



RIBBLE VALLEY
BOROUGH COUNCIL

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

22 MAY 2012

For office use only

Application No:

320120616P

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: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of Proposed Works

Please describe the proposed works:

FIRST FLOOR EXTENSION TO SIDE OVER EXISTING GROUND
FLOOR EXTENSION. FIRST FLOOR EXTENSION TO BE HALF WIDTH
OF EXISTING GROUND FLOOR EXTENSION.

LOFT CONVERSION WITH DORMER WINDOW TO REAR.

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)

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4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

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

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

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

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

Officer name:

Reference:

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

Details of the pre-application advice received:

CONCERN OVER ROOF DESIGN.
RESOLVED AT PRE-APPLICATION
MEETING AT COUNCIL OFFICES
ON 16 / 5 / 2012 WITH RACHEL
HORTON AND GARETH FORT.

7. Trees and Hedges

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

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

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

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

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:

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

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

10. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	PERBLEDASH / BRICK	PERBLEDASH	<input type="checkbox"/>	<input type="checkbox"/>
Roof	TILE	TILE	<input type="checkbox"/>	<input type="checkbox"/>
Windows	UPVC	UPVC	<input type="checkbox"/>	<input type="checkbox"/>
Doors	UPVC	UPVC	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

12 / 5 / 1. 12 / 5 / 2.

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):

26/05/2012

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 not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

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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:

20/05

Date (DD/MM/YYYY):

20/05/2012

(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:

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Or signed - Agent:

--

Date (DD/MM/YYYY):

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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 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 other plans and drawings or information necessary to describe the subject of the application: ☐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 the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☐The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☐

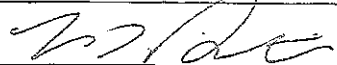
14. Declaration

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):



20/03/2012

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	<input type="text"/>

Country code:	Fax number (optional):
<input type="text"/>	<input type="text"/>

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	01704 225860	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	07905 895353

Country code:	Fax number (optional):
<input type="text"/>	<input type="text"/>

Email address (optional):

MARTIN.ROSTROP | @VIRGIN.NET

17. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) ☐ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

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**24 Moorland Crescent
Clitheroe**

Bat Inspection

June 2012

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Control sheet

Project No & Title: 24 Moorland Crescent, Clitheroe, *Bat Inspection*

Client: Mr & Mrs Coulston

Prepared by: Jeremy James MSc, BSc (Hons), CEnv, MIEEM
Director & *Principal Ecologist*

Checked by: N/A

Date of Issue: June 2012

Status: Final

Version No: 1

Revisions: 0

CONTACT DETAILS

Bowland Ecology Ltd
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Slaidburn
Clitheroe
BB7 3AE

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Fax: 01200 446775
Web: www.bowlandecology.co.uk

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1. Introduction

- 1.1 Bowland Ecology Ltd was commissioned by Mr & Mrs Coulston to undertake a bat inspection of 24 Moorland Crescent, Clitheroe. The site comprises a residential property with associated garden. The building is subject to proposals for extension including loft conversion.
- 1.2 The property is located within the northern part of the town, south of Castle Cement works and to the east of the River Ribble. The building subject to the proposals is a semi-detached residential property.
- 1.3 The aim of this survey was to identify any present or past use of the building by bats, including an assessment of the potential of the building to support a bat roost. The survey comprised internal and external inspections of the building to search for bat field signs. Information from the surveys is used to identify any developmental constraints and mitigation requirements.

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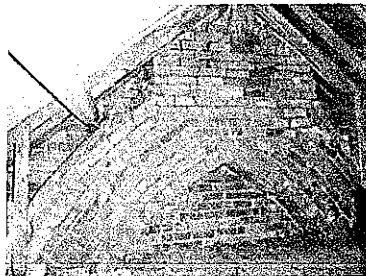
2. Methodology

- 2.1 An internal inspection of the building was undertaken in which all accessible areas were searched for field signs such as bats, bat droppings, urine stains, bat feeding remains (moth wings, insect cases), bat staining, distinctive smell of bats, scratch marks and smoothing of surfaces which would indicate a roost site. An assessment of the potential of the building to support bats was also made during the survey i.e. identification of suitable roosting crevices. High power torches (Cluson Clu-lite 500,000 candlepower) close focus binoculars and ladders were used to aid the survey.
- 2.2 An external search of the building was also undertaken, again checking for field signs of bats. Particular attention was paid to windowsills, windowpanes and ledges.
- 2.3 Natural England's Bat Mitigation Guidelines (2004) state that a significant bat roost can normally be determined on a single visit at any time of the year, provided that the entire structure is accessible and that signs of bats have not been removed by others.
- 2.4 The daytime internal and external inspections surveys were undertaken by Jeremy James MSc, BSc (Hons), CEnv, MIEEM on the 18th June 2012. The weather during the survey was overcast and mild.

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3. Results

- 3.1 The results of the survey are shown in the Table below. No evidence of current or previous bat use was encountered during the survey.

External Investigation		
General construction type:	Red brick, cavity wall construction with pebble dash rendering. Rear garden faces north-west. Front of house approximately south-east facing. Single storey extension to south west elevation – similar construction to main house. No evidence of bat use.	
Roof:	Pitched (single) with clay tiles and clay ridge tiles – in reasonably good condition. Timber soffit boxes under gutters in reasonably good condition, some small gaps. Lead flashing around chimney. No evidence of bat use.	
Foraging habitats:	Rear garden provides some foraging habitat (note rear of house if north-west facing). Good foraging habitat lies around the quarry to the north, railway line to the east and within farmland in the wider landscape. Roost potential will be greater in properties in closer proximity to good quality foraging habitat.	
Internal Investigation		
Loft:	Loft insulated, roof supported on timber beams and underlined with a plastic membrane (installed in the last 12 months). No lighting installed into loft. No evidence of bat use.	

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4. Evaluation and Impact Assessment

- 4.1 No evidence of current or previous bat activity was found during the internal and external inspection of the property. Houses of the construction and age of 24 Moorland Crescent are frequently used by bats. However, there are a number of limiting factors in respect of this property:
- The rear of the house (garden/foraging habitat) is north-west facing, habitat on the south and south east facing elevations are of low value for foraging bats – bats are more likely to favour properties with south-south east facing rear gardens particularly during the active period;
 - The roof of the property has been underlined in the last 12 months and as a consequence is in good condition, bats are more likely to utilise underlined roofs where there has been some degradation in material allowing access for roosting; and
 - The highest value foraging habitats occur to the north and west associated with a quarry and railway line, bats are more likely to favour the high number of properties which offer potential roosting habitat in close proximity to high value foraging habitats. Whilst no evidence of bat activity was found and there are several features which such that the property is not optimal roosting habitat there is a small risk that bats may utilise areas of the property particularly individual/small numbers of pipistrelle bats.
- 4.2 The potential impacts of the proposed development are considered to be insignificant based on the fact no evidence of bat use was found.
- 4.3 Loss of a roost would be an offence under the Conservation (Habitats & c.) Regulations, 2007 (as amended) and the Wildlife and Countryside Act, 1981 (as amended) (see Section 5). No roost was found during the survey and the building is considered to be generally unsuitable for use by bats. Therefore, a licence from Natural England is not considered to be necessary for the proposed works.
- 4.4 Due to the low potential of the building as bat roost habitat and the lack of evidence of bats, further surveys and mitigation are not considered necessary.
- 4.5 Bats are however highly mobile and can colonise buildings at any time, therefore a procedure should be in place should bats be found during works - should bats be found or suspected at anytime during demolition activities then, as a legal requirement, work in that area should cease immediately until further advice has been sought from Natural England and/or the scheme ecologist. The scheme ecologist, Natural England or their agents in the Lancashire area will be able to locate a licensed bat worker to remove any bats present which might be harmed during the works. If bats are exposed during the works and are vulnerable to harm, gloves or a container should be used to move them to a dark and quiet area, until a bat worker has been contacted.
- 4.6 If bats are found, the actions described in section 4.5 should be followed. No further mitigation in respect of bats is considered to be required at the present time.

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5. Legal Status

- 5.1 All UK bat species receive full protection under Schedule 5 of the Wildlife and Countryside Act (1981, as amended) and are therefore subject to the provisions of Section 9 of the Act. This makes it an offence to;
- Intentionally kill, injure or take a bat,
 - Possess or control any live or dead bat or any part of a bat,
 - Sell, offer or expose for sale any live or dead bat, or any part of, or anything derived from a bat,
 - Intentionally (or recklessly) damage, destroy or obstruct access to any structure or place which a bat uses for shelter or protection,
 - Intentionally (or recklessly) disturb a bat while it is occupying a structure or place which it uses for shelter or protection.
- 5.2 The Countryside and Rights of Way Act (2000) amends the Wildlife and Countryside Act (1981) adding the term '**recklessly**' to the offences of "intentionally damaging, destroying or obstructing access to any structure or place which a bat uses for shelter or protection" and "intentionally disturbing a bat while it is occupying a structure or place which it uses for shelter or protection". The term 'reckless' is defined by the case of Regina versus Caldwell 1982. The prosecution has to show that a person deliberately took an unacceptable risk, or failed to notice or consider an obvious risk.
- 5.3 Bats also receive protection under the Habitats Directive 1992, which is translated into UK legislation by The Conservation of Habitats and Species Regulations 2010;

- 39.—(1) A person commits an offence if he—
- (a) deliberately captures, injures or kills any wild animal of a European protected species ;
 - (b) deliberately disturbs wild animals of any such species
 - (c) deliberately takes or destroys the eggs of such an animal; or
 - (d) damages or destroys a breeding site or resting place of such an animal.

References

- Bat Conservation Trust (2004) *Best Practice Guidelines for Bat Surveys*. BCT
 English Nature (2004). *Bat Mitigation Guidelines*. Natural England