

20 JUL 2012	
FOR THE ATTENTION OF	

For office use only	
Application No	320120654P
Date received	
Fee paid £	Receipt No:

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

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

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 & Mrs	First name:		Surname:	Elliott
Company name					
Street address:	7 Sandringham Close			Country Code	National Number
	Calderstones Park			Telephone number:	Extension Number
				Mobile number:	
Town/City	Whalley			Fax number:	
County:	Lancashire			Email address:	
Country:	United Kingdom				
Postcode:	BB7 9JP				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Stuart	Surname:	Herd
Company name:	Sunderland Peacock & Associates				
Street address:	Hazlemere			Country Code	National Number
	Pimlico Road			Telephone number:	Extension Number
				Mobile number:	
Town/City	Clitheroe			Fax number:	
County:	Lancs			Email address:	
Country:					
Postcode:	BB7 2AG			stuart@sunderlandpeacock.com	

3. Description of Proposed Works

Please describe the proposed works:

Proposed demolition of garage, single storey lean-to to the rear elevation (north east) and single storey Utility Room to the side elevation (north west) Proposed construction of a single storey extension to the rear elevation (north east) bedroom extension at first floor level to the rear (north east) and two storey (first floor in roof void) extension to the side elevation (north west) incorporating 4no hipped pitched roof dormer windows. Associated external works including widening of the access vehicular to George Lane and the extension of the drive to incorporate a turning area. Resubmission of approved scheme Ref 3/2009/1066 with design amendments.

Has the work already been started without planning permission? ☐ Yes ☒ No

4. Site Address Details

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Full postal address of the site (including full postcode where available)

Description:

House:	17	Suffix:	
House name:	Pendle House		
Street address:	George Lane		
	Read		
Town/City:	Burnley		
County:			
Postcode:	BB12 7RQ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	376464		
Northing:	434870		

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 ☐ NoIs a new or altered pedestrian
access proposed to or
from the public highway?☐ Yes ☒ NoDo the proposals require any
diversions, extinguishment 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 their reference number(s):

As indicated on drg Ref 4244-05A

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

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

If Yes, please describe:

Additional off street car parking will be available due to the extension of the drive and provision of a turning area.

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:

Facing brickwork and painted render with lead faced dormer cheeks.

Description of *proposed* materials and finishes:

Facing brickwork and painted render with lead facing to the dormer cheeks - all to match existing.

11. (Materials continued)

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

Natural slate finish to pitched roof with hip / ridge tiles and with mitred slate hips to dormer windows.

Description of *proposed* materials and finishes:

Natural slate finish to pitched roofs with hip / ridge tiles and with mitred slate hips to dormer windows all to match existing and with conservation type flush fitting rooflights.

Lead Or fibreglass / resin lead replacement system to the flat roof area.

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

uPVC framed.

Description of *proposed* materials and finishes:

Painted timber or powder coated aluminium framed.

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

Aluminium, timber and uPVC.

Description of *proposed* materials and finishes:

Painted timber and / or powder coated aluminium frames.

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

Tarmac drive.

Description of *proposed* materials and finishes:

Tarmac finish to extended drive and vehicle turning area with stone sett edgings.

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:

Location Plan

Existing Plans and Elevations Ref 4244-04

Proposed Plans and Elevations Ref 4244-05A

Bat Survey Report.

Proposed external materials and rooflight details

Previously approved drawing Ref 3963-05B

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: First name: Surname: Person role: Declaration date: ☒ 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

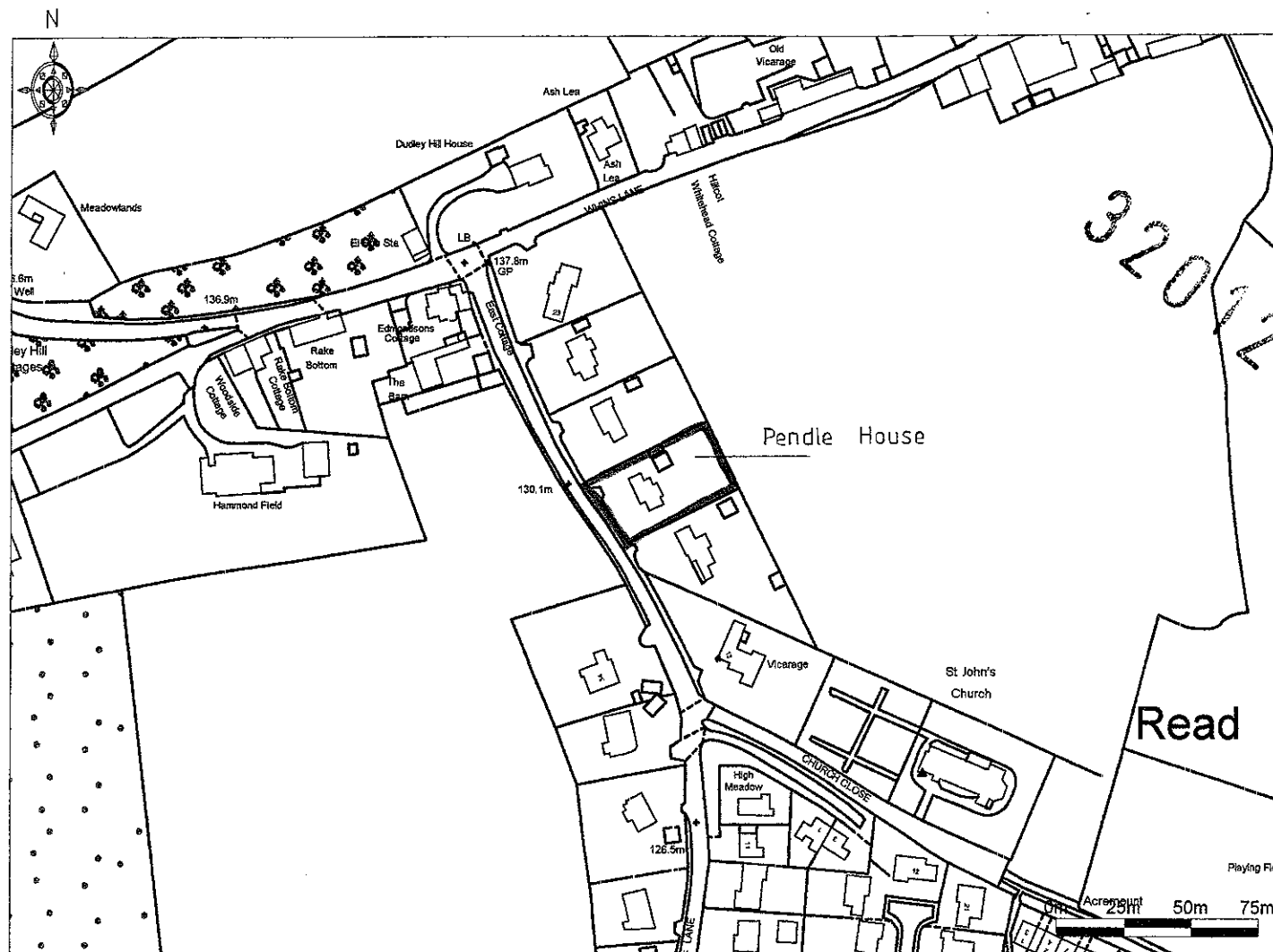
(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

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: First Name: Surname: Person role: Declaration date: ☒ 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.

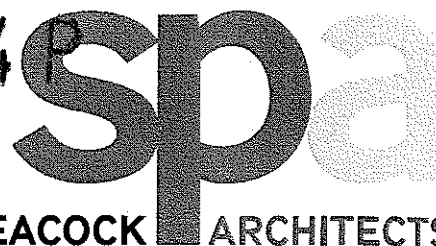
Date



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320120654P



SUNDERLAND PEACOCK ARCHITECTS

PROPOSED EXTERNAL MATERIAL AND ROOF WINDOW

DETAILS FOR THE PROPOSED ALTERATIONS AND

EXTENSION OF PENDLE HOUSE,

N0. 17 GEORGE LANE, READ BB12 7RQ

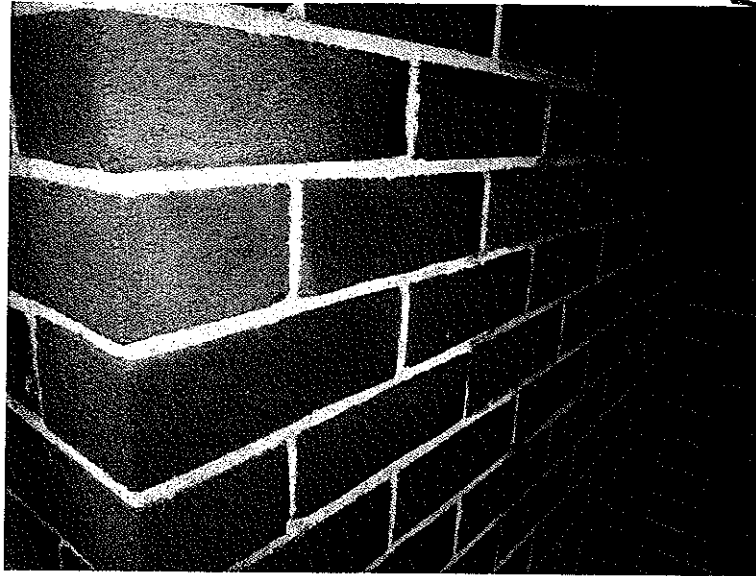
JOB REF. 4244

DATE JULY 2012

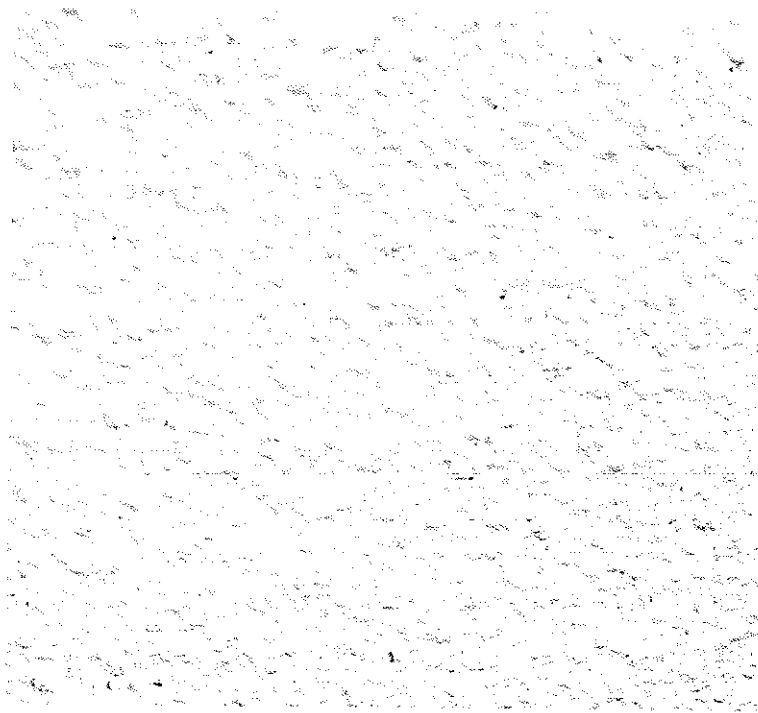
VERSION 1.01

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

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Pl. 1 The above photograph shows the existing facing brick that will be sourced to construct external walls – to match the existing house.



Pl. 2 Photograph showing the proposed painted render finish for the walls above brickwork.



Pl. 3 The above photograph shows the kind of Westmoreland Green slates that would be used to finish the proposed extension roof, which would match the existing house.



Pl. 4 Photograph showing the Velux Conservation roof window to be used in the roof of the proposed single storey extension



Pl.5 Photograph showing existing tarmac drive and stone sett edgings that would be used for the new driveway.

BAT SURVEY

320120654P

AT

PENDLE HOUSE
17 GEORGE LANE
READ

DATE AND TIME OF VISIT
17TH JULY 2012 9.30PM

WEATHER CONDITIONS
Overcast 8°C light breeze.

REFERENCE NO. 4244
This update should be read in conjunction with survey dated
9th December 2009

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

320120654P

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

320120654P

PROPOSED DEVELOPMENT

It is proposed to extend the property to the side and rear.

WALL CONSTRUCTION

X
X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are brick with rendered sections. The garage is brick.

ROOF CONSTRUCTION

X
X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The roof is slate with dormer windows. The Garage has a felt flat roof.

BAT ACCESS POINTS IN WALLS

Yes No

	X
--	---

COMMENTS: The pointing and render is in good condition with no access points for bats.

BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

YES NO

	X
	X
	X

COMMENTS: There was no sign of any droppings or staining of walls which would indicate bats using the building as previously found.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes No

	X
X	
	X

COMMENTS: The rafters and purlins are in good condition with no cracks or crevices. The abutment of slates with battens and rafters have been pointed. There is insulation at ceiling level and substantial amount of cobwebs but due to the lack of felt it does not provide a suitable environment for Bats. The garage roof internally is boarding over joists in very good condition with no gaps.

BAT ACCESS POINTS IN ROOF

Yes No

	X
--	---

COMMENTS: The slates are generally in good condition with no gaps or access points. The eaves are well sealed and there do not appear to be any access points or crevices suitable for Bats. The felt on the flat roof is in good condition with no access points.

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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: The situation remains as found during the previous survey. None of the above evidence was found.

CONCLUSION

The evening survey has not revealed any change in circumstances, Bats were not seen emerging or flying around this property. Based on the evidence it does not appear that Bats use the building for roosting, hibernating, feeding or maternity.

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

320120654P

BAT SURVEY

AT

PENDLE HOUSE
17 GEORGE LANE
READ

DATE AND TIME OF VISIT
9TH DECEMBER 9.00AM

WEATHER CONDITIONS

SUNNY WITH 9MPH NORTHERLY BREEZE 8°C

REFERENCE NO. 3963

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

3201206542

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

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- 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

320120654P

PROPOSED DEVELOPMENT

It is proposed to extend the property to the side and rear

TYPE OF BUILDING

X	HOUSE
	BARN
X	GARAGE
	OTHER

COMMENTS: The property is a detached house with detached garage to rear.

LOCATION

	URBAN
X	SMALL TOWN/URBAN VILLAGE
	RURAL/VILLAGE

COMMENTS: The house is located adjacent to George Lane surrounded by garden with fields to the rear and overlooking fields to the front. There is a property to either side.

BUILDING ADJACENT TO OR WITHIN 10M OF

X	TREES
	HEDGEROW
	OPEN WATER

COMMENTS: There are a number of small trees and shrubs in the garden to the south side. And a couple of mature trees to the north boundary.

WALL CONSTRUCTION

	STONE
X	BRICK
	STEEL
X	BRICK/BLOCK AND RENDER
	OTHER

COMMENTS: The walls are brick with rendered sections. The garage is brick.

ROOF CONSTRUCTION

X	SLATE
	TILE
	GREY SLATE
	STEEL
X	FLAT ROOF FELT

COMMENTS: The roof is slate with dormer windows. The Garage has a felt flat roof.

BAT ACCESS POINTS IN WALLS

Yes	No
	X

COMMENTS: The pointing and render is in good condition with no access points for bats.

BAT SIGNS, EXTERNAL

SEEN

DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

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COMMENTS: There was no sign of any droppings or staining of walls which would indicate bats using the building.

	Yes	No
ROOF SPACE		X
TRUSSED PURLINS	X	
FELT		X

COMMENTS: The rafters and purlins are in good condition with no cracks or crevices. The abutment of slates with battens and rafters have been pointed. There is insulation at ceiling level and substantial amount of cobwebs but due to the lack of felt it does not provide a suitable environment for Bats. The garage roof internally is boarding over joists in very good condition with no gaps.

	Yes	No
BAT ACCESS POINTS IN ROOF		X

COMMENTS: The slates are generally in good condition with no gaps or access points. The eaves are well sealed and there do not appear to be any access points or crevices suitable for Bats. The felt on the flat roof is in good condition with no access points.

	Yes	No
BAT SIGNS, INTERNAL		X
SIGHTED DROPPINGS		X
DETECTOR RESULTS		X
STAINING/GREASE MARKS		X
SUSPECT SUMMER ROOST		X
SUSPECT WINTER HIBERNACULA		X
INSECT OR MOTH FEEDING EVIDENCE		X

COMMENTS: None of the above evidence was found and the detector result was negative however at this time of year it is highly unlikely to see active Bats.

CONCLUSION

Based on the evidence found it does not appear that Bats use the building for roosting, hibernating, feeding or maternity.

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

PHOTOGRAPHS



Front elevation



Rear elevation.

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South elevation and adjacent shrubs.



Roof space.



Detached garage.