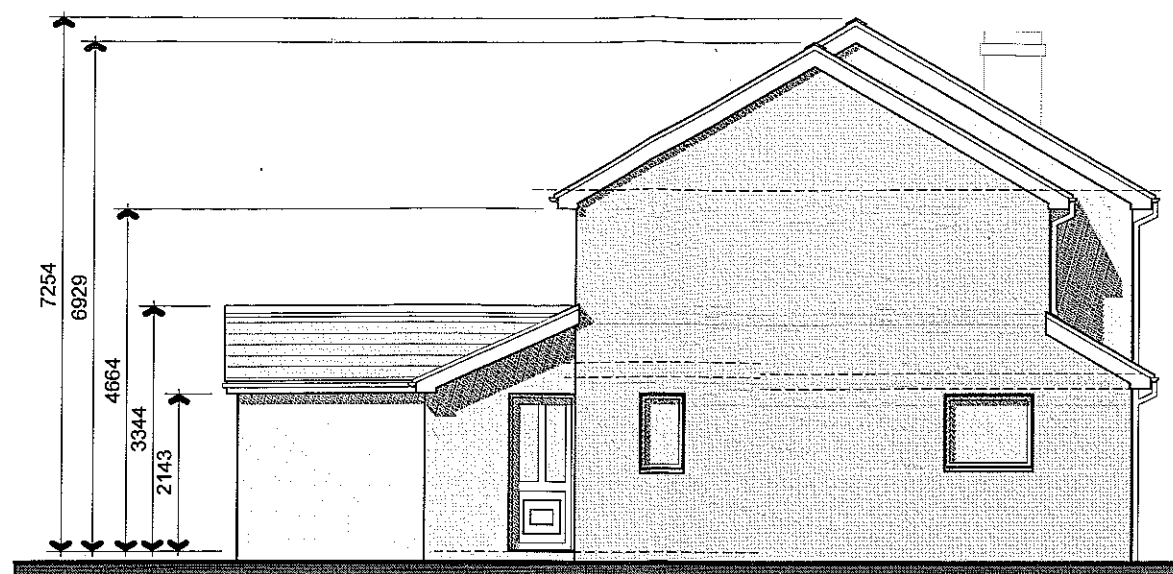
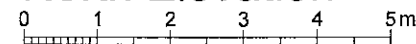
Signed: *p.p. C Bradshaw*

Dated: *13 May 2011*

Denis Lambert is a registered and licensed Bat Warden for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years.



North Elevation



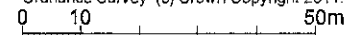
East Elevation



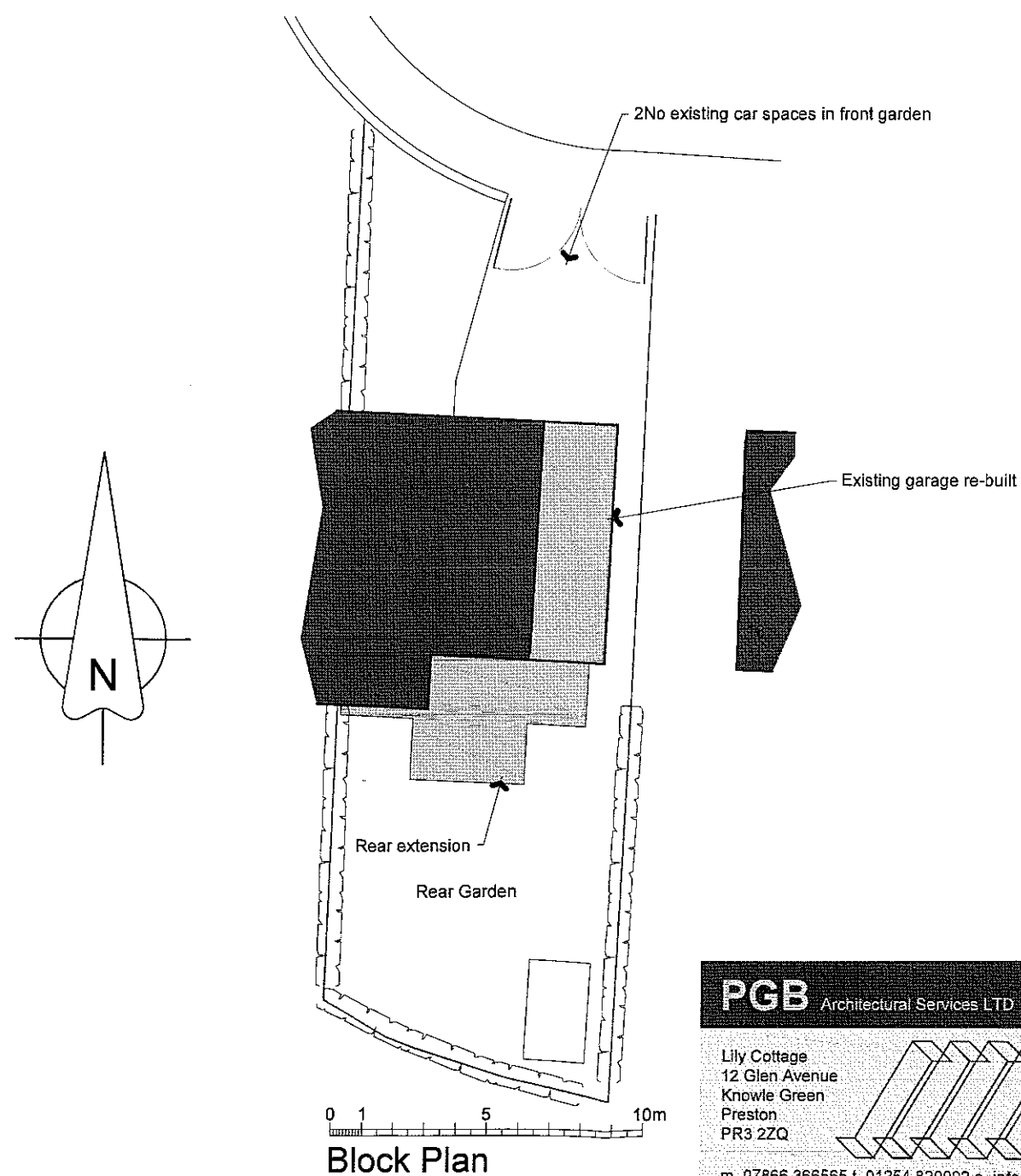
South Elevation



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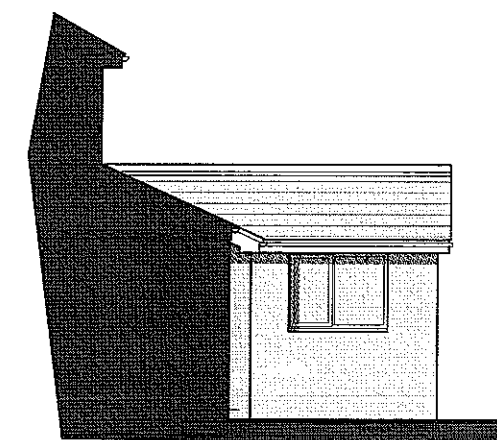


Location Plan



Block Plan

32012043SP



West Elevation

PGB Architectural Services LTD

Lily Cottage
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ

m. 07866 366565 t. 01254 820092 e. info@pgb-arch.com

CLIENT
Mr J Holden
16 Hesketh Road
Longridge
PR3 2PE

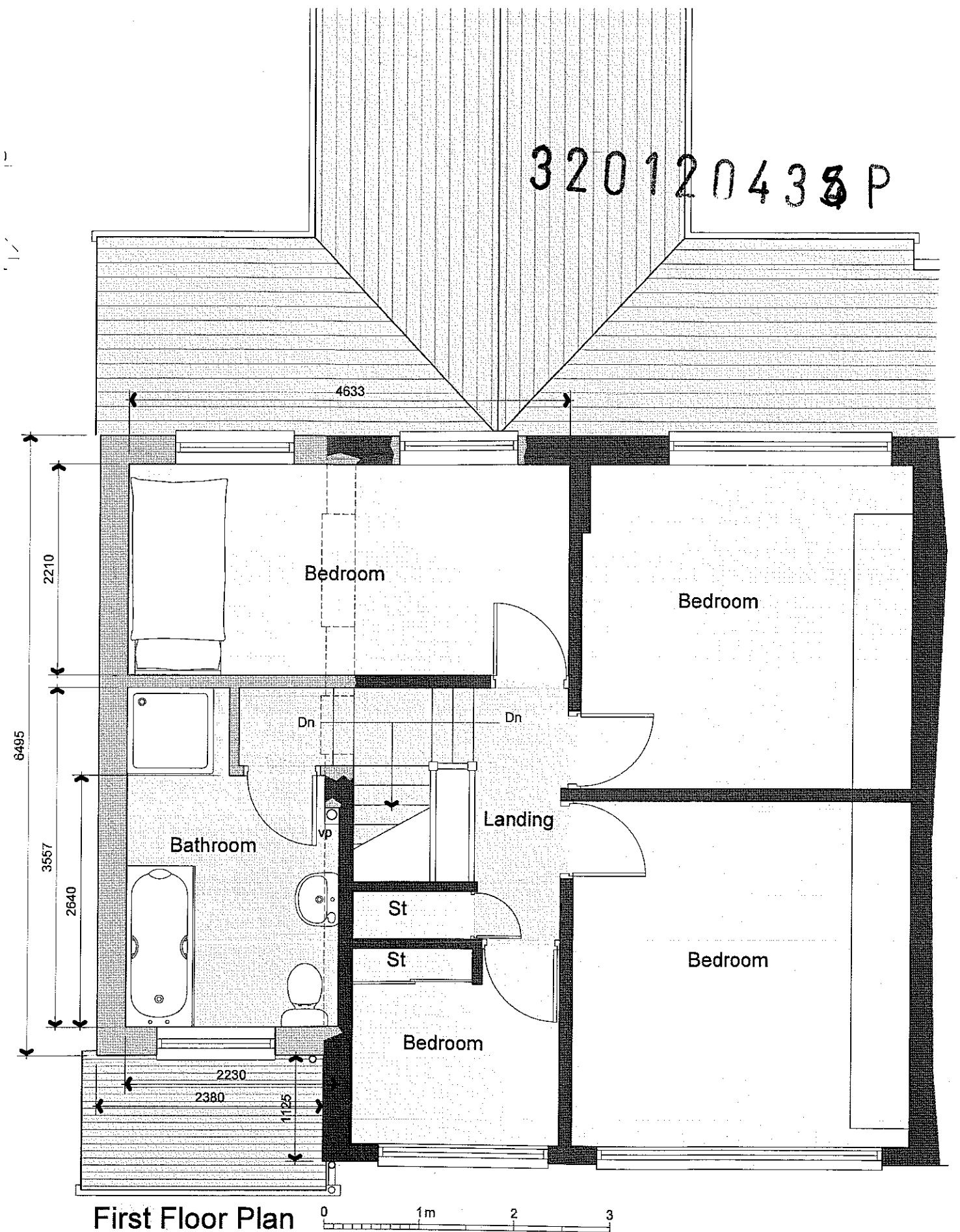
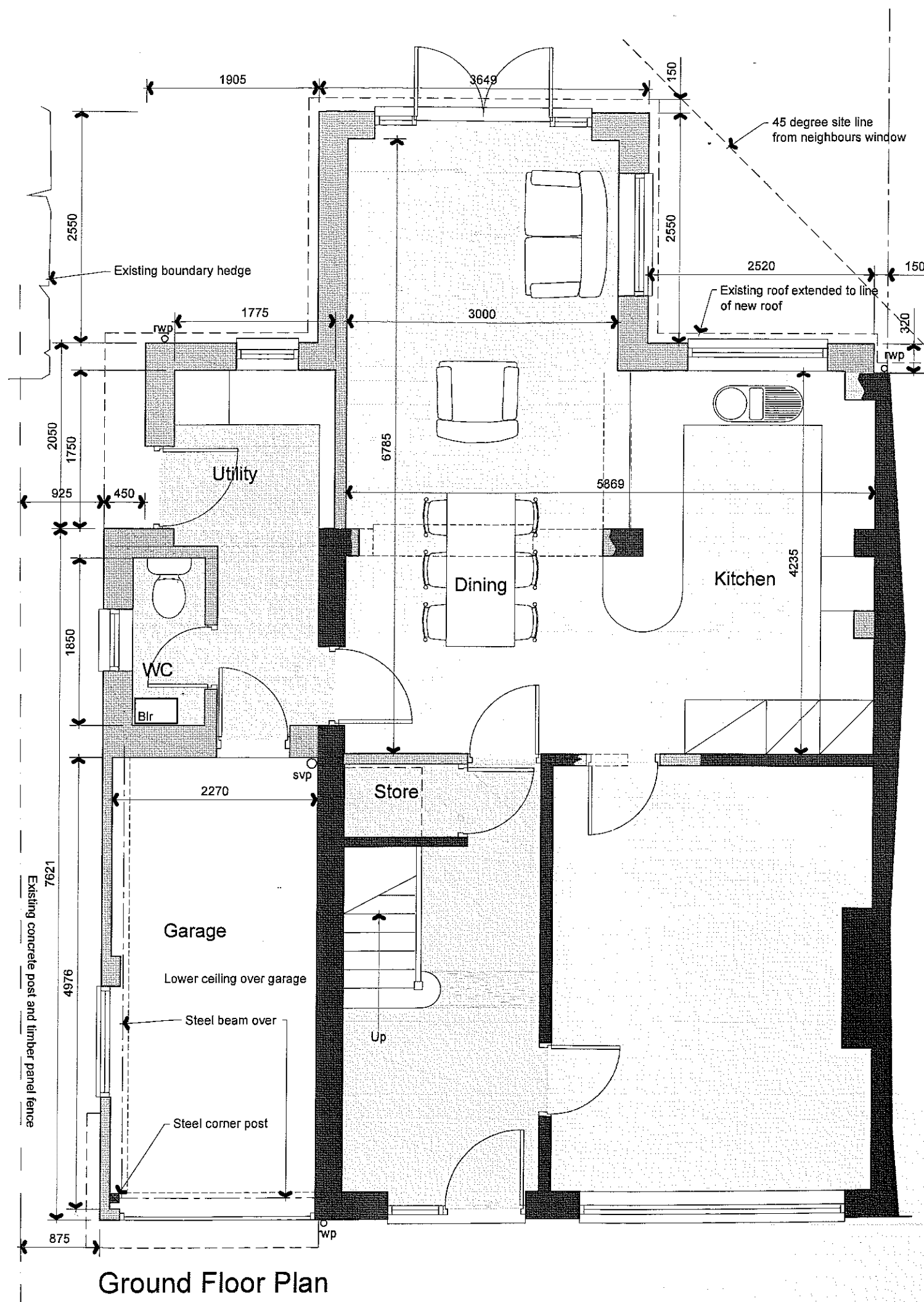
PAPER SIZE A3
DATE Mar 2011

PROJECT
Two Storey Side and
Single Storey Rear
Extensions

JOB NO 2563
SCALE 1:100, 200 1250

DRAWING TITLE
Proposed Elevations
Location and Block Plans

DRAWING NO 03
REVISION B



First Floor Plan

PGB Architectural Services LTD

Lily Cottage
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ

m. 07866 366565 t. 01254 820092 e. info@pgb-arch.com

CLIENT
Mr J Holden
16 Hesketh Road
Longridge
PR3 2PE

PAPER SIZE A3
DATE Mar 2011

PROJECT
Two Storey Side and
Single Storey Rear
Extensions

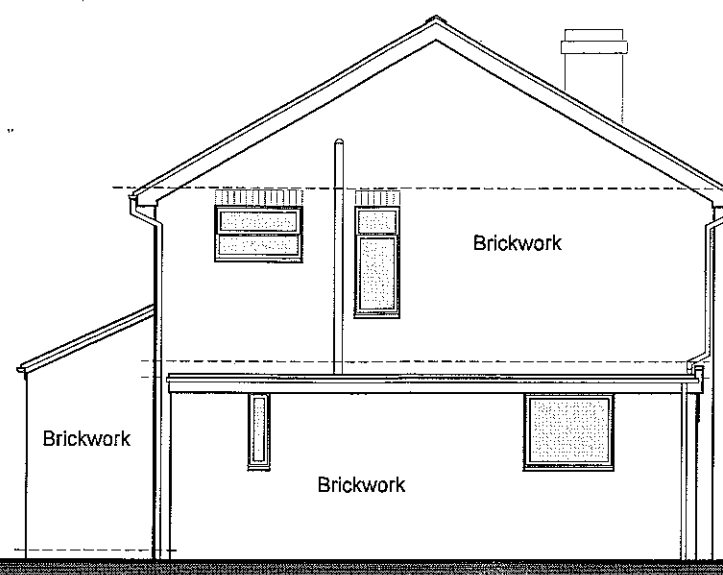
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SCALE 1:50

DRAWING TITLE
Proposed Plans

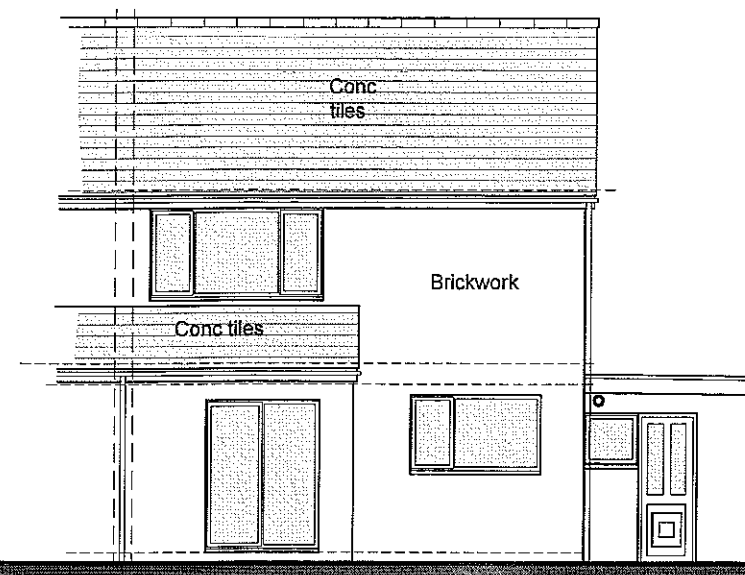
DRAWING NO 02
REVISION B



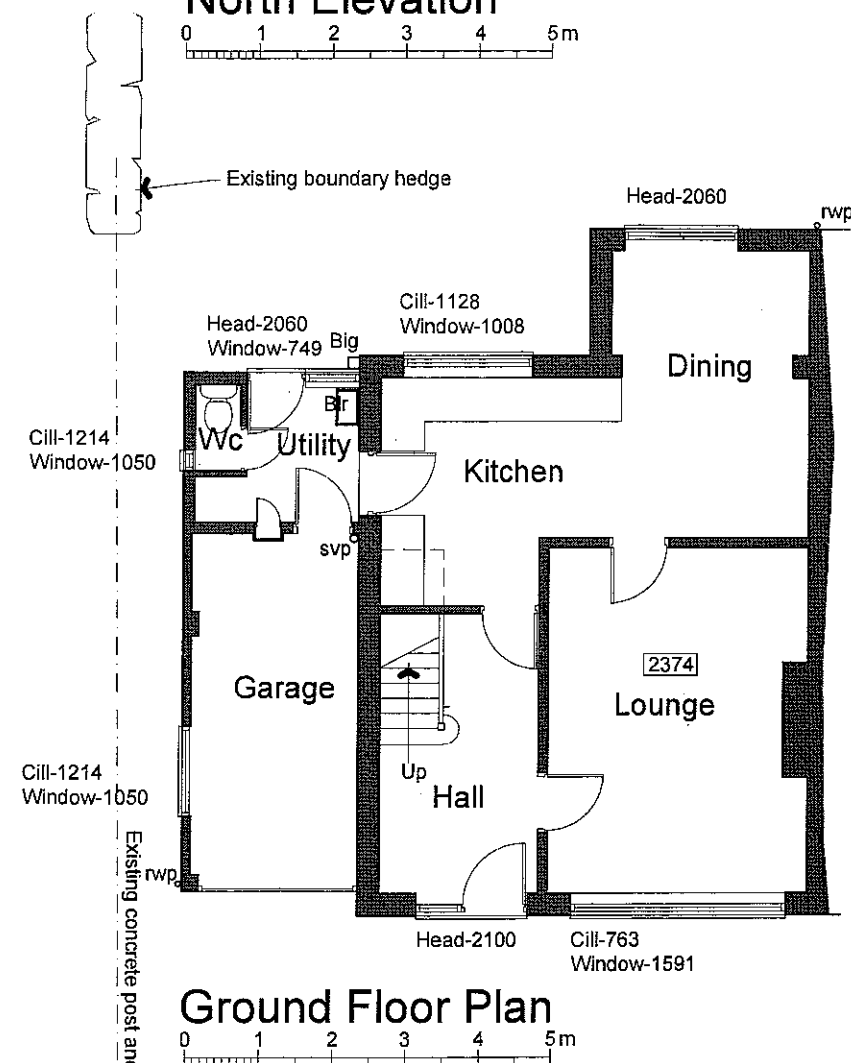
North Elevation



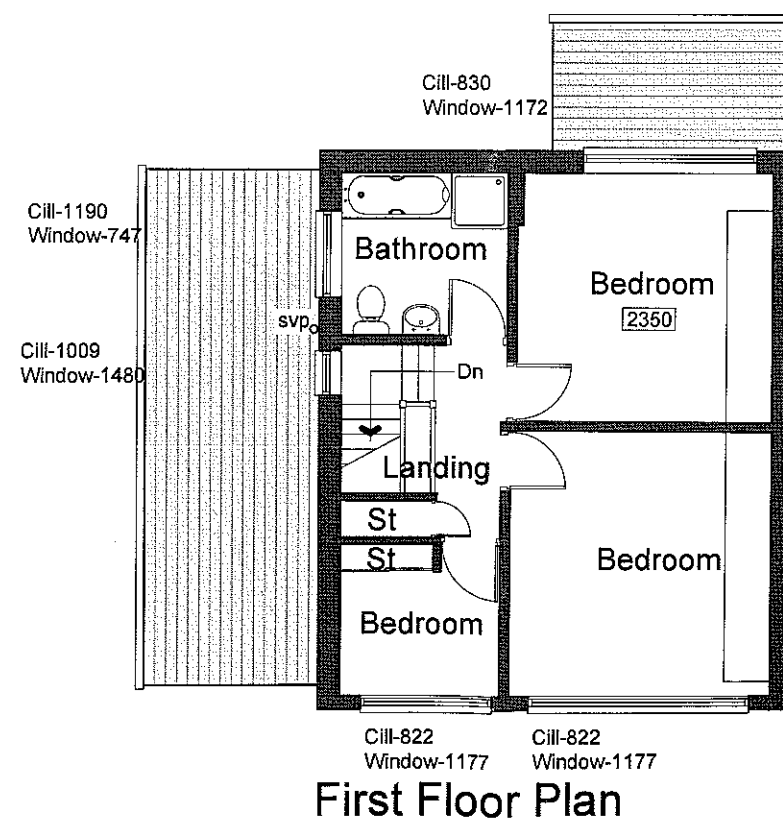
East Elevation



South Elevation



Ground Floor Plan



First Floor Plan

32012043P

PGB Architectural Services LTD

Lily Cottage
12 Glen Avenue
Knowle Green
Preston
PR3 2ZQ

m. 07866 366555 f. 01254 820092 e. info@pgb-arch.com

CLIENT
Mr J Holden
16 Hesketh Road
Longridge
PR3 2PE

PAPER SIZE A3
DATE Mar 2011

PROJECT
Two Storey Side and
Single Storey Rear
Extensions

JOB NO. 2563
SCALE 1:100

DRAWING TITLE
Plans and Elevations
as Existing

DRAWING NO. 01
REVISION