



RIBBLE VALLEY
BOROUGH COUNCIL

21 MAY 2012	
FOR THE	ATTENTION OF

For office use only

Application No.

Date received 320120471P

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 and conservation area consent.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas 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:	Ms	First name:	Sally	Surname:	Hargreaves	
Company name:						
Street address:	Fellside		Telephone number:	Country Code	National Number	Extension Number
	Smalden Lane					
			Mobile number:			
Town/City:	Grindleton		Fax number:			
County:			Email address:			
Country:						
Postcode:	BB7 4RX					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Miss	First Name:	deborah	Surname:	jackson	
Company name:	stanton andrews					
Street address:	44 York Street		Telephone number:	Country Code	National Number	Extension Number
				01200	444490	
			Mobile number:			
Town/City:	Clitheroe		Fax number:			
County:	Lancashire		Email address:			
Country:	United Kingdom					
Postcode:	BB7 2DL			deborah@stantonandrews.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Extension and alterations to an existing property

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: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:
Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. 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

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. 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:

Stone and render

Description of *proposed* materials and finishes:

Stone to match existing

Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Slate to match existing

Windows - description:

Description of *existing* materials and finishes:

Painted timber and upvc

Description of *proposed* materials and finishes:

Painted timber

10. (Materials continued)

320120471P

Doors - description:

Description of *existing* materials and finishes:

Painted timber with glazed panels

Description of *proposed* materials and finishes:

Doors to be timber

Boundary treatments - description:

Description of *existing* materials and finishes:

Hedge/stone walls to neighbouring properties

Description of *proposed* materials and finishes:

Boundary treatments to be as existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmac

Description of *proposed* materials and finishes:

Hardstanding to be as existing

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:

1218 Ex 01 A Existing Site Plan
1218 Ex 02 A Existing Floor Plans
1218 Ex 03 A Existing Elevations 1/2
1218 Ex 04 A Existing Elevations and Sections 2/2
1218 Pl 01 A Proposed Site Plan
1218 Pl 02 A Proposed Floor Plans
1218 Pl 03 A Proposed Elevations 1/2
1218 Pl 04 A Proposed Elevations and Sections 2/2
Design statement

11. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Required to address issues with existing property

12. 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

13. Certificates (Certificate B)

Certificate Of Ownership - Certificate B

Certificates under Article 12 - Town and Country Planning (Development Management Procedure) (England)
Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

Notice recipient				Date notice served
Name	Mr and Mrs Hutchinson			21/05/2012
Number:		Suffix:		
Street:	Prospect House, Sawley Road			
Locality:	Next door neighbour			
Town:	Grindleton			
Postcode:	BB7 4QS			

Title: Miss First name: Deborah Surname: Jackson
Person role: Agent Declaration date: 21/05/2012 ☒ Declaration made

13. 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

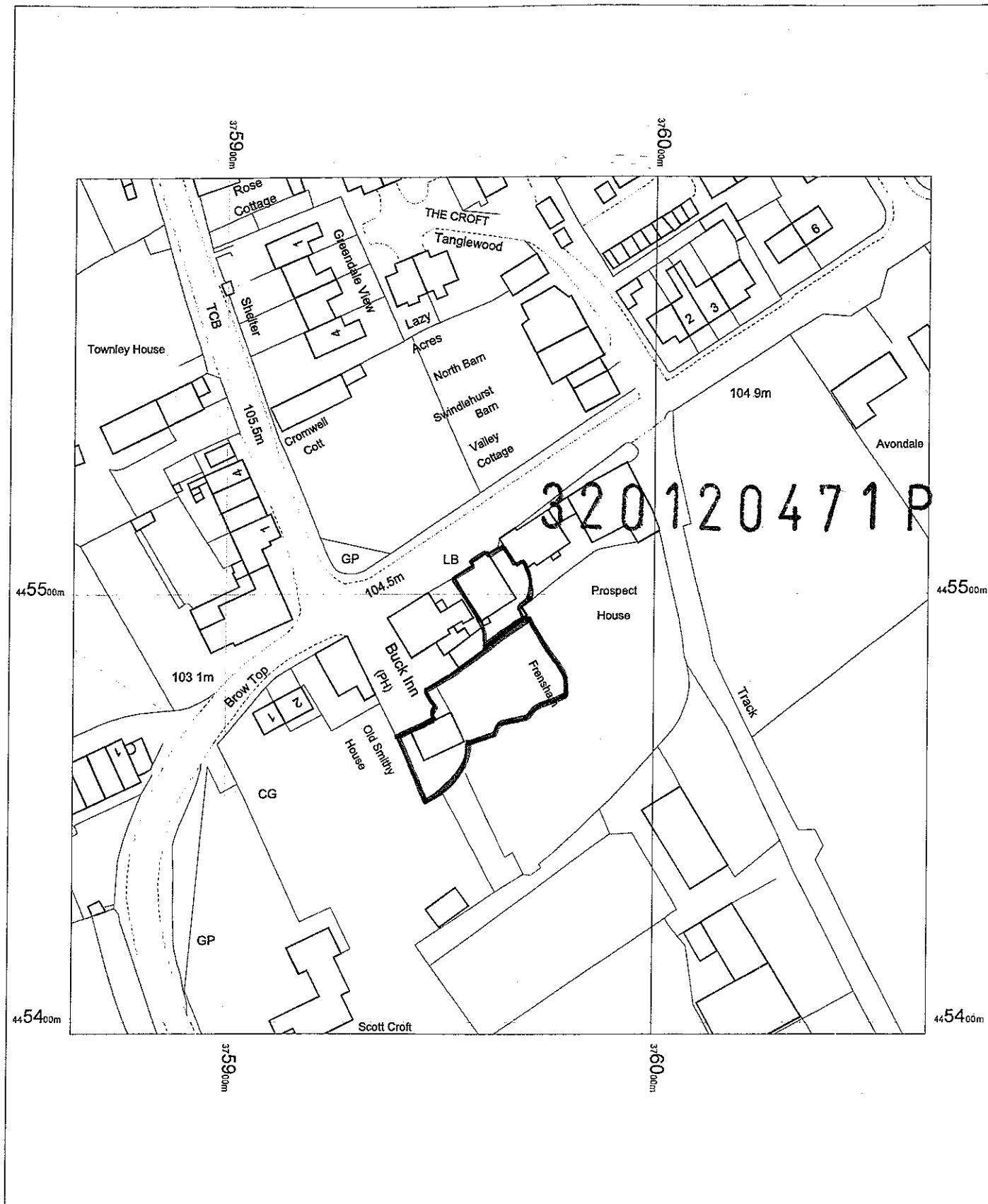
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Locality:	Next door neighbour	
Town:	Grindleton	
Postcode:	BB7 4QS	
Title: Miss First Name: Deborah Surname: Jackson		
Person role:	Agent Declaration date: 21/05/2012	☒ Declaration Made

14. Declaration

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



Date 21/05/2012

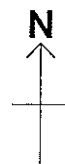


Frensham Cottage

OS Mastermap
18 May 2012, ID: MDP-00151261
www.mapdataportal.co.uk

1:1250 scale print at A4, Centre: 375964 E 445497 N

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Mapping
sourced from



Maps @ Malcolm Hughes Ltd
Tel: 0161 926 0650

earthworks environmental design

9 POORSLAND BARN, SLAIDBURN, CLITHEROE, LANCASHIRE, BB7 3AE
01200 446859 M: 07709 225783 EARTHWORKSUK@YAHOO.CO.UK

320120471P

Charles Stanton

Stanton Andrews Architects
44 York Street
Clitheroe
BB7 2DL

9 May 2012

Job ref: B 1152

Dear Mr Stanton

Re: Daylight scoping survey (bats): Frensham Cottage, Sawley Road, Grindleton, Clitheroe, BB7 4QS.

Introduction

You have requested a protected species survey on behalf of your client Mrs Hargreaves as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed building alterations.

The existing property is shown in figures 1 to 6 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. RVBC requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the property, in addition to any mitigation proposals that may be required.

A scoping survey and daylight inspection was undertaken on Friday 4 May between 10 00 and 10.45. The weather at the time of the inspection was cool, dry and bright (max. temp: 9°C; cloud cover: 95%; wind: light north-westerly; rain: nil) providing satisfactory conditions for carrying out this type of survey.

There is no evidence of bat activity within any part of the building.

It is highly unlikely that any protected species will be disturbed during the course of the development.

Survey methodology

The survey includes internal and external inspections of the property.

The survey methodology follows the recommended guidelines published by the Bat Conservation Trust - *Bat Surveys: Good Practice Guidelines, 2nd Edition, Hundt, L (2012)*, Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Chapter 3 - Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, Mitchell-Jones AJ and McLeish, AP, 3rd Edition 2004*).

The aim of the scoping exercise is to consider 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 daylight scoping survey includes a record search of publicly available data for protected species, in addition to information on locally significant landscape features and designated nature conservation sites.

Non-invasive survey methods were used to assess the use of the property by bats.

view all likely areas of the building for the presence of bats, ie. droppings and urine spots, bat corpse roost staining or evidence of feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

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

Crevice-roosting bats such as the pipistrelles, some myotis species and brown long-eared bats are able to remain unseen within very confined spaces such as cavity walls or beneath roofing materials, wall claddings, lead work flashings and fascia soffits despite careful visual inspection.

Evidence of bat roosting activity such as bat droppings on external walls and surfaces is frequently removed by the action of wind and rain; lack of such evidence is therefore evaluated with caution.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Desktop study (SD 74 and SD84)

A local data search was carried out to identify bat records within a radius of at least 2.5km of the site.

Reference to the National Biodiversity Network (NBN) database has identified the following four species present within the 10km recording square SD 74 and SD 84:

Whiskered bat	(<i>Myotis mystacinus</i>)
Whiskered/Brandt's bat	(<i>M. mystacinus /brandtii</i>)
Daubenton's bat	(<i>M. daubentonii</i>)
Brown long-eared bat	(<i>Plecotus auritus</i>)
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)
Soprano pipistrelle	(<i>P. pygmaeus</i>)

Pre-existing information (survey location at NGR: SD 760456)

None available at this property; the nearest records* of bat roost activity are within 250m at Grindleton County Primary School and Church at SD 763 456

(see additional records in Appendix D)

The property is a detached two storey house comprising the original stone-built cottage (front elevation) and a modern-style extension with flat roof dormer bedrooms to the rear (figures 1 – 3). The original part of the dwelling has stone and brick construction; the rear extension is likely to have stone / block cavity walls.

The duo-pitched rafter-with-purlin roof is clad in blue slate and is unlined. There are two enclosed voids (figures 5 and 6). Both voids have glass fibre material laid over the ceiling joists; these areas are dry and dark and appear to be well-sealed and secure. Although there is no evidence of bat activity in either void, there are ample signs of mouse activity

The flat bitumen roofs are generally well-sealed, although ingress of water is apparent along the valley. Externally there is a timber fascia showing evidence of water damage and rot along the SW elevation. All other roof areas are generally well-sealed and the lead work flashings are intact.

The roof verge on the NE elevation (figure 2) is largely secure, although there is an obvious gap beneath one of the verge slates as located in figure 2. There is also a 25mm – 30mm gap beneath the timber fascia (figure 2) with moderate potential for attracting solitary roosting bats. The roof verge on the SW elevation is very well-sealed and the rendered gable wall is very secure.

All windows and doors are D/G units and all areas of stonework are also well-pointed and fully secure.



Figure 1: front (NW) elevation

Figure 2: Side (NE) elevation

Figure 3: Rear (SE) elevation



Figure 4:

Figure 5: Roof void (NW pitch)

Figure 6: Roof void (SE pitch)

Proposed development

It is understood the scheme includes modifications to the original slate roofs and replacement of existing flat roofs with two pitched roofs and rear extensions. Velux-type windows will also be installed in the roofs at the front of the property. (Reference: Drawings 1218 - supplied by Stanton Andrews Architects)

The property is located on Sawley Road in the centre of Grindleton village and adjacent to the Duke of York Public House. To the rear of the property is a large garden leading to open countryside to the south-east.

The house is close to other residential properties of similar age and construction.

There are no areas of standing open water or river channel adjacent to the site; the River Ribble is approximately 0.5km to the south of the site at a lower elevation. There is no extensive woodland adjacent to the site; the nearest broadleaved woodland is at West Clough Brook 0.6km west of the village.

There are no designated nature conservation sites 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

All parts of the property were inspected for evidence of bat droppings, discarded insect prey and other indicative signs of roosting, perching or feeding by bats; none was found.

There is no evidence of bat activity in any part of the property and it is highly unlikely that bats have been present within the building.

Although the house is adjacent to sub-optimal habitat, there is extensive high-value feeding, foraging and commuting habitat for bats within the district and several significant bat maternity roosts are present within 500m of the property (refer to bat records – Appendix D).

Evaluation of results (interpretation)

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

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

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

The scale of impact of the development on local bat populations is likely to be negligible / low¹.

The conservation significance of the property is currently low².

There are no existing records of bat activity at this particular property.

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

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

¹ The scale of main impacts at site level on bat populations – Table 6 1. p37 - (BMG, 2004)

² Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

³ Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

The proposed building alterations / roofing operations 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 or low.

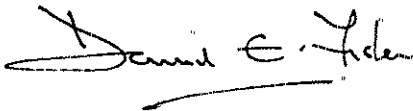
Further survey effort during the optimal survey period (May to August) is not recommended.

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

The onus lies with the applicant to satisfy himself / herself that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted

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



320120471P

David Fisher

APPENDIX A

Information / data sources

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

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

Mitigation considerations (general guidance notes)

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

ACTION:	METHOD:
1 Timing constraints	None
2 Removal of roofing materials	Although it is unlikely that roosting bats will be exposed during the proposed building alterations, you should be aware that solitary bats are occasionally found roosting beneath roofing materials, most frequently under slates, roofing felt, fascia boards, roof claddings, verge tiles and ridge tiles and lead work flashing. Bats may be found at any time of year, although most individuals are found during the spring, summer and autumn between late April and late September / early October.
3 Removal of old fascia boards	There is a low risk of exposing solitary roosting bats beneath fascia boarding where narrow gaps (25 – 30mm) exist; remove all boards with care and report any roosting bats immediately to BCT (see note 6 below).
4 Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed. All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials or rubble infill walling, stop work and seek advice before continuing work in this area.
5 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.
6 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.
7 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.
8 Post-development monitoring	Not required
9. Additional survey effort	Evening roost emergence / dawn re-entry surveys are <u>not</u> recommended at this property

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*

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

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

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

¹ Bat Mitigation Guidelines AJ Mitchell Jones, Joint Nature Conservation Committee. (2004) ISBN 1 86107 558 8

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

Protected species (Bats) and the planning process¹

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

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

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

*(Tony Mitchell-Jones 2004)

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

Other references:

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

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

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

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

Additional bat records Grindleton SD 74 (EED / ELBG)

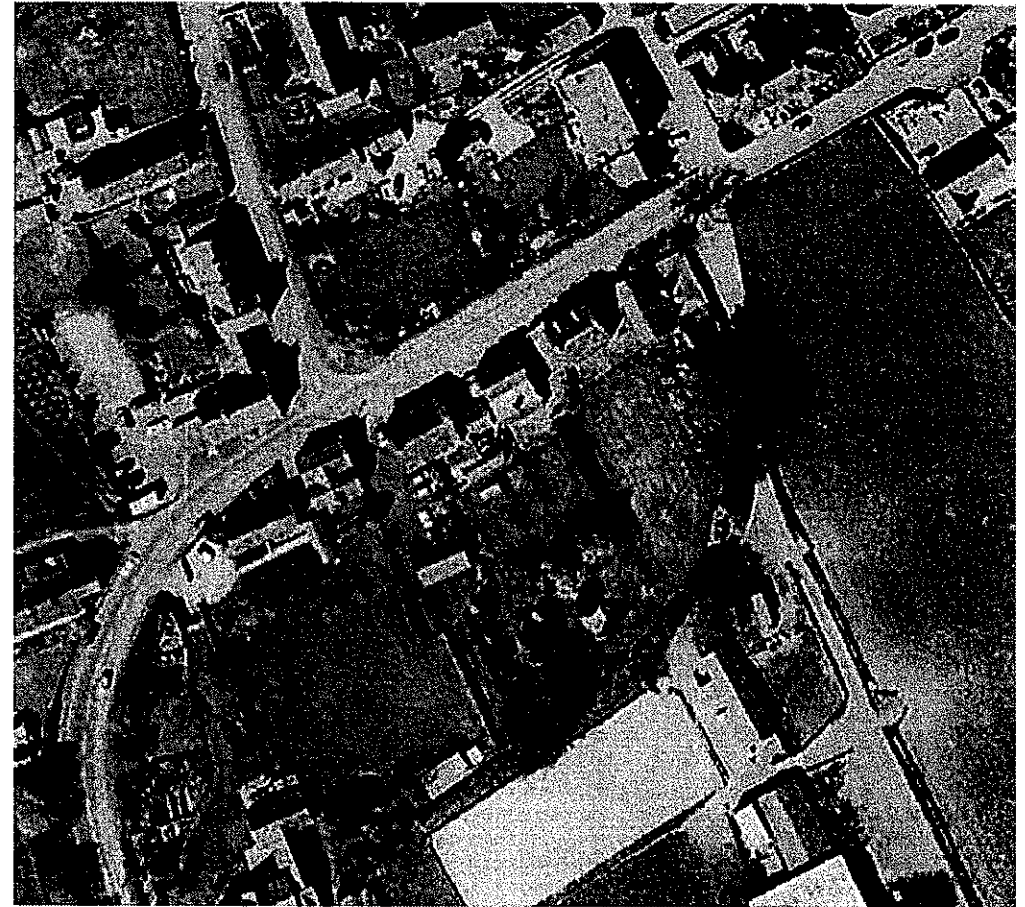
Species	Site	Grid reference	Date	Comment/recorder
Pipistrellus sp	West Bradford	SD 744444	21 01 11	Maternity roost
Pipistrellus sp.	West Bradford	SD 739447	29 04 06	roost
Pipistrelle sp.	Grindleton	SD759457	21 06 06	Maternity roost
Pipistrelle sp.	West Bradford	SD745445	12 10 99	Grounded bat
Pipistrellus sp.	Waddington	SD735441	01 07 07	Maternity roost
Common pipistrelle	Throstle Bank	SD774447	23 05 11	Maternity roost
Common pipistrelle	Grindleton School	SD763456	July 2011	Maternity roost
Common pipistrelle	Church porch	SD763456	July 2011	Solitary roosting bats
Pipistrelle sp	Riversmead, Bowland School	SD768461	2000	Maternity roost
Common pipistrelle	Riversmead, Bowland School	SD768461	01 11 1998	Feeding and foraging activity
Soprano pipistrelle	Riversmead, Bowland School	SD768461	01 11 1998	Feeding and foraging activity
Common pipistrelle	Chapel Lane, Grindleton	SD 759458	May 2010	Maternity roost
Myotis sp.	Chapel Lane, Grindleton	SD 759458	May 2010	Maternity roost
Daubenton's bat	Chapel Lane, Grindleton	SD 759458	May 2010	Maternity roost
Brown long-eared bat	Moor Lane, West Bradford	SD739447	2006	Feeding signs

frensham cottage grindleton

320120471P

design statement

may 2012



stanton andrews
architects

44 york street clitheroe BB7 2DL
t. 01200 444490
7b-11b park street lytham FY8 5LU
t. 01253 369032
e. mail@stantonandrews.co.uk
w www.stantonandrews.co.uk

frensham cottage grindleton

introduction

application

existing

policy

conservation area

evaluation

brief

options

proposed

materials

character

introduction

This design and access statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within and that a sustainable approach has been adopted

The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy

application

This householder planning application is for alterations and extension to Frensham Cottage in Grindleton.

The modest nature and siting of the proposed works has not necessitated obtaining pre-application advice from the Council

existing

Frensham Cottage is a two storey, detached house approximately 175sqm (1880 sqft) gross floor area.

Over its life, Frensham Cottage has been extensively remodelled and extended, with much of the original building being lost or subsumed

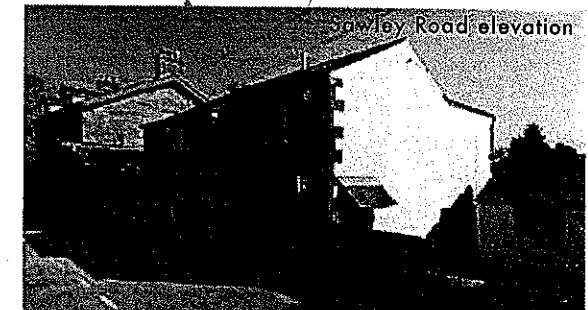
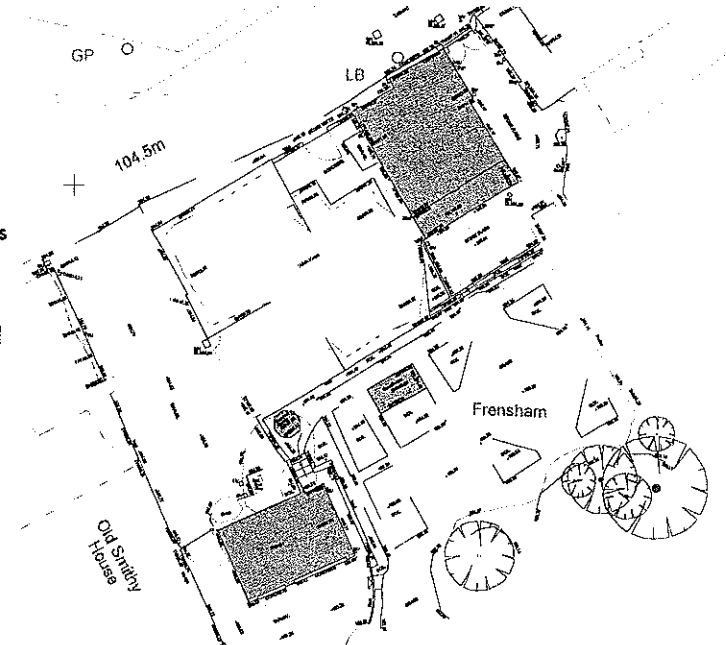
Previous alterations and extensions to the cottage, believed to have been undertaken in the 1960's, included flat roof dormer windows at first floor and inappropriately proportioned and positioned windows.

Externally, the walls are faced in a random gritstone and render, with the roof finished in natural slates. Window frames and external doors are a mixture of painted timber and upvc.

The main garden is to the south west of the cottage.

Pedestrian access to the cottage is currently shared with neighbouring Prospect House. Vehicular access is by a separate entrance to the west of the neighbouring Buck Inn public house.

In 1989 planning permission was granted for the detached double garage situated remotely from the cottage to the south west of the garden



stanton andrews architects

44 york street clitheroe BB7 2DL
t. 01200 444490
7b 11b park street lytham FY8 5LU
t. 01253 369032
e. mail@stantonandrews.co.uk
w. www.stantonandrews.co.uk

frensham cottage grindleton

application

policy

evaluation

options

proposed

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character

Ribble Valley Borough Council's local plan shows that Frensham Cottage is within the Grindleton village boundary and the conservation area (policy ENV16), but outside the defined boundary of the Area of Outstanding Natural Beauty (AONB).

"Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials"

"... make sure you take account of the design of the existing house, your scheme should complement or improve the house"

"... ensure your scheme is in keeping with the area"

"... should be a good visual relationship between the original building and subsequent additions"

" it is normally better not to introduce design features which are not in keeping with the original house and locality. Exceptions to this include cases where innovative design can greatly improve the appearance of an unsightly building".

These policies and guidance have been taken into consideration when developing the proposals for Frensham Cottage.

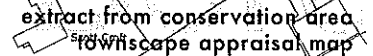
The Grindleton conservation area appraisal and management guidance documents highlight the following matters pertinent to Frensham Cottage :-

"Roofs - its pitch and the treatment of the eaves, valleys and ridges - not only creates the character of the roof but also ensures that the roof performs satisfactorily"

"Stonework alterations or repairs to external elevations should respect historic fabric and match it in materials, texture, quality and colour"

"Windows .. it is important that the design, scale and proportion of new windows should be sympathetic to the character of the building"

Whilst Frensham Cottage is not specifically referred to within these documents, the neighbouring Buck Inn public house is noted as being a 'building of townscape merit'



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frensham cottage grindleton

introduction

application

existing

policy

conservation area

evaluation

brief

options

proposed

materials

character

evaluation

The design process commenced with an appraisal of the existing property within its setting. Careful consideration was given to the relationship of the proposals to the existing building and context

Amongst other matters, this demonstrated the disjointed internal planning and the poor relationship of the cottage to the garden. The evaluation also highlighted the inappropriate appearance of the cottage, in particular the 1960's interventions, within the conservation area

brief

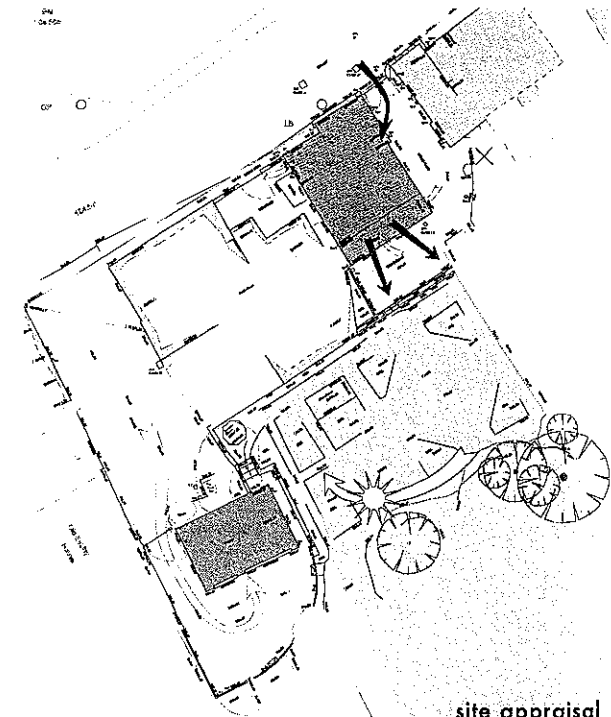
Our client requested consideration be given to the following matters :-

- appearance to be more in keeping with the character of the village.
- natural light within the cottage
- provide living accommodation more suited to the modern family.
- address the shortcomings of the current bedroom accommodation.
- maximise view of the garden

options

The current proposals, forming this planning application, resulted from a detailed design process where various options were prepared for consideration. This process considered options for working with the profile of the existing building, representing the previous alterations, and extending the cottage.

Amongst other matters, these proposals attempted to address the appearance of the cottage producing a solution more in keeping with the conservation area and the aspirations of the supplementary planning guidance for house extensions.

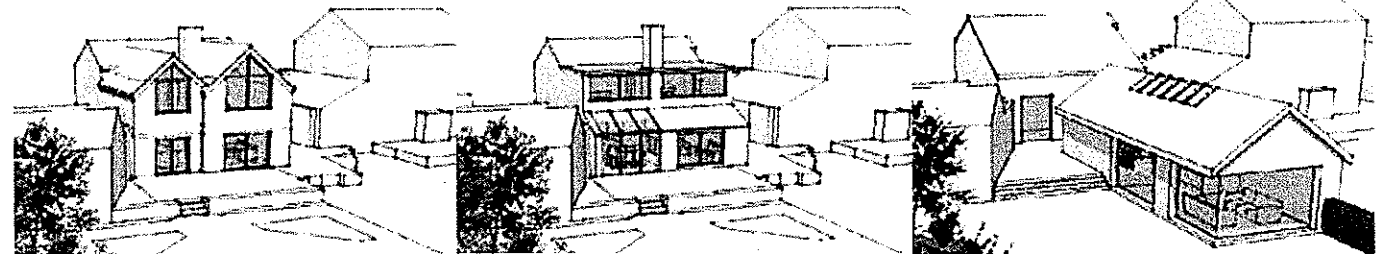


site appraisal

design development sketch options

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application

existing

policy

conservation area

evaluation

brief

options

proposed

materials

character

proposed

The proposals having been developed taking into consideration the planning and conservation area guidance available

The majority of the proposed works are to the rear of the cottage and will not be apparent from the street. The proposed footprint of the cottage is only slightly increased.

The proposals address the previous inappropriate alterations to the cottage by :-

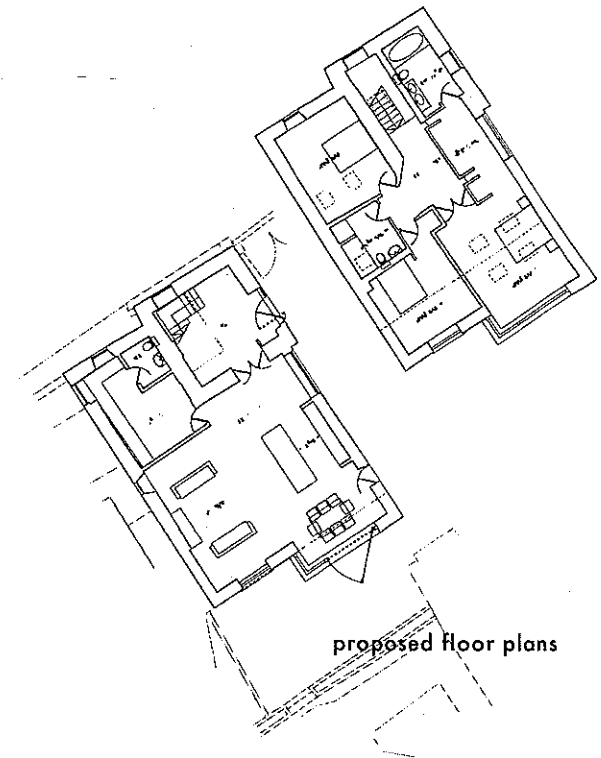
- removing the flat roof dormers
- replacement roofs to have a pitch and detailing to match Frensham Cottage and appropriate to the conservation area.
- the ridges of the proposed roofs will not be above the existing ridge line.
- altering windows to have proportions appropriate for the conservation area.

The windows to the Sawley Road elevation are reconsidered, with proportions more in keeping with properties found within the Grindleton conservation area

materials

Materials have been selected to match those to Frensham Cottage and take into consideration the aspirations of the conservation area guidance.

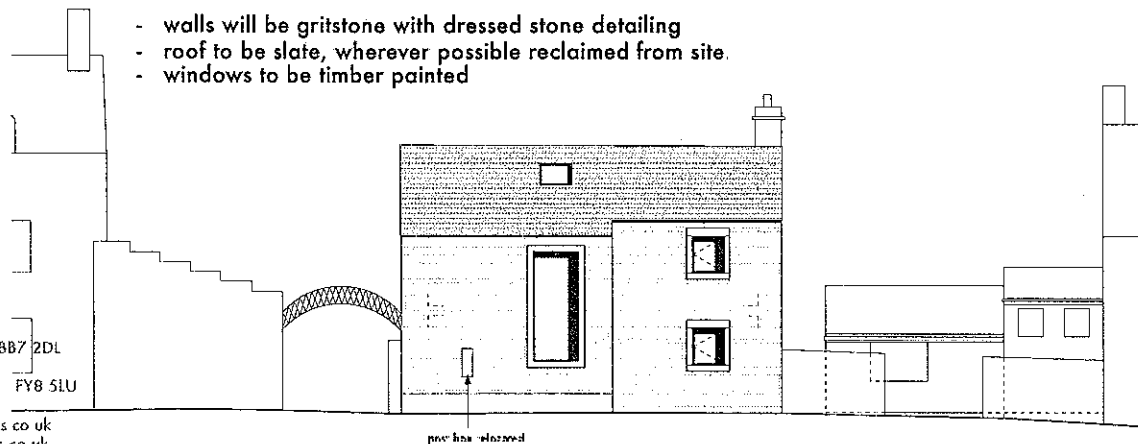
- walls will be gritstone with dressed stone detailing
- roof to be slate, wherever possible reclaimed from site.
- windows to be timber painted



proposed floor plans

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proposed elevation



proposed elevations

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introduction

application

existing

policy

conservation area

evaluation

brief

options

proposed

materials

character

character

The design of the elevations has been developed incorporating elements of the character of Grindleton. The majority of the elevation alterations are on the Sawley Road street elevation and the south east garden elevation. The changes are discussed below:

Sawley Road Elevation

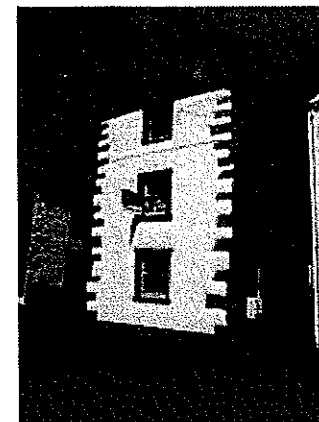
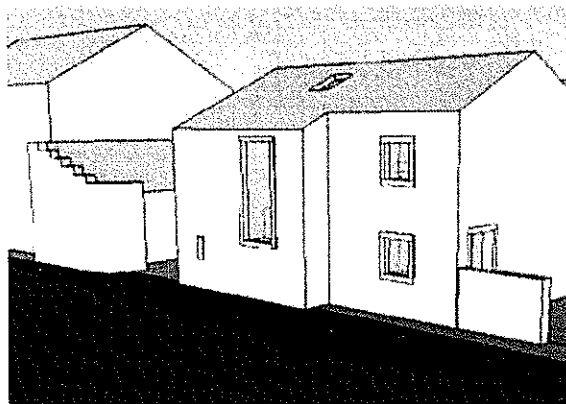
The proposal addresses the inappropriate location and proportions of the existing windows on the street elevation. The current windows suit the existing internal planning arrangement but do not reflect the proportions, arrangements and character seen in the conservation area. From our conservation area research we noted two key themes, windows vertically stacked on top of each other and tall, slim window profiles. These ideas were incorporated into the design of this elevation

South East Elevation

This elevation faces Pendle Hill. To make the most of the spectacular views larger windows have been incorporated into the design. A similar approach that shares the same view of the surrounding countryside can be found on Back Lane. The property is Swindlehurst Barn which is a listed building. The large area of glass makes the most of the views and can be clearly read as a new addition to the property. This avoids diluting the character of the existing building.

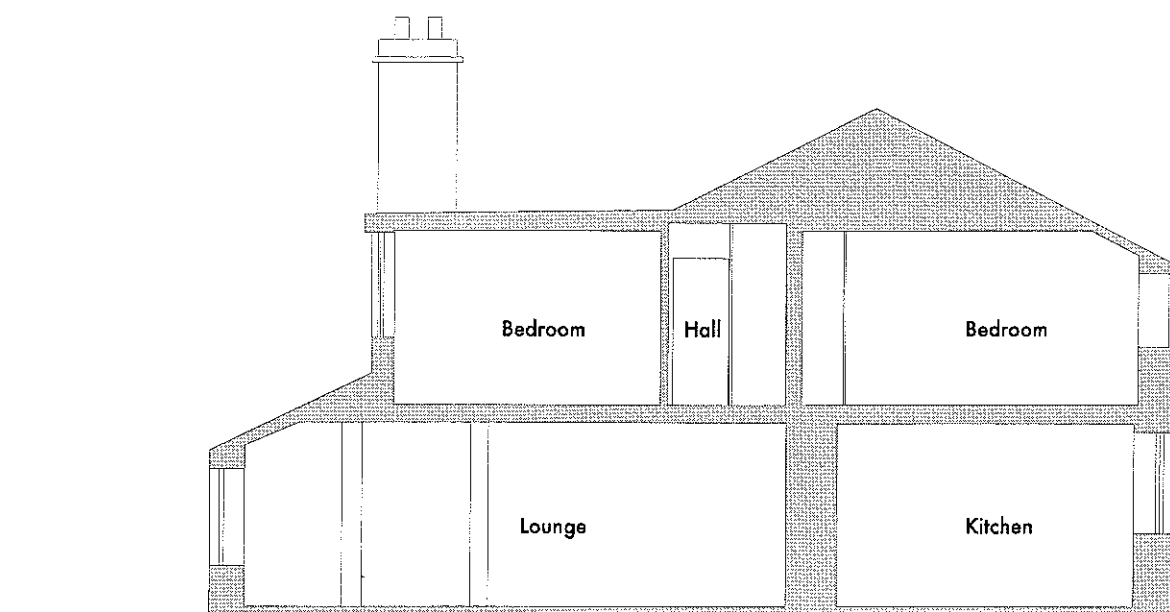
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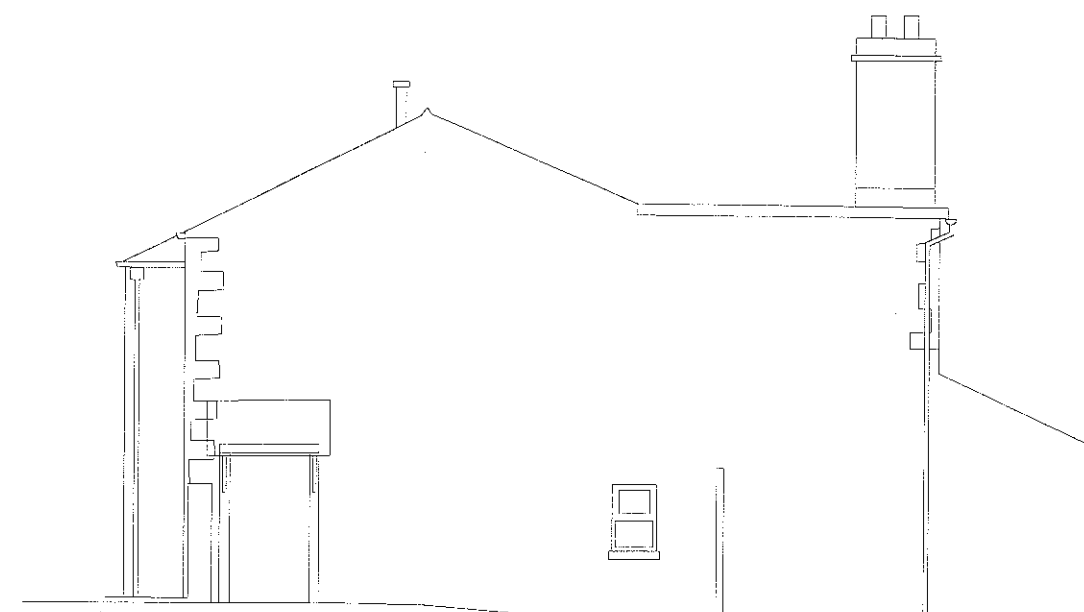


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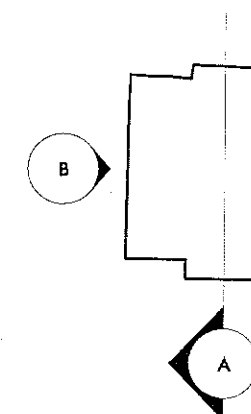


A Section
Scale: 1:100



B South West Elevation
Scale: 1:100

Materials
Canopy to entrance doors - timber
Roof - slate
Walls - render/random stone
Windows - frames painted
hardwood/uPVC



0m 1m 5m
scale

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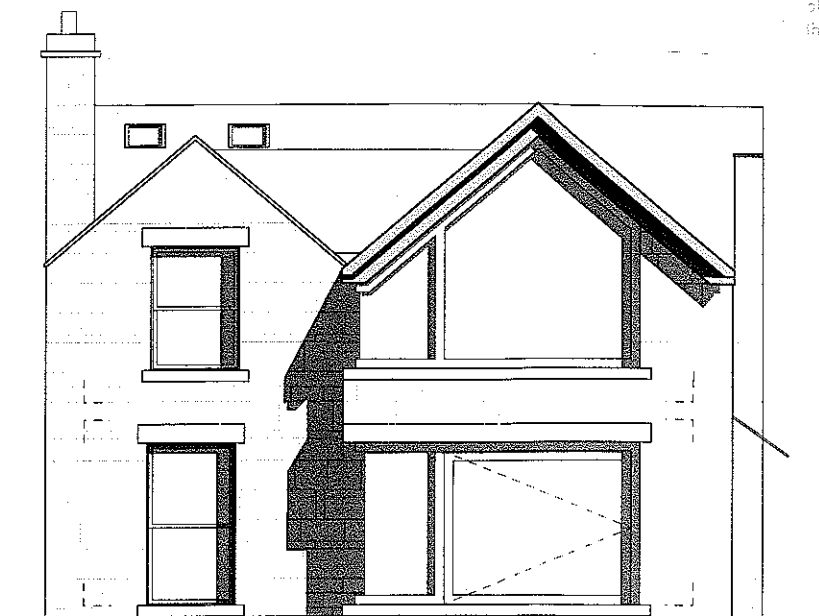
frensham cottage
ms Hargreaves

existing
elevations and sections 2/2

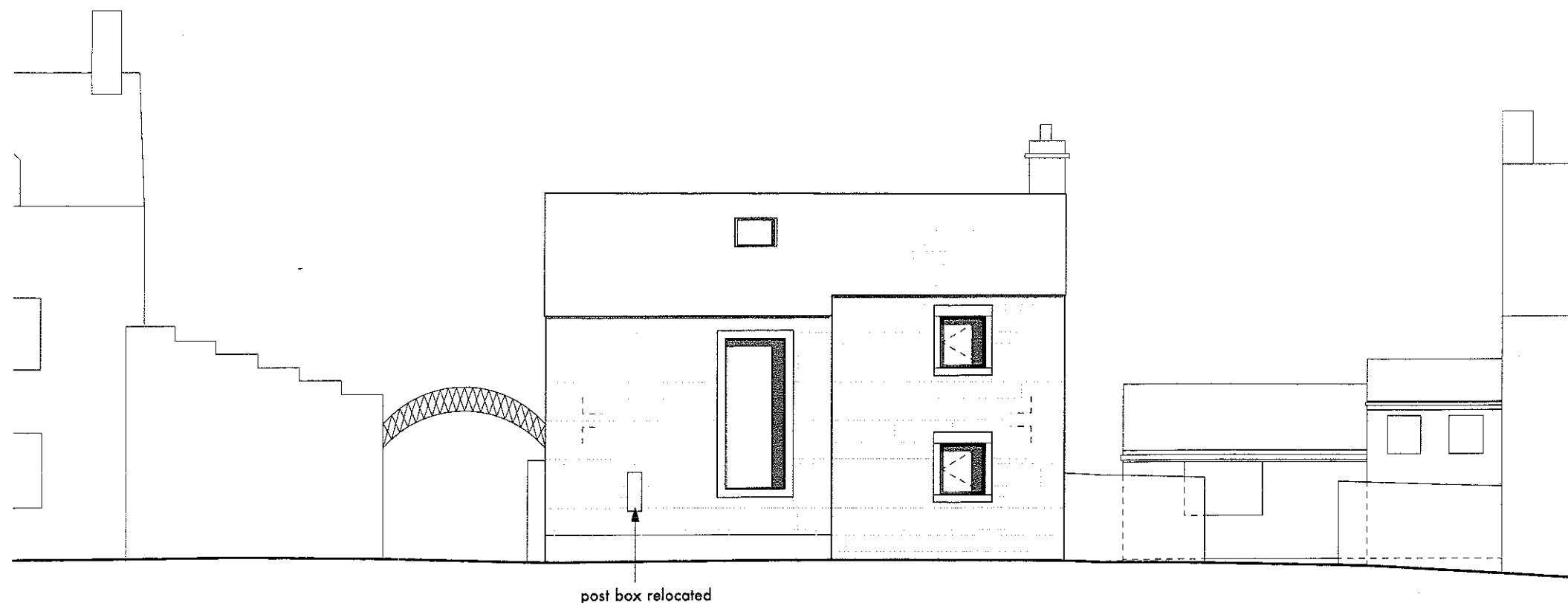
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					1 to 100	@A3

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Materials
New roof to match existing slates
New walls to be random stone
Windows frames to be double
glazed painted hardwood

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proposed
elevations 1/2

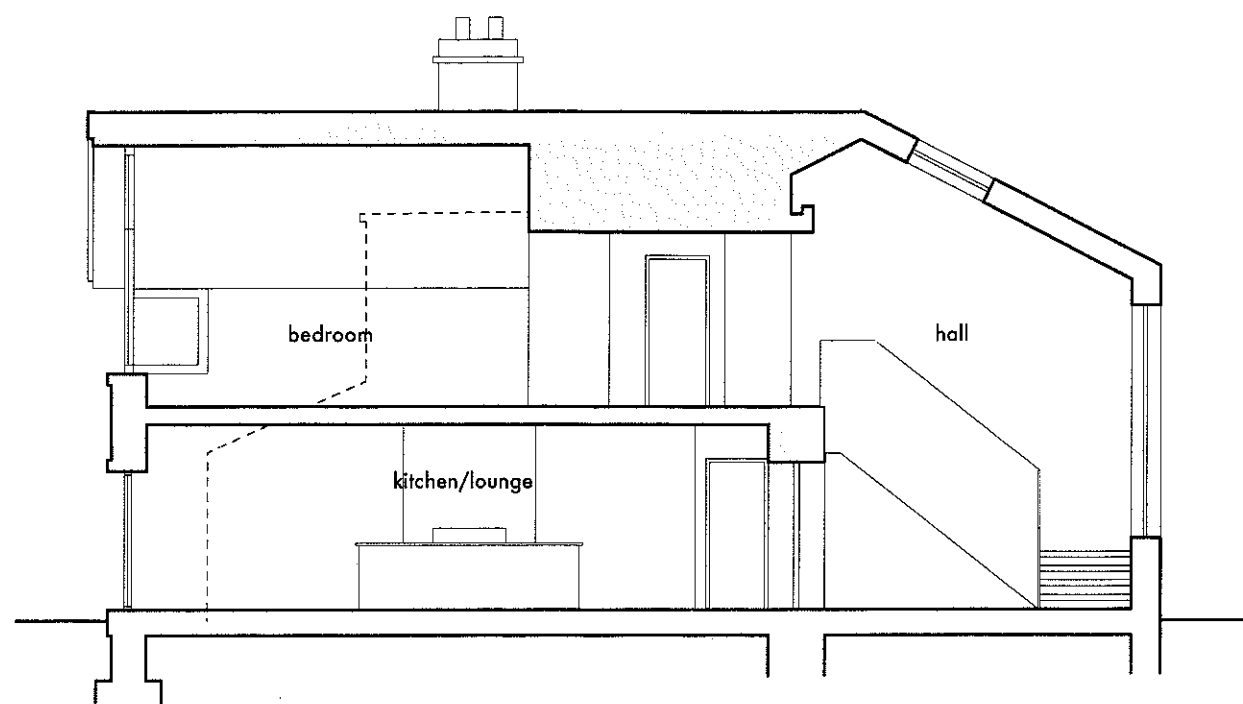
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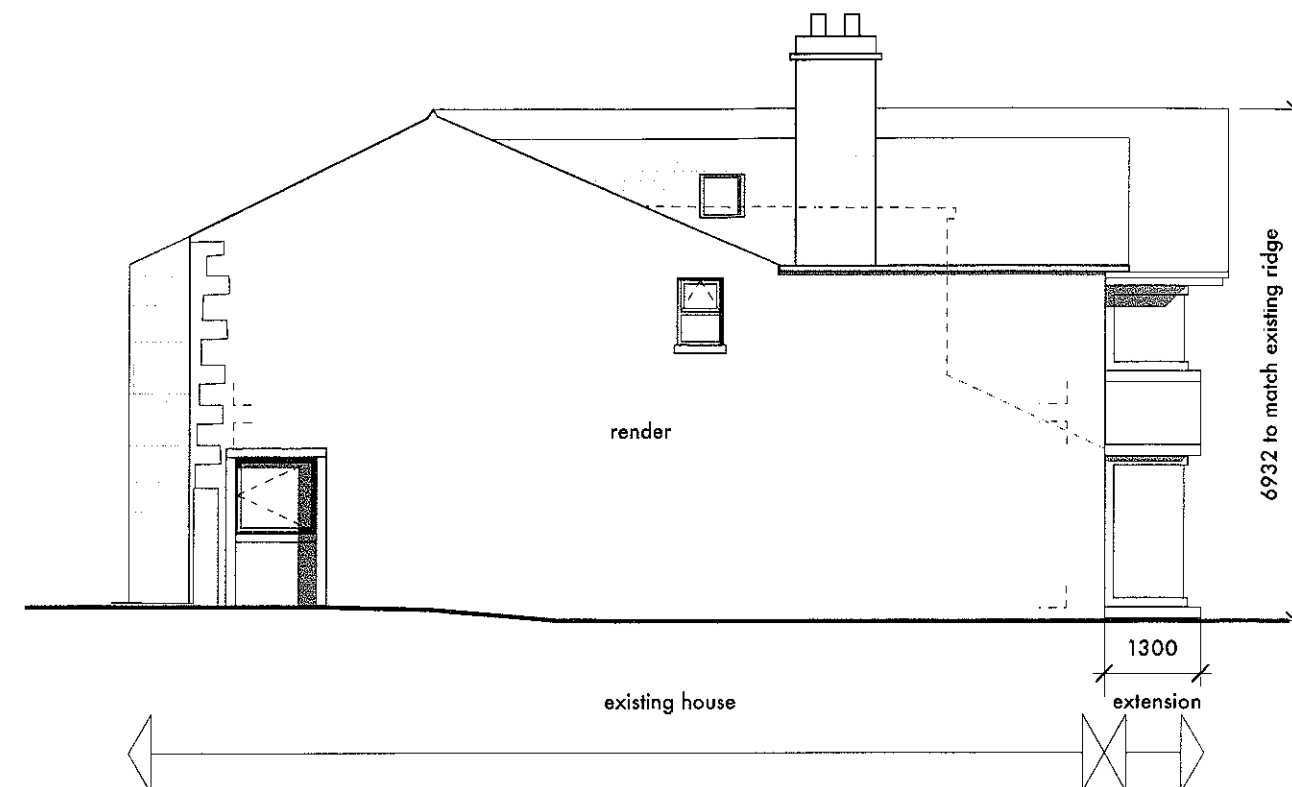
0m 1m 5m
scale

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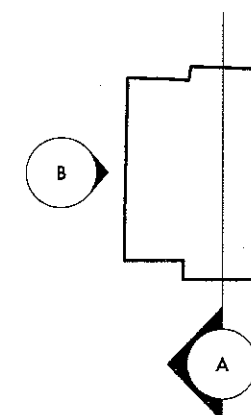


A Section
Scale: 1:100



B South West Elevation
Scale: 1:100

Materials
New roof to match existing slates
New walls to be random stone
Windows frames to be double glazed painted
hardwood



0m 1m 5m
scale

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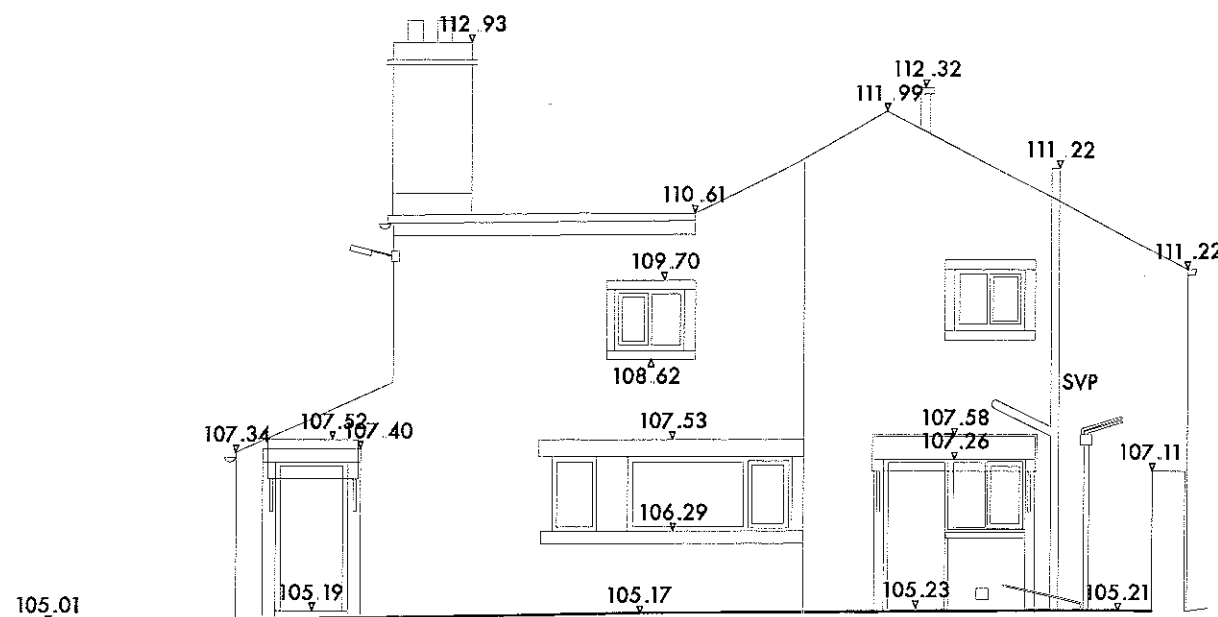
frensham cottage
ms Hargreaves

proposed
elevations and sections 2/2

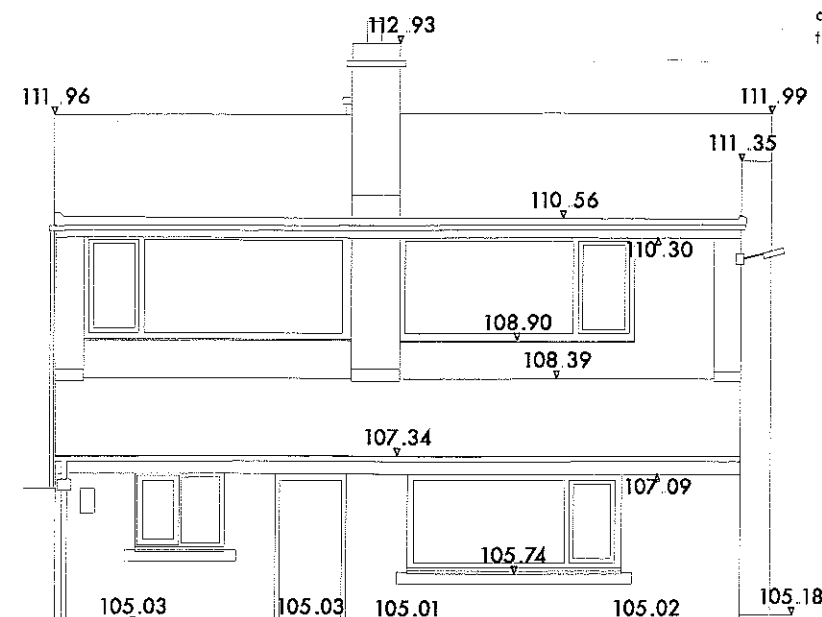
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drawn. dj date. april 12 scale. 1 to 50 @A1
1 to 100 @A3

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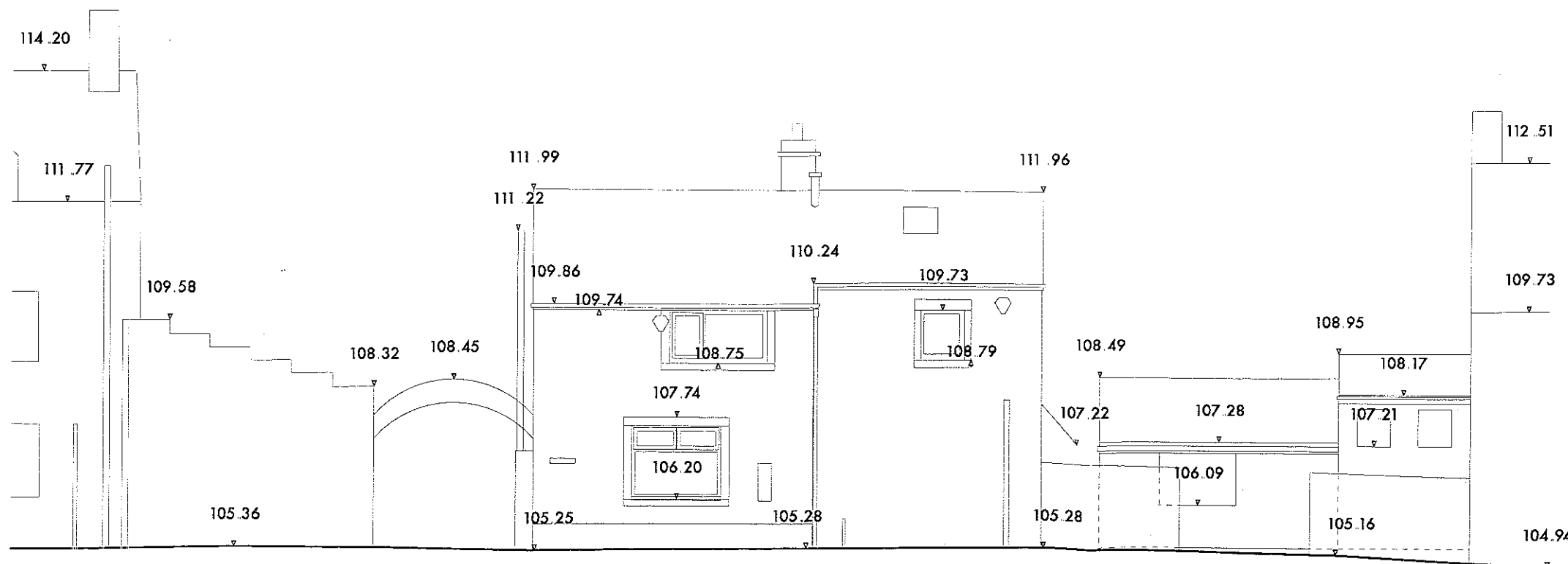


A North East Elevation
Scale: 1:100



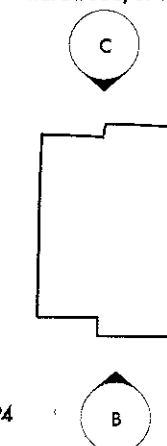
B South East Elevation
Scale: 1:100

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C North West Elevation
Scale: 1:100

Materials
Canopy to entrance doors - timber
Roof - slate
Walls - random stone
Windows - frames painted
hardwood/uPVC



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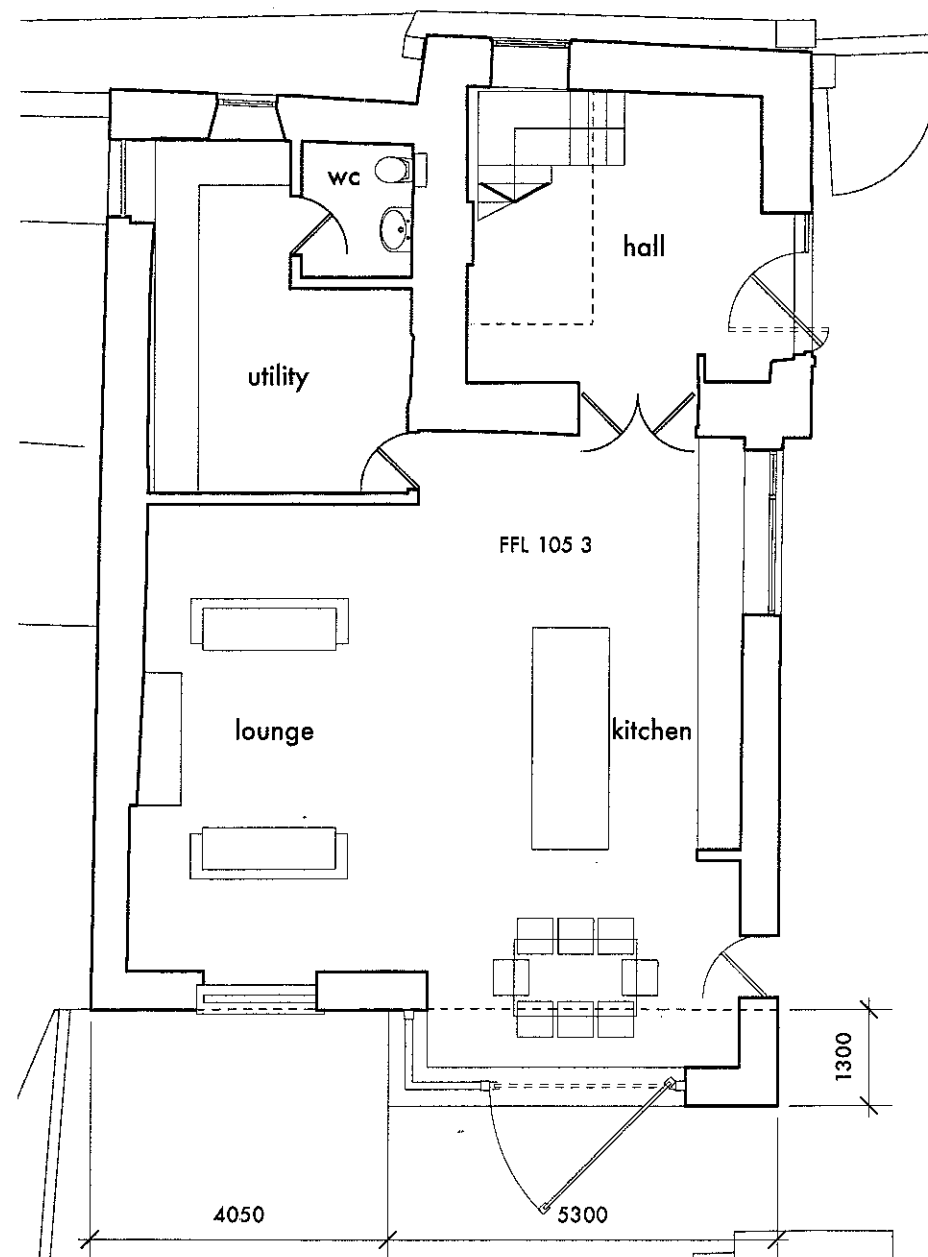
existing
elevations 1/2

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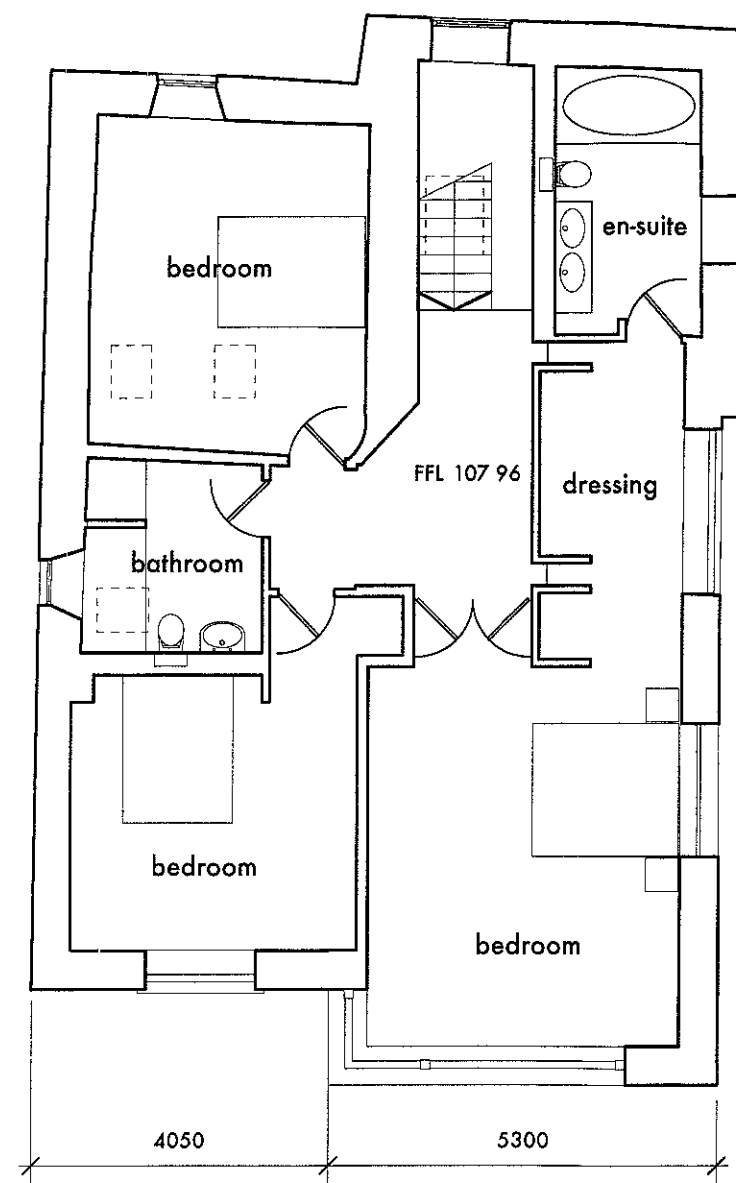
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0m 1m 5m
scale

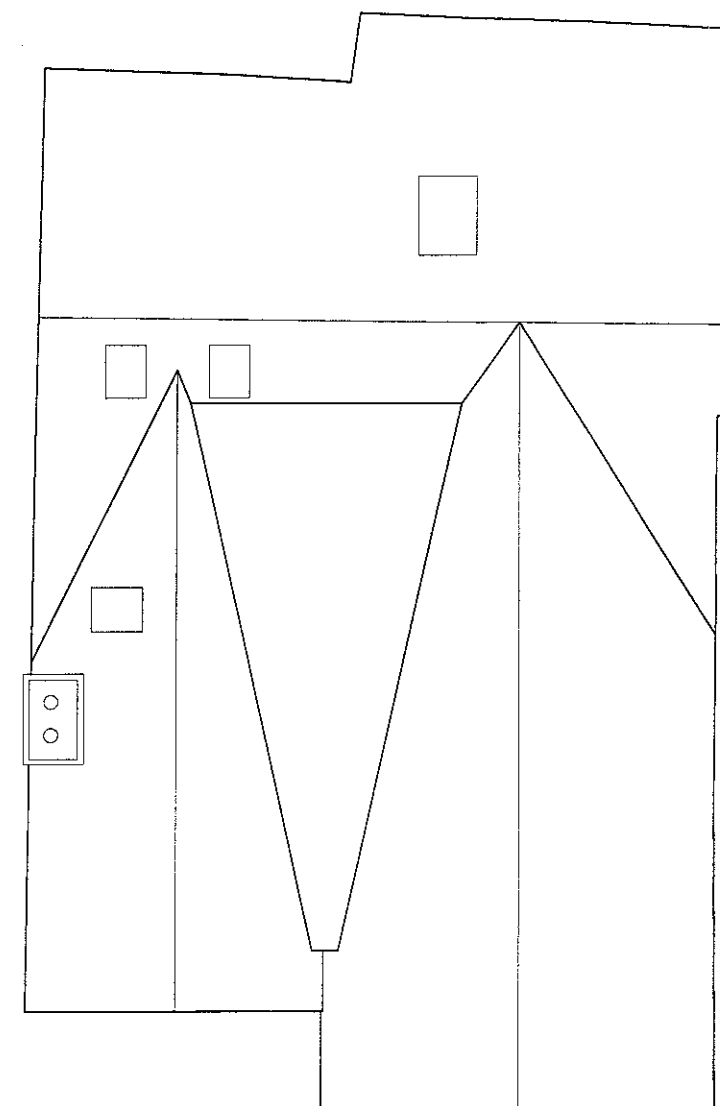
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A Ground Floor Plan
Scale: 1:100



B First Floor Plan
Scale: 1:100



C Roof Plan
Scale: 1:100

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proposed
floor plans

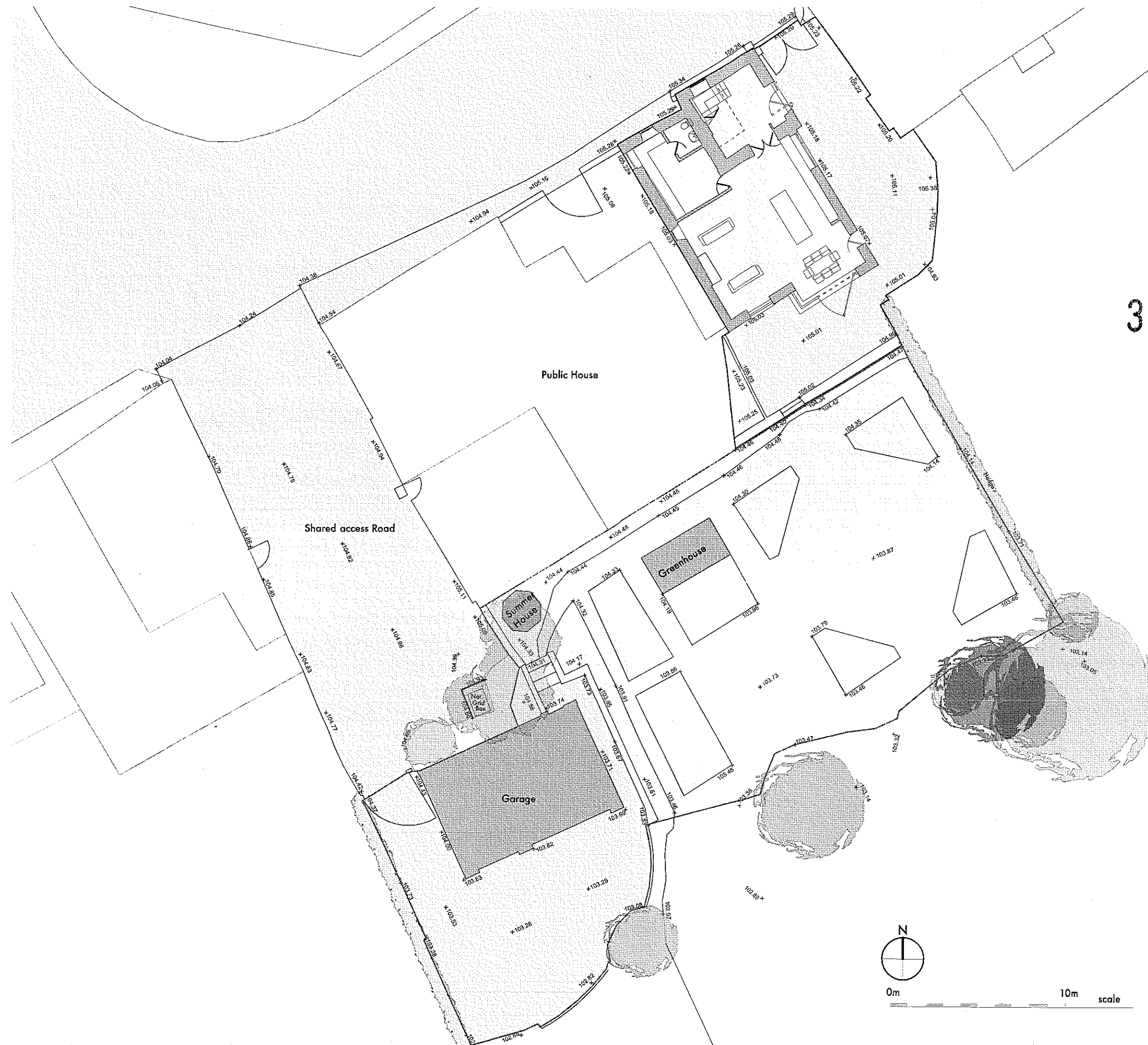
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0m 1m 5m
scale

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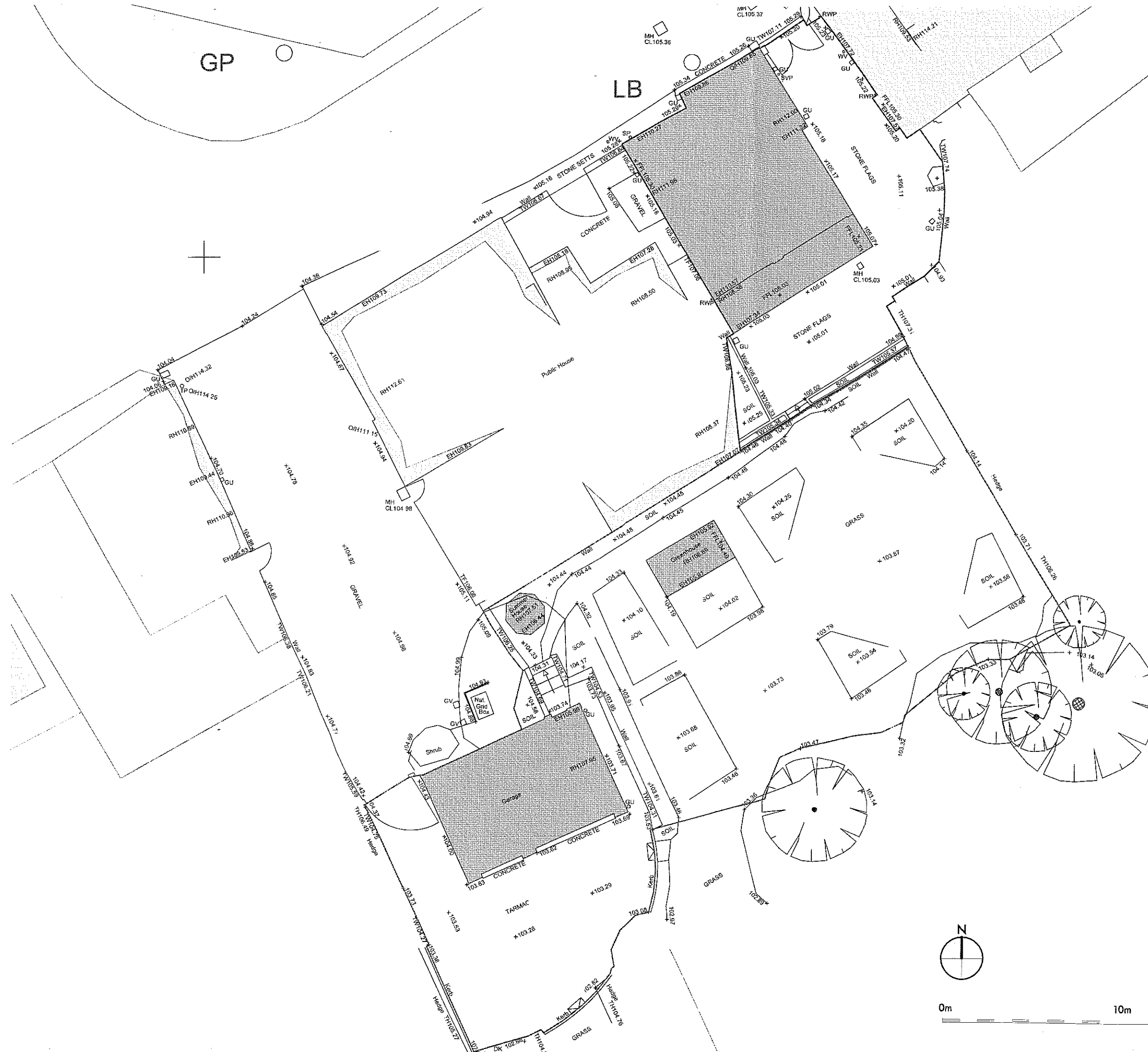
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existing site plan

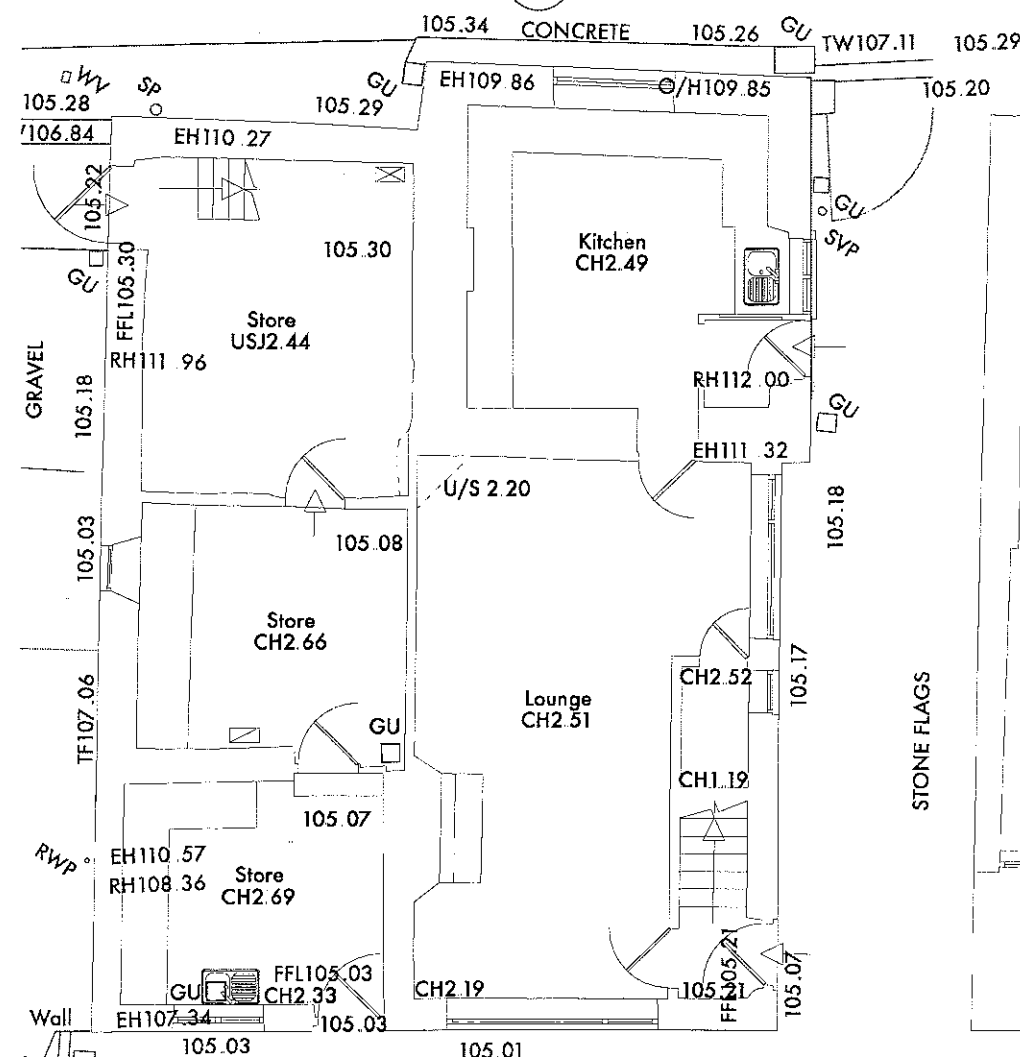
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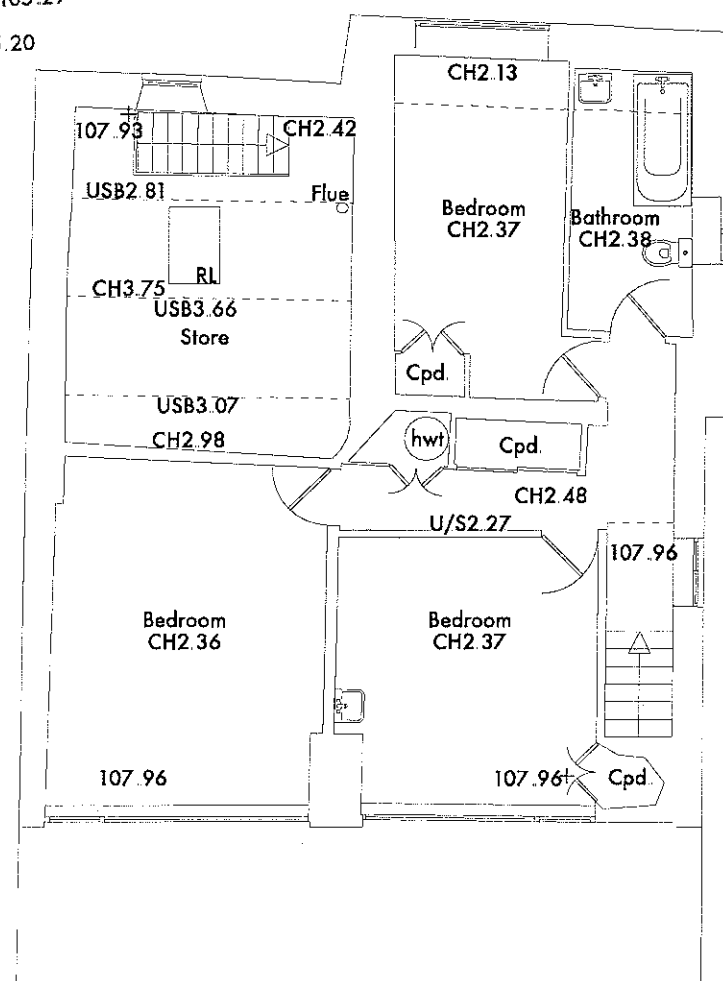


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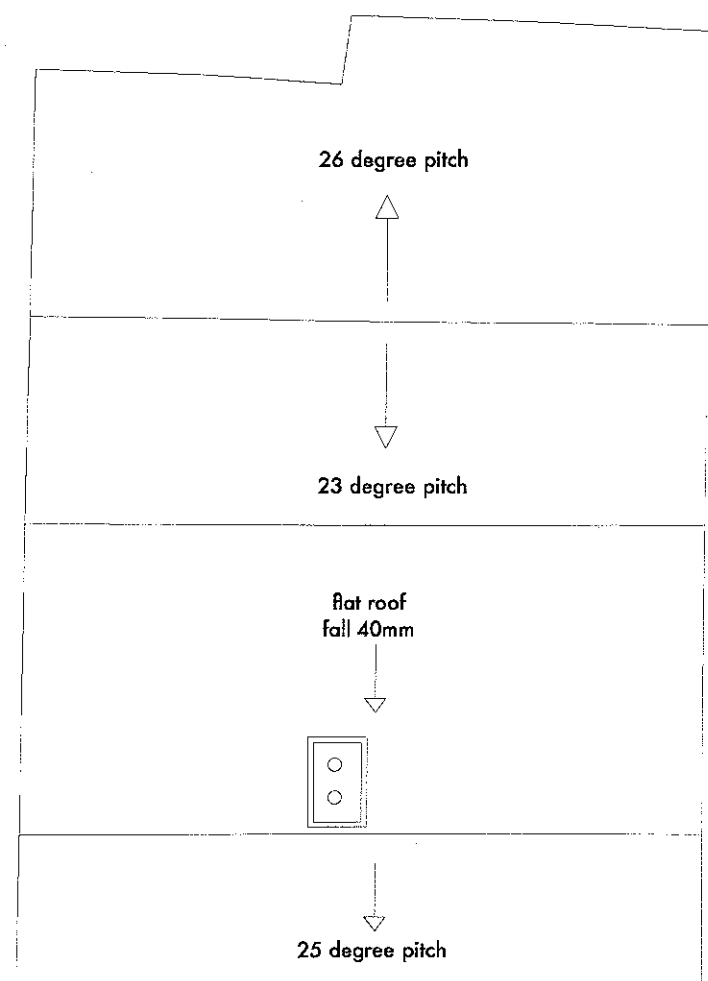
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A Ground Floor Plan
Scale: 1:100



B First Floor Plan
Scale: 1:100



C Roof Plan
Scale: 1:100

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