



RIBBLE VALLEY
BOROUGH COUNCIL

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

06 JUN 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320120570P

Date received

Fee paid £

Receipt No:

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: LIZI
Last name: BOTHAM
Company (optional):
Unit: House number: 28 House suffix:
House name:
Address 1: WESLEY ST
Address 2: SADDEN
Address 3:
Town: CLITHEROE
County: LANCs
Country:
Postcode: BB7 9EH

2. Agent Name and Address

Title: I First name: LYONE
Last name: RUSHWORTH
Company (optional):
Unit: House number: 6 House suffix:
House name:
Address 1: PENDLE VIEW
Address 2: BARLEY
Address 3:
Town: BURNLEY
County: LANCs
Country:
Postcode: BB12 9LA

3. Description of Proposed Works

Please describe the proposed works:

TWO STOREY EXTENSION TO THE REAR.

3. Description of Proposed Works (continued)

320120570P

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: 28 House suffix: House name:

Address 1: WESLEY ST

Address 2: SADDEN

Address 3:

Town: CLITHEROE

County: LANC

Postcode (optional): BB7 9EH

5. Pedestrian and Vehicle Access, Roads and Rights of WayIs a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoDo the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. Pre-application AdviceHas assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD MM YYYY):
(must be pre-application submission)

Details of the pre-application advice received:

7. Trees and HedgesAre there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. ParkingWill the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member
- Do any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		RENDER TO MATCH	☐	☐
Roof		SLATE	☐	☐
Windows		TIMBER	☐	☐
Doors		TIMBER	☐	☐
Boundary treatments (e.g. fences, walls)			☐	☐
Vehicle access and hard-standing			☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1128-01 1128-02
DESIGN & ACCESS STATEMENT 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

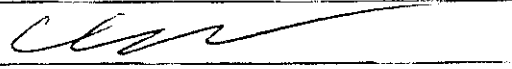
CERTIFICATE OF OWNERSHIP - CERTIFICATE A**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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):



CERTIFICATE OF OWNERSHIP - CERTIFICATE B**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

12. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

--

Or signed - Agent:


--

Date (DD/MM/YYYY):

28/5/12

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee:



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



14. Declaration

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

17. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

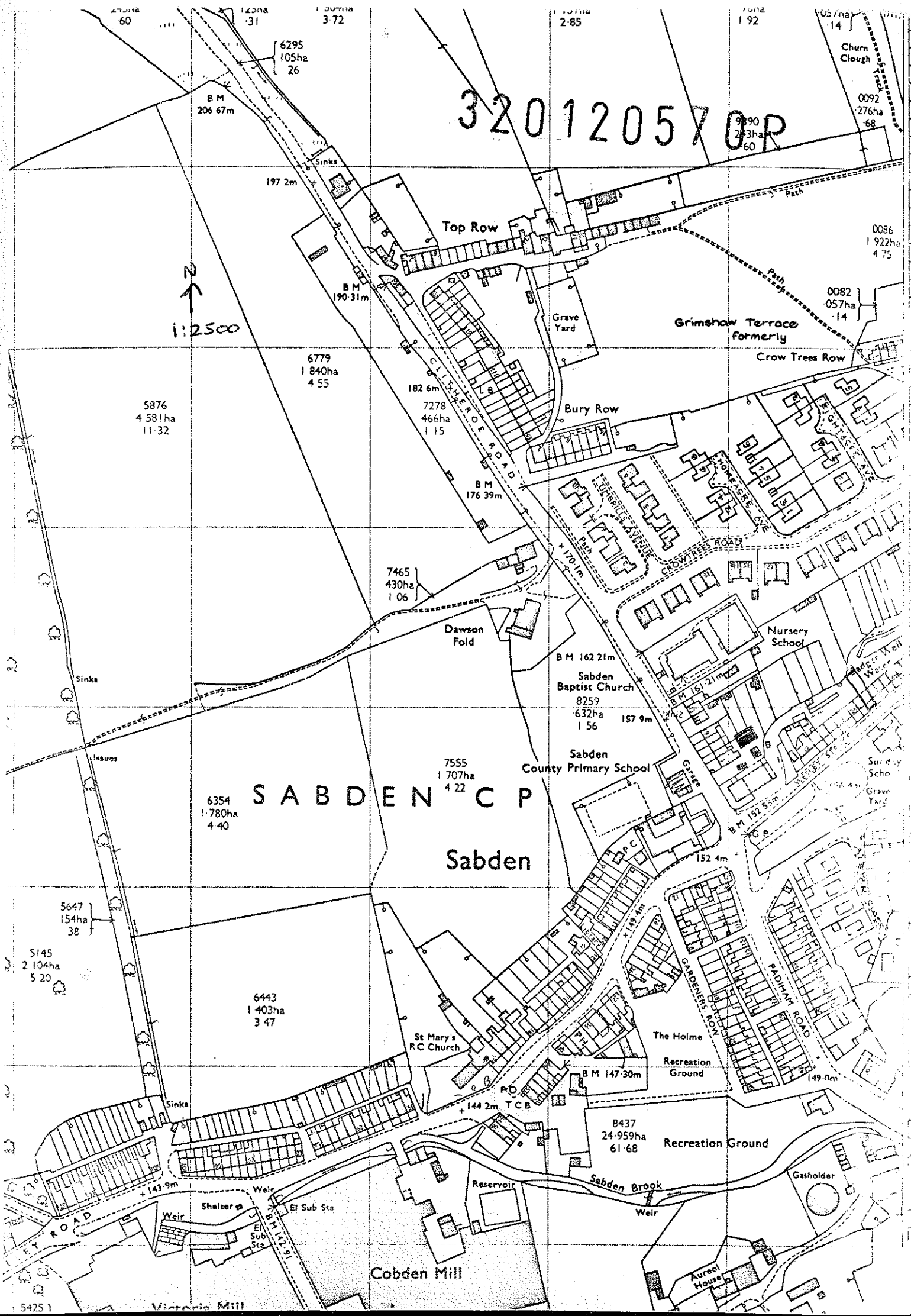
☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



320120570P

**HERITAGE STATEMENT
FOR
28 WESLEY STREET
SABDEN**

PROPOSAL

Two storey extension to the rear of the cottage.

SITE AND HISTORY

The cottage is located in a terraced row of cottages originally for the mill workers, in the Sabden conservation area. The terrace is not listed.

Wesley street leads from the cross roads at the centre of the village uphill towards St Nicholas's Church.

The village's history and its justification as being a conservation area lies in its industrial past and its links with the cotton weaving and printing industry. The diversity of the mill workers terraced houses ranging from the late 18th C to the late 19th C, and the general townscape is particularly noted.

The majority of the houses in the terrace have had a porch addition to the front elevation and many have had a two storey extension to the rear which has not detracted from the character of the location.

JUSTIFICATION

The proposed work is to construct a two storey extension to the rear of the property abutting and mirroring an adjoining extension at number 26.

The extension is proposed to provide primarily additional bedroom accommodation as the family unit is expanding, the ground floor additional space will extend the existing Kitchen /dining area.

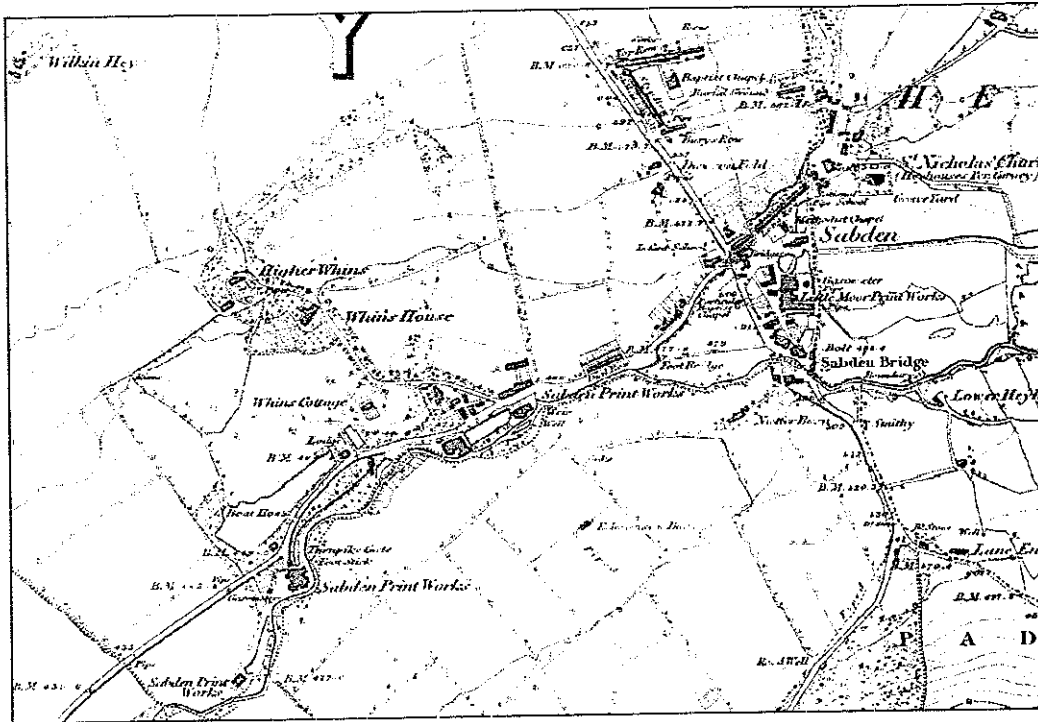
EVALUATION OF IMPACT OF THE SCHEME

The extension is to the rear of the property which is not visible from any other point in Sabden, thus will not impose on the townscape. The appearance of the extension matches the adjoining and the other numerous extensions to the rear of the row.

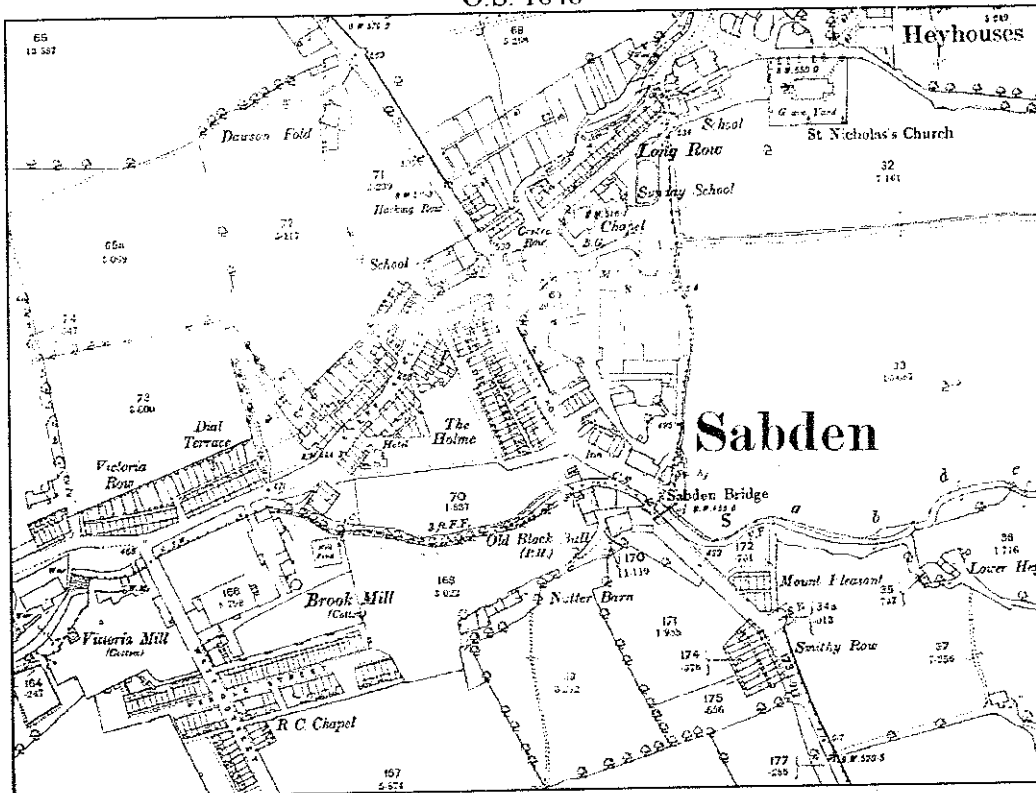
The conservation merit of this area of Sabden Village will not be compromised by this development.

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- Sabden Conservation Area Appraisal (proposed)



O.S. 1848



O.S. 1896

320120570P

DESIGN AND ACCESS STATEMENT

Proposed Development to rear of house
28 WESLEY STREET, SABDEN

DEVELOPMENT

Two storey extension to the rear of the house.

BUILDING USE

The extension will provide additional living accommodation to the property.

AMOUNT

The internal area of the house is 65.12 sq.m. the extension increasing the area to 87.12sq.m

LAYOUT

Due to the expanding family, an additional bedroom is required. The ground floor will be an open plan kitchen /dining area to provide more suitable family accommodation

SCALE OF EXTENSION

Height	5.6 m
Width	4.25 m
Length	3.25m

The scale of the extension is the same as the adjacent extension and in keeping with the context of the site

APPEARANCE

The materials used are in keeping with the surrounding area and provide cohesion with all the adjoining houses. The extension is a mirror image of the adjacent extension which in turn is similar to the numerous extensions along the street.

LANDSCAPING

The existing rear garden landscaping will be retained as the extension will be constructed on the existing paved area.

ACCESS

The access is not affected.

LYNNE RUSHWORTH

MAY 2012

320120570P

BAT SURVEY

AT
28 WESLEY STREET
SABDEN

DATE AND TIME OF VISIT
9th May 2012 3.30pm
19th JUNE 9.30 - 10.00pm

WEATHER CONDITIONS
Overcast . no breeze 3 C

REFERENCE. Mr I Pickup & Ms Botham

Survey carried out by:

LYNNE RUSHWORTH

6 PENDLE VIEW
BARLEY
NR BURNLEY
LANCS

**THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS
COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION
COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS'
COURSE**

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

***NOTE:** The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.*

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

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PROPOSED DEVELOPMENT

It is proposed to construct a two storey extension to the rear of the property.

TYPE OF BUILDING

☒	HOUSE
☐	BARN
☐	GARAGE
☐	OTHER

COMMENTS: The house is a terraced cottage.

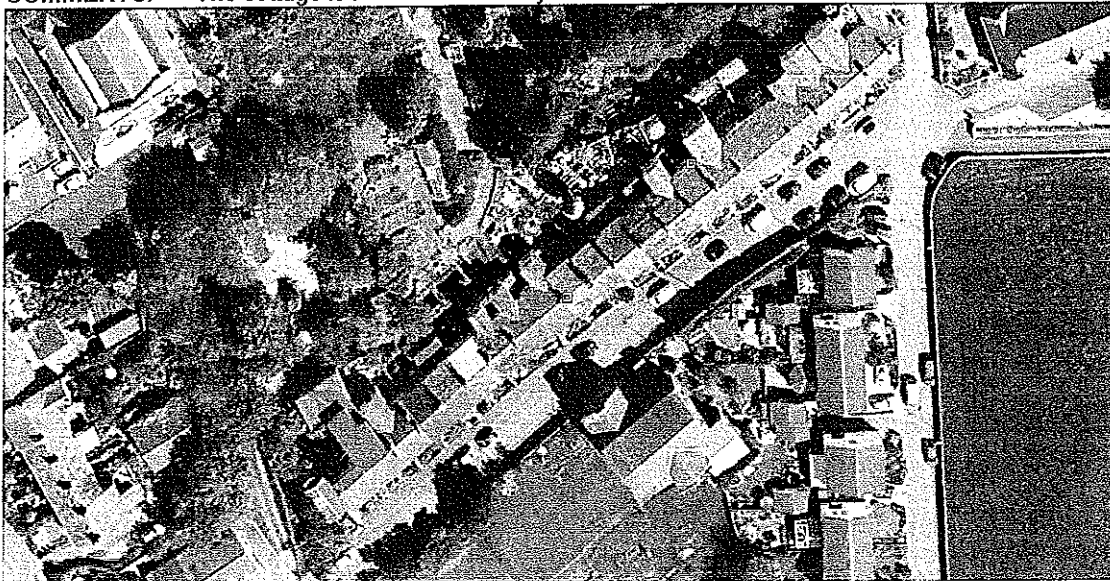


Rear elevation of cottage.

LOCATION

☐	URBAN
☐	SMALL TOWN/URBAN VILLAGE
☒	RURAL/VILLAGE

COMMENTS: The cottage is located on Wesley Street in the settlement of Sabden.



BUILDING ADJACENT TO OR WITHIN 10M OF

X

TREES
HEDGEROW
OPEN WATER

COMMENTS: The rear of the property has a garden backing on to a stream with numerous trees and shrubery in the neighbouring gardens.

WALL CONSTRUCTION

X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The wall is stone.

ROOF CONSTRUCTION

X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The roof has a slate finish.

BAT ACCESS POINTS IN WALLS

Yes	No
	X

COMMENTS: There are no access points in the walls or chimney due to the good condition of the stonework and pointing.

BAT SIGNS, EXTERNAL SEEN
DROPPINGS
MAGENTA BAT5 DETECTOR RESULT

Yes	No
X	
	X
X	

COMMENTS: No dropping evidence or staining was visible surrounding the building. A single pipestrelle emerged at 9.40pm from the trees to the rear of the houses and flew in a southerly direction over the terrace it flew over again returning towards the trees at approx 9.55 pm. No other bat activity was recorded.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes	No
	X
X	
X	

COMMENTS: The roof space was accessible and after inspection it did not reveal any evidence of bat usage.

BAT ACCESS POINTS IN ROOF

Yes	No
	X

COMMENTS: No access points could be found in the roof the slates where generally in good condition.

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BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes	No
	X
	X
	X
	X
	X
	X
	X

COMMENTS: None of the above where positive.

CONCLUSION

Although bats were sighted passing over the terraced row, the building did not contain any evidence that bats use the building for feeding, hibernating or roosting. The disruption to the roof will not pose a threat to any bat population.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

When bats are found to be present in a building:

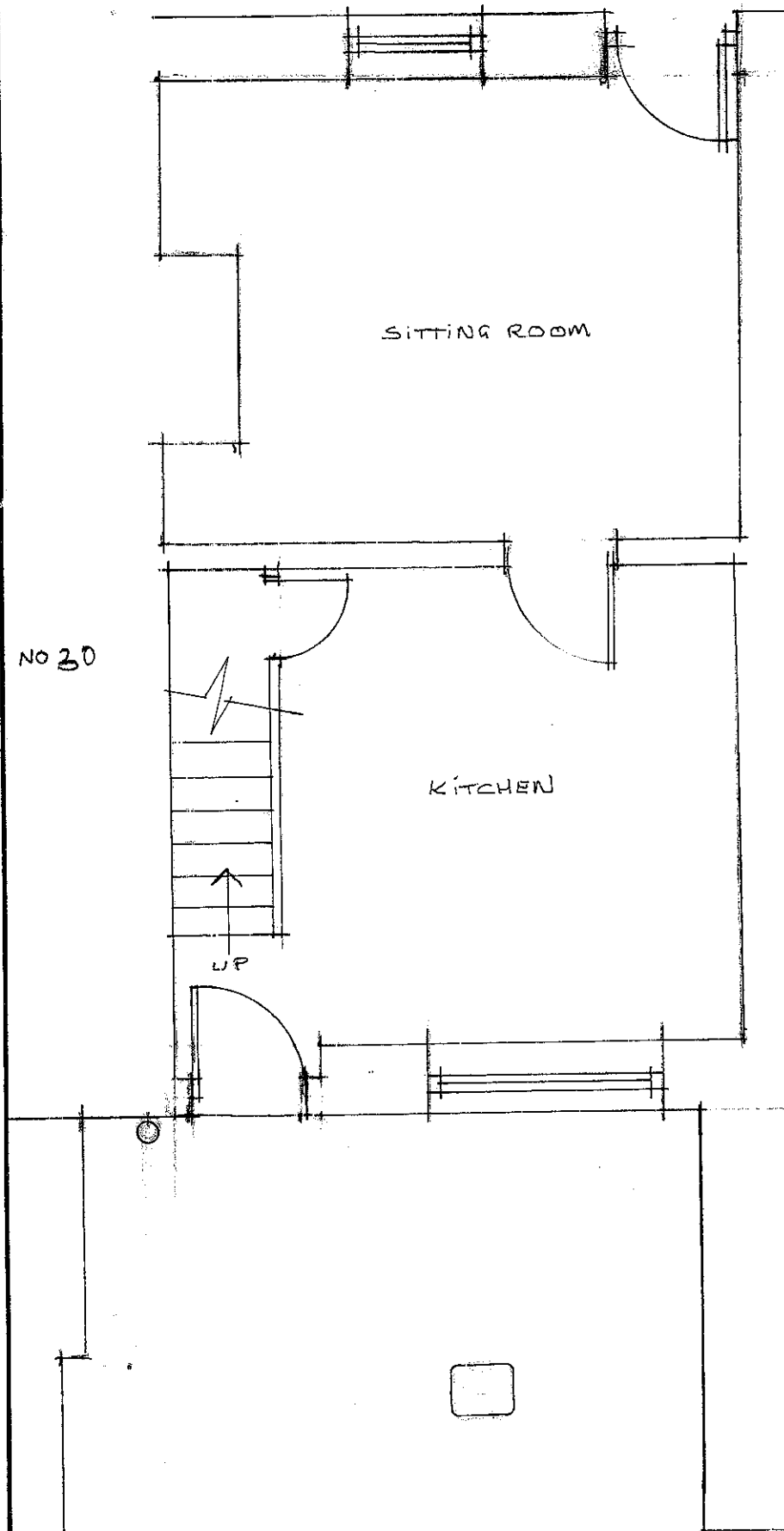
- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

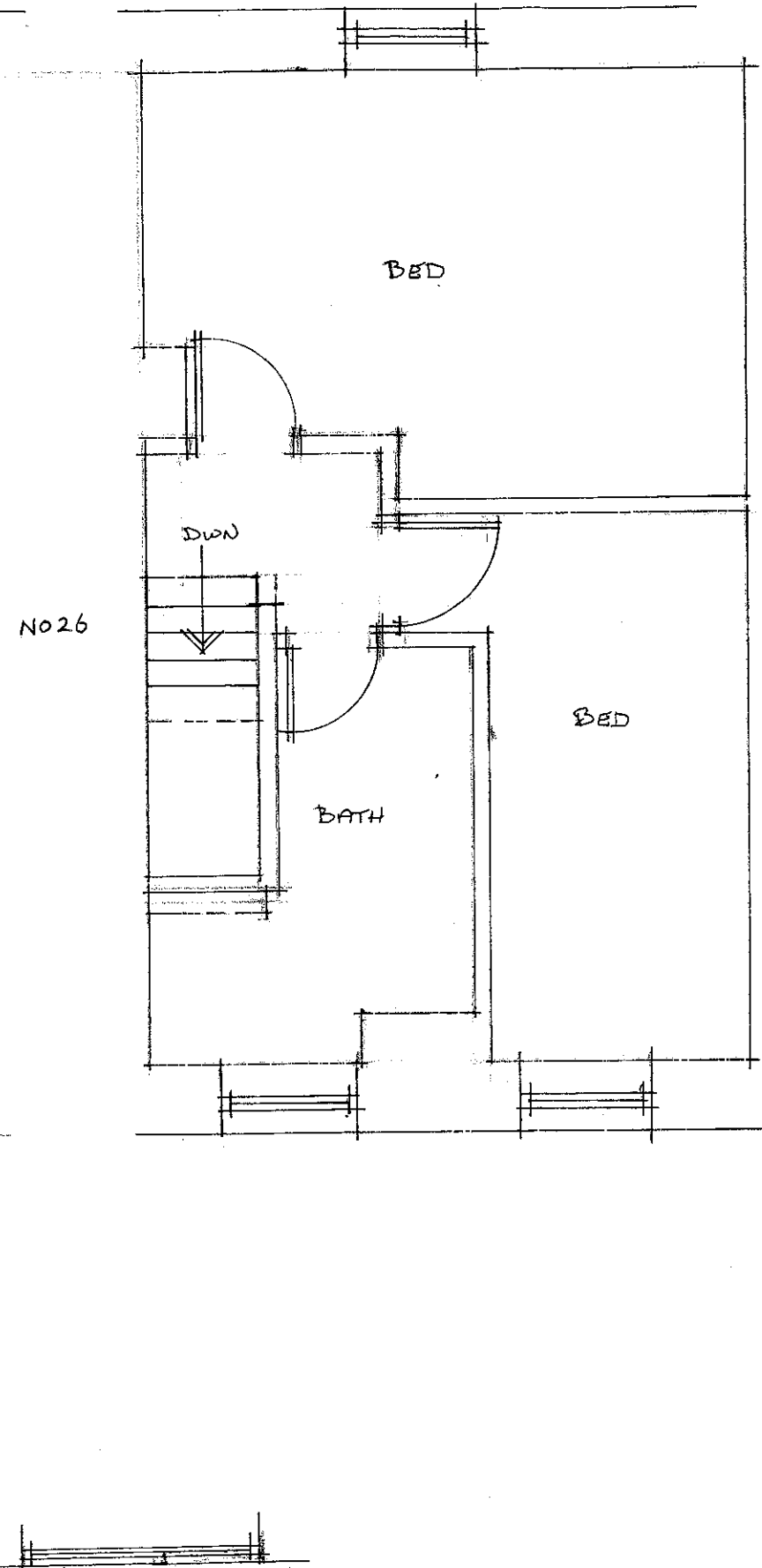
The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

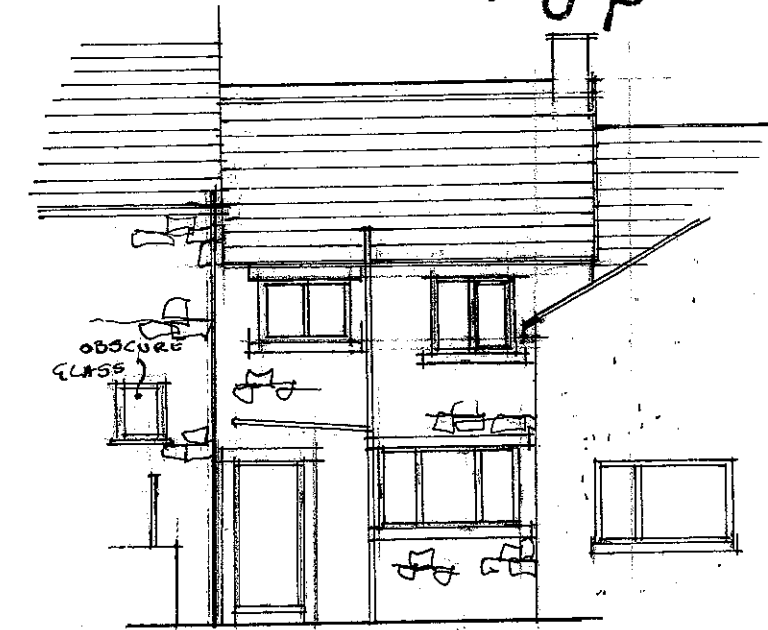
GROUND FLOOR PLAN



FIRST FLOOR PLAN



320120570P



REAR ELEVATION

Client

MS L BOTHAM

Job Title

PROPOSED EXTENSION TO
28 WESLEY RD
SADDEN

Drawing Title

EXISTING PLAN AND
ELEVATION

Scale

1:50 1:100

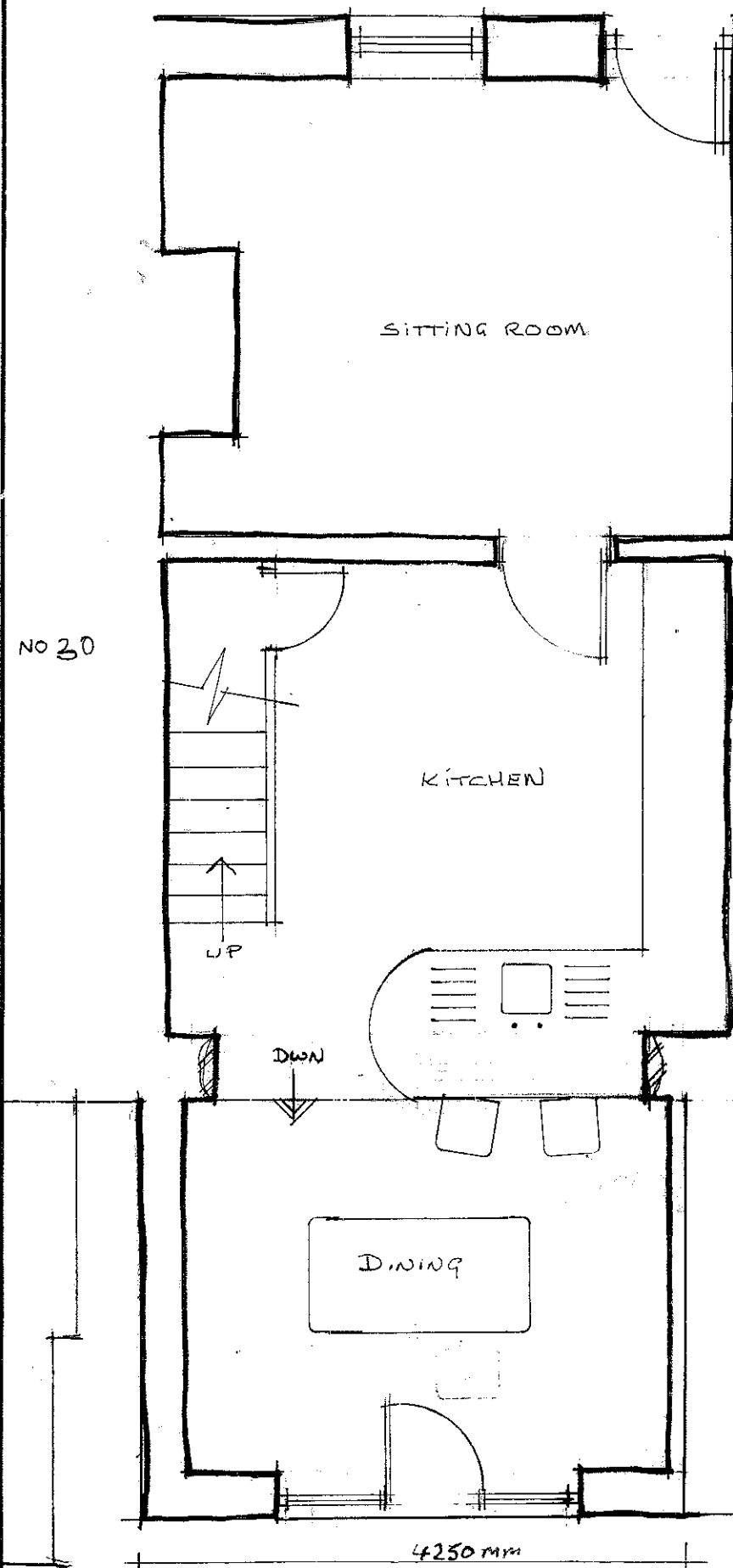
Date

MAY 12

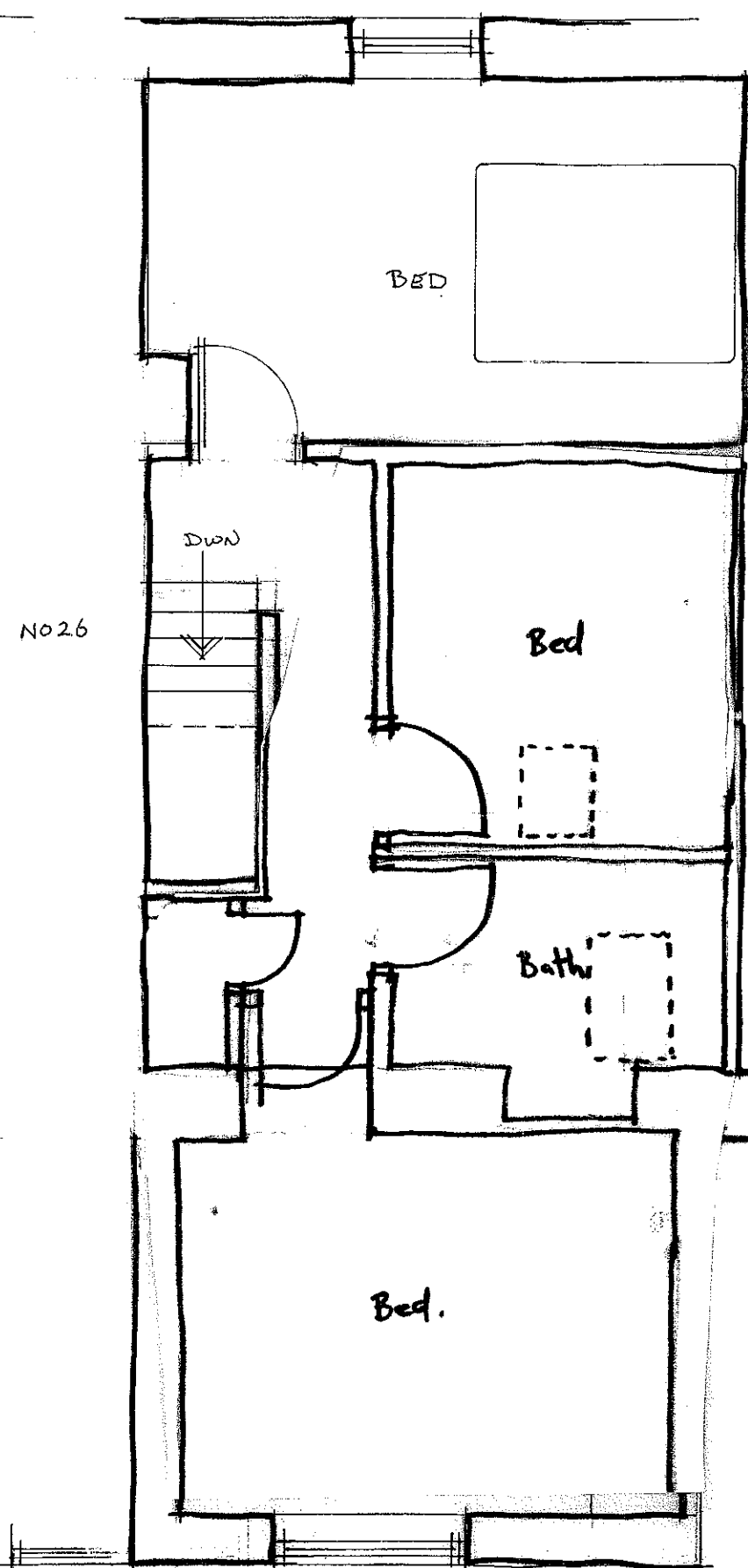
Drawn

LKR

GROUND FLOOR PLAN



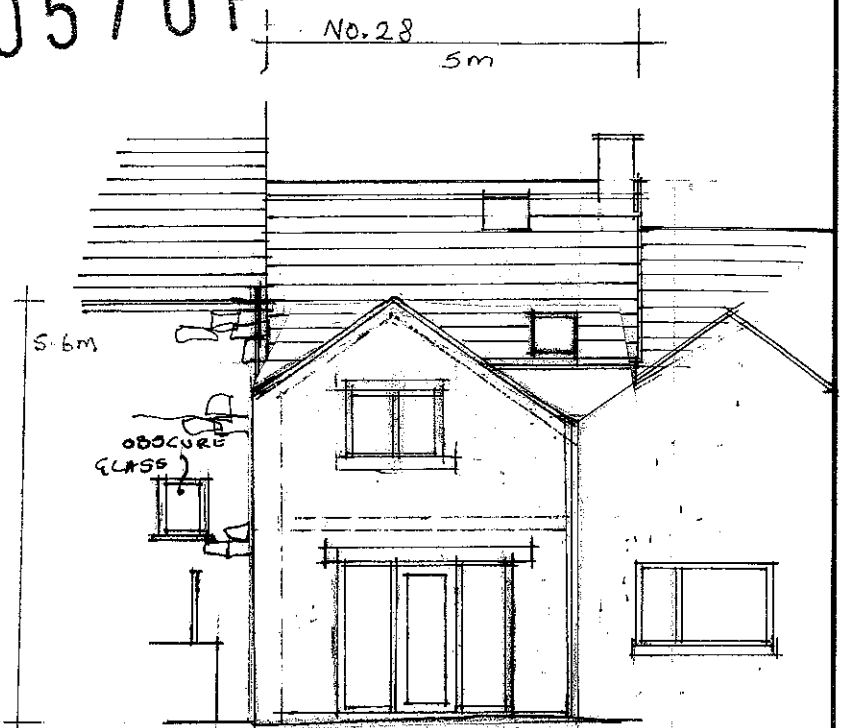
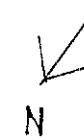
FIRST FLOOR PLAN



320120570P

No. 28

5m



REAR ELEVATION
NORTH WEST

Client

MS L BOTHAM

Job Title

PROPOSED EXTENSION TO
28 WESLEY RD
SADDEN

Drawing Title

PROPOSED PLAN AND
ELEVATION

Scale

1:50 1:100

Date

MAY 12

Drawn

LKR

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