



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Tel: 01200 425111

www.ribblevalley.gov.uk

2 JUL 2012

FOR THE
ATTENTION OF

For office use only

Application No 320120664P

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:

TWO STOREY SIDE EXTENSION AT 2 HALTON PLACE, LANGKIDGE

Description of Proposed Works (continued)

320120664P

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: 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:

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

Materials

320120664P

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	FACING BRICK + MINOR RENDERED PANELS.	to MATCH EXISTING	☐	☐
Roof	TILED ROOF (CONCRETE) PROFILED.	to MATCH EXISTING	☐	☐
Windows	WHITE UPVC	to MATCH EXISTING	☐	☐
Doors	WHITE UPVC	to MATCH EXISTING	☐	☐
Boundary treatments (e.g. fences, walls)	CONCRETE POST AND PLYTH PANEL WITH CLOSE BORDERED PANELS BETWEEN	N / A.	☐	☐
Vehicle access and hard-standing	CONCRETE APRON AND ON STREET PARKING.	N / A.	☐	☐
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:

LOCATION PLAN, EXISTING FLOOR PLANS, EXISTING ELEVATIONS,
PROPOSED PLANS, PROPOSED ELEVATIONS

Ownership Certificates

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):

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Certificate A cannot be issued for this application

- The steps taken were:

--

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

--	--

Date (DD/MM/YYYY):

--	--	--

AGRICULTURAL LAND DECLARATION

Agricultural Land Declaration - You Must Complete Either A or B

Date (DD/MM/YYYY):

	A. J. Hays	25.06.2012
--	------------	------------

Name of Tenant	Address	Date Notice Served

Date (DD/MM/YYYY):

--	--	--

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

320120664P

Declaration

I 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)

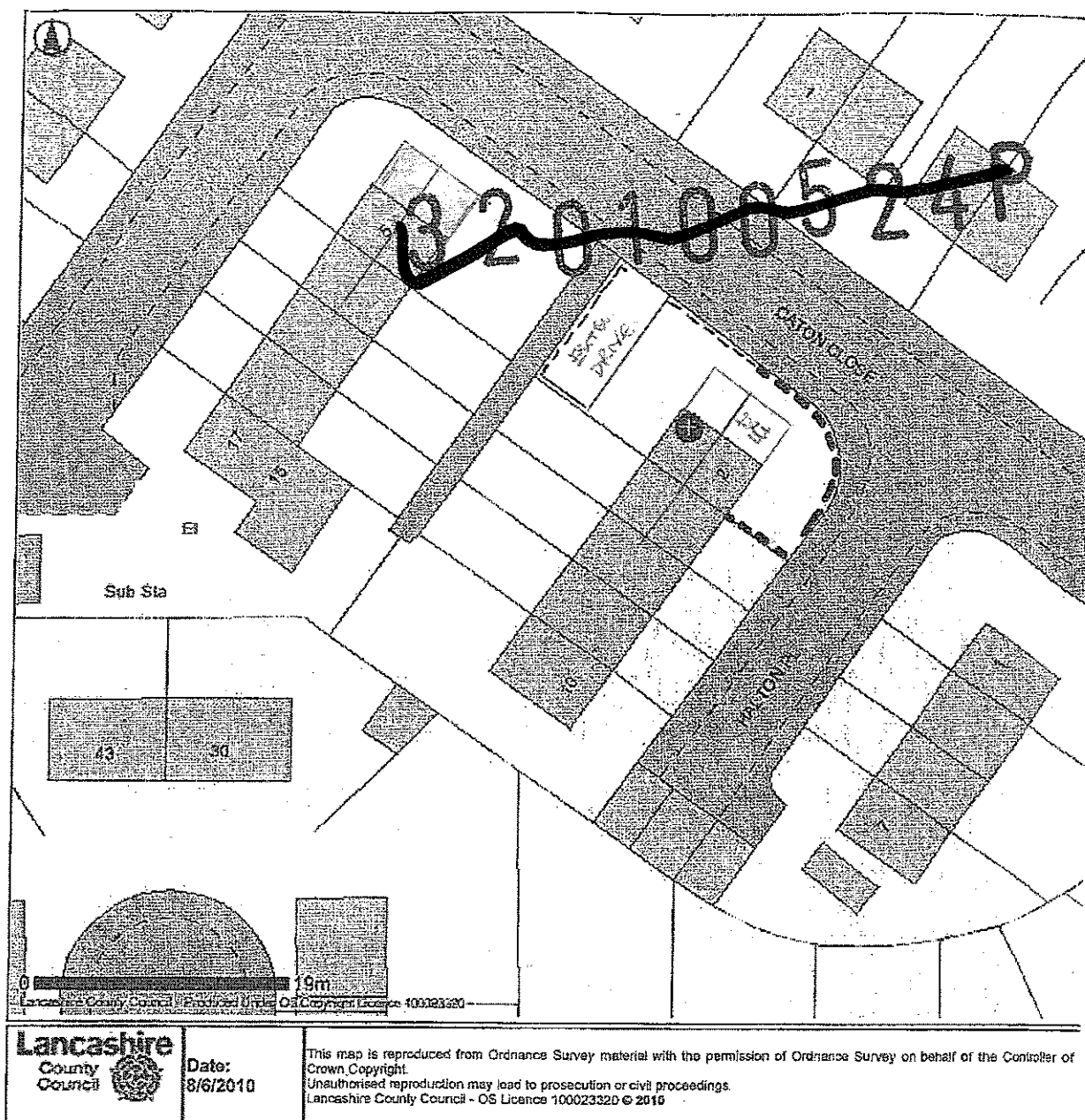
☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

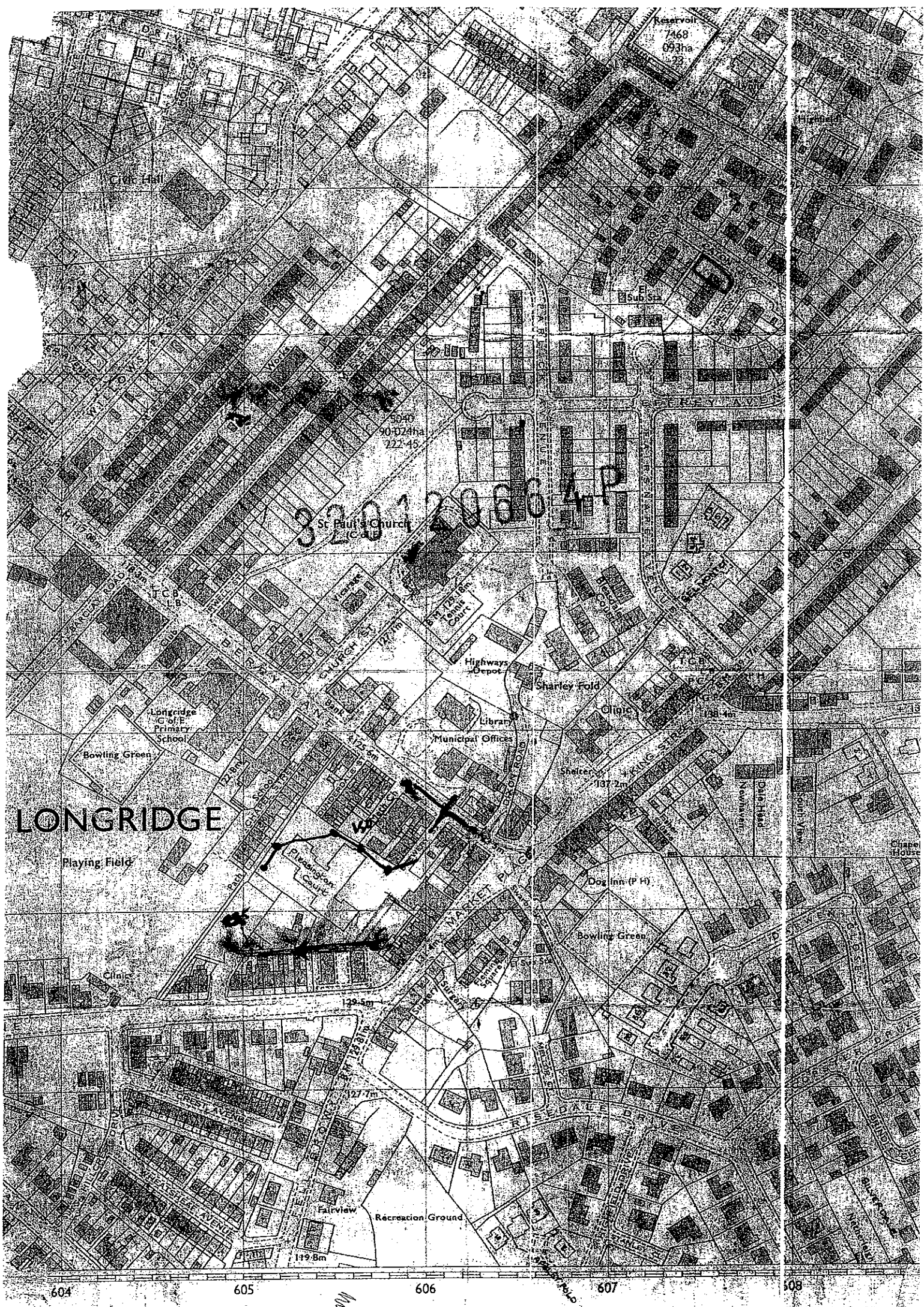
Email address:



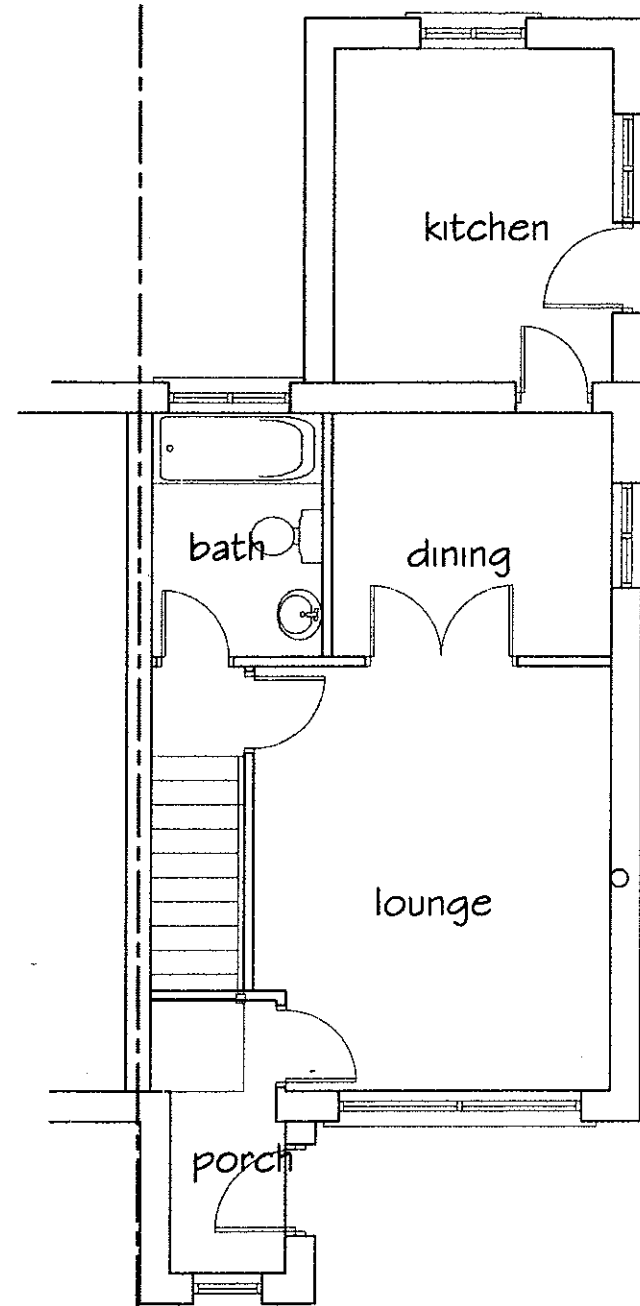
Red dashed line denotes new
concrete post + timber fence panels

PROPOSED SITE PLAN

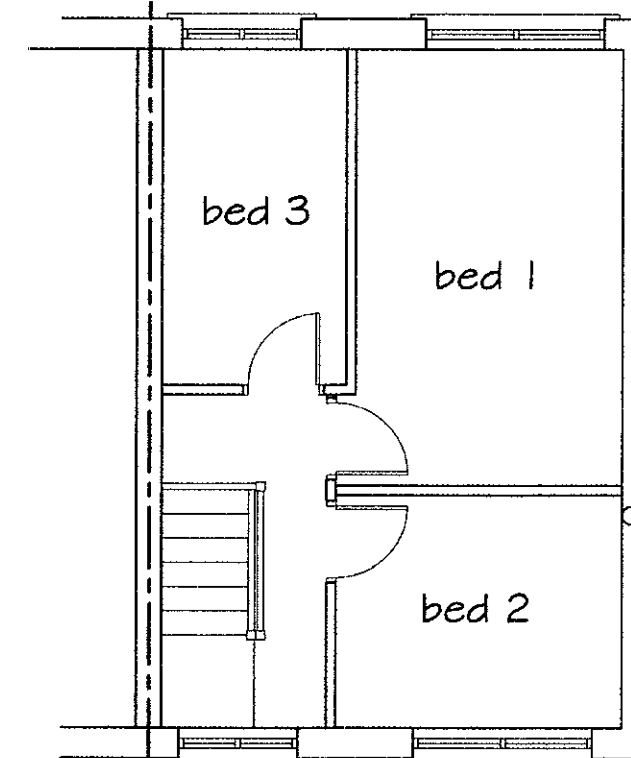
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NOTES
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT.
ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR, PRIOR TO
PLACING ORDERS OR COMMENCING ANY OF THE RELEVANT WORKS.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE PLAN AND THAT FOUND ON
SITE ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

320120664P

Rev.	Date	Description
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A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lancs.
PR3 3NB, Tel & Fax : (01772) 785719

Client
Mrs S. Knight,
2 Halton Place,
Longridge
Nr Preston,
Lancs.
Job/Scheme Title

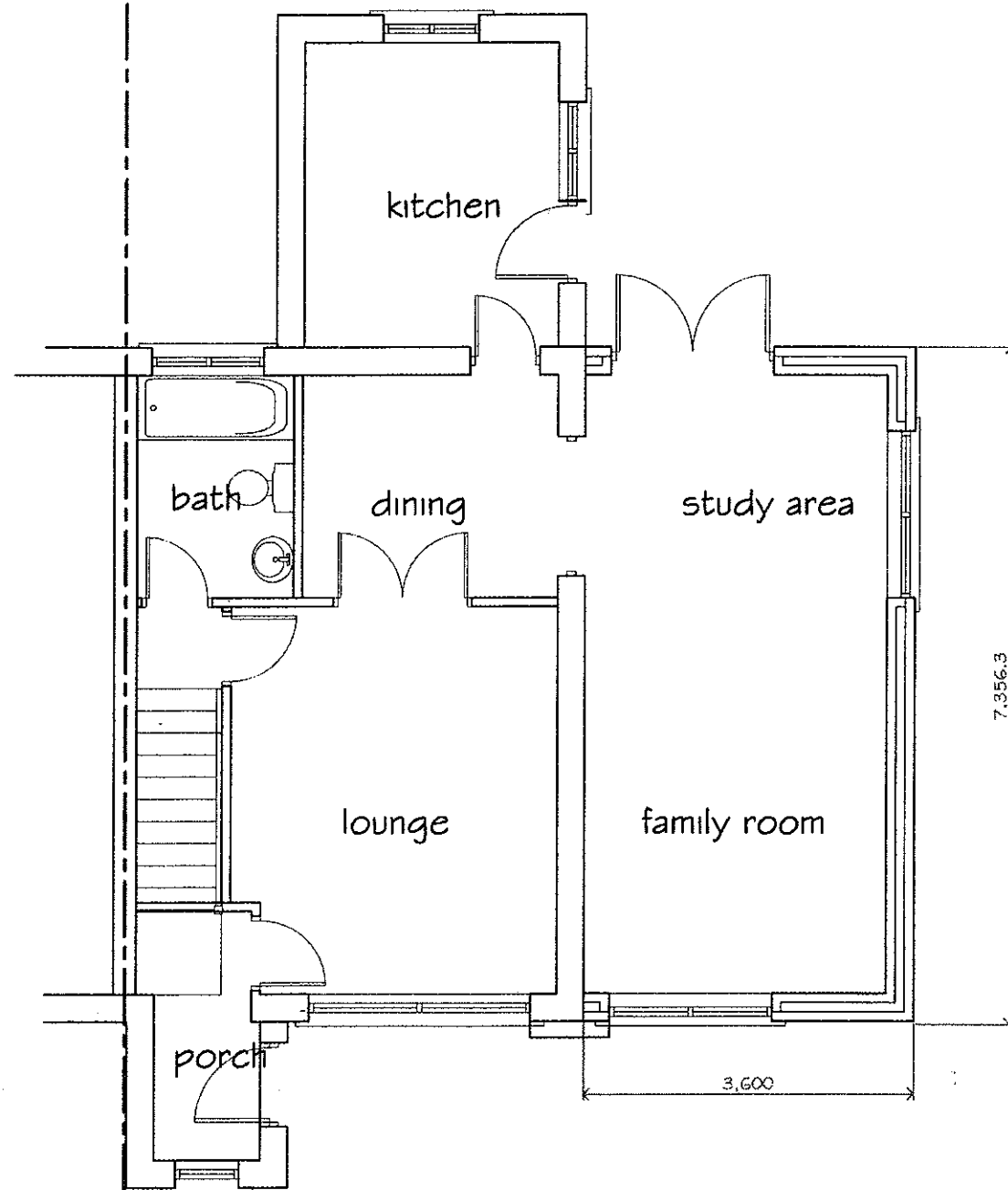
TWO STOREY SIDE EXTENSION

Drawing Title
EXISTING FLOOR PLANS

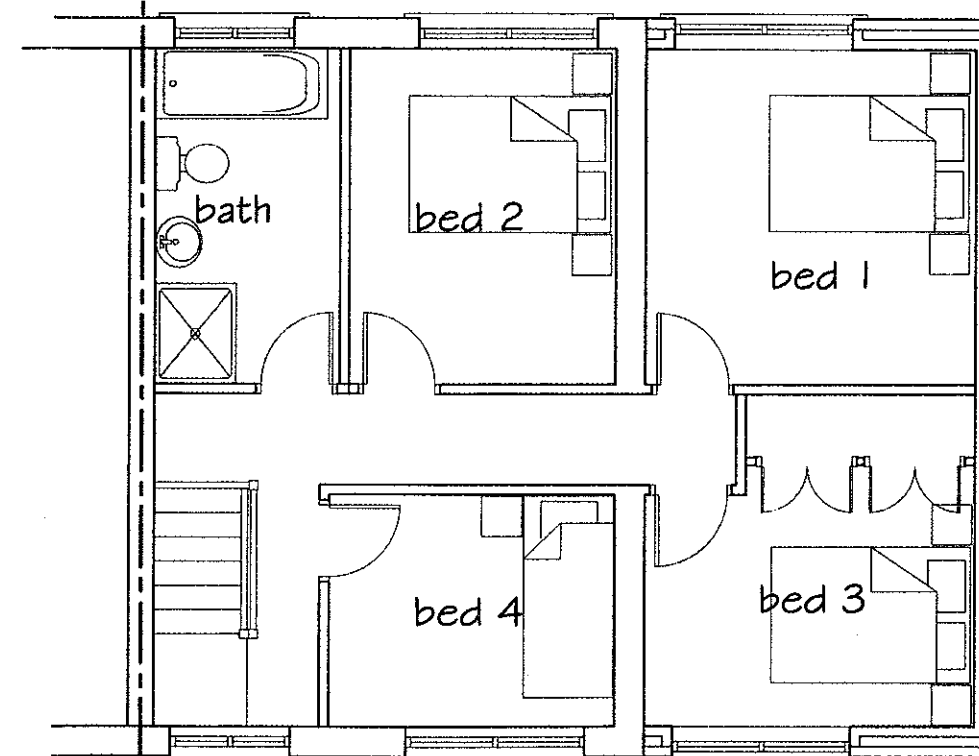
Job/Scheme Number		Drawing Number	
0402/93		Drawing No 01	
Scale	Date	Drawn	Checked
1/75th	May 12	a.t.l-h.	

NOTES
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320120664P



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Rev. Date Description
A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lancs.
PR3 3NB, Tel & Fax : (01772) 785719

Client
Mrs S. Knight,
2 Halton Place,
Longridge
Nr Preston,
Lancs.

Job/Scheme Title

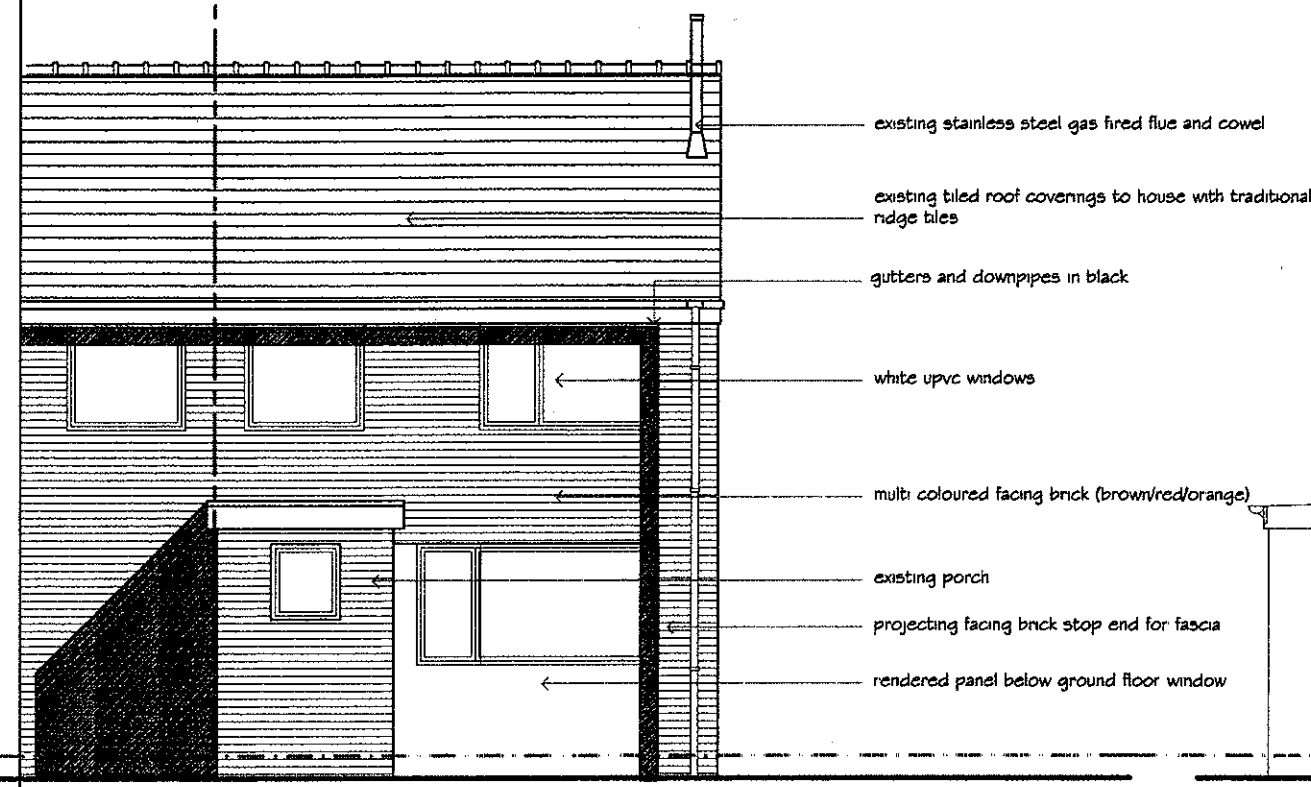
TWO STOREY SIDE EXTENSION

Drawing Title

PROPOSED FLOOR PLANS

Job/Scheme Number		Drawing Number	
0402/93		Drawing No 10	
Scale	Date	Drawn	Checked
1/75th	June 12	a.t.l.h.	

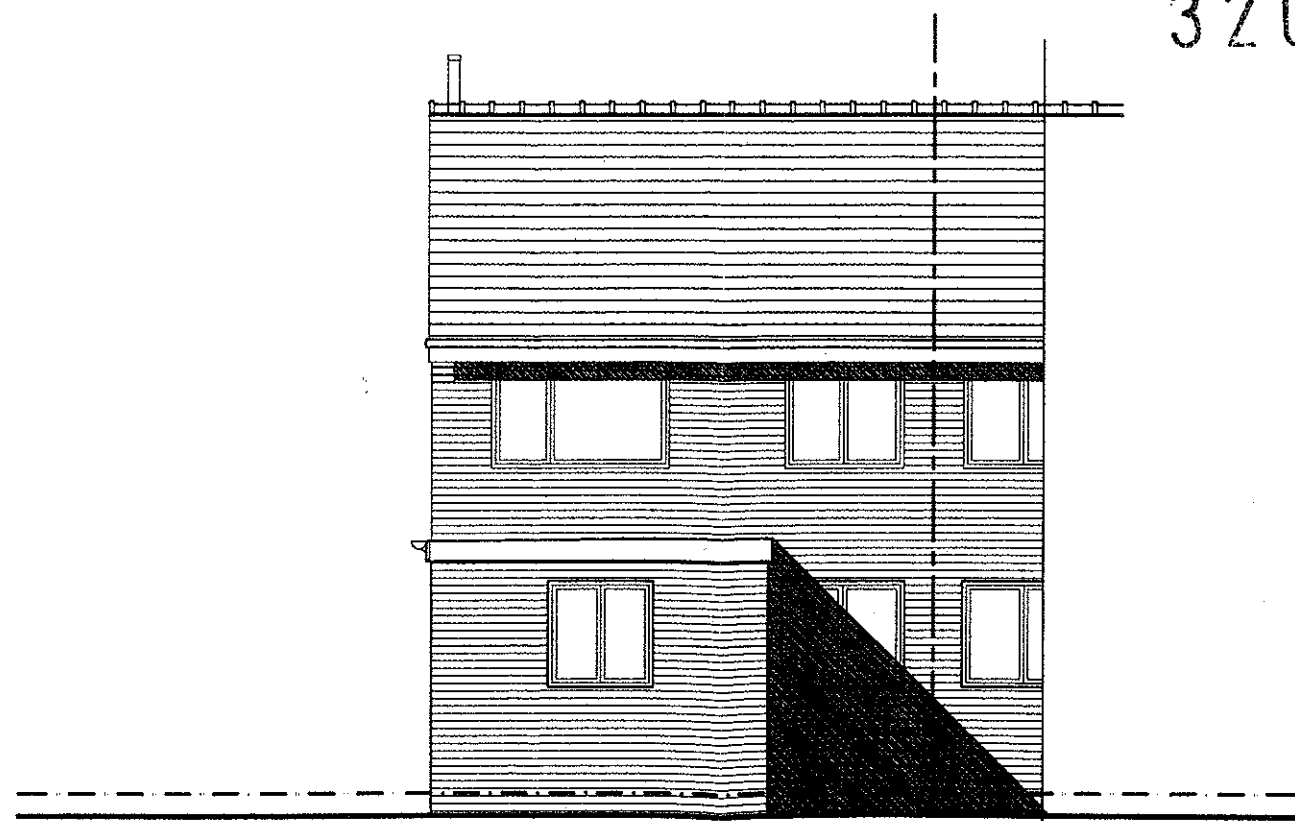
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

320120664P

Rev. Date Description
 A.L.H. Design Services
 Barley Cottage, Brewery Street, Longridge, Lancs.
 PR3 3NB, Tel & Fax : (01772) 785719

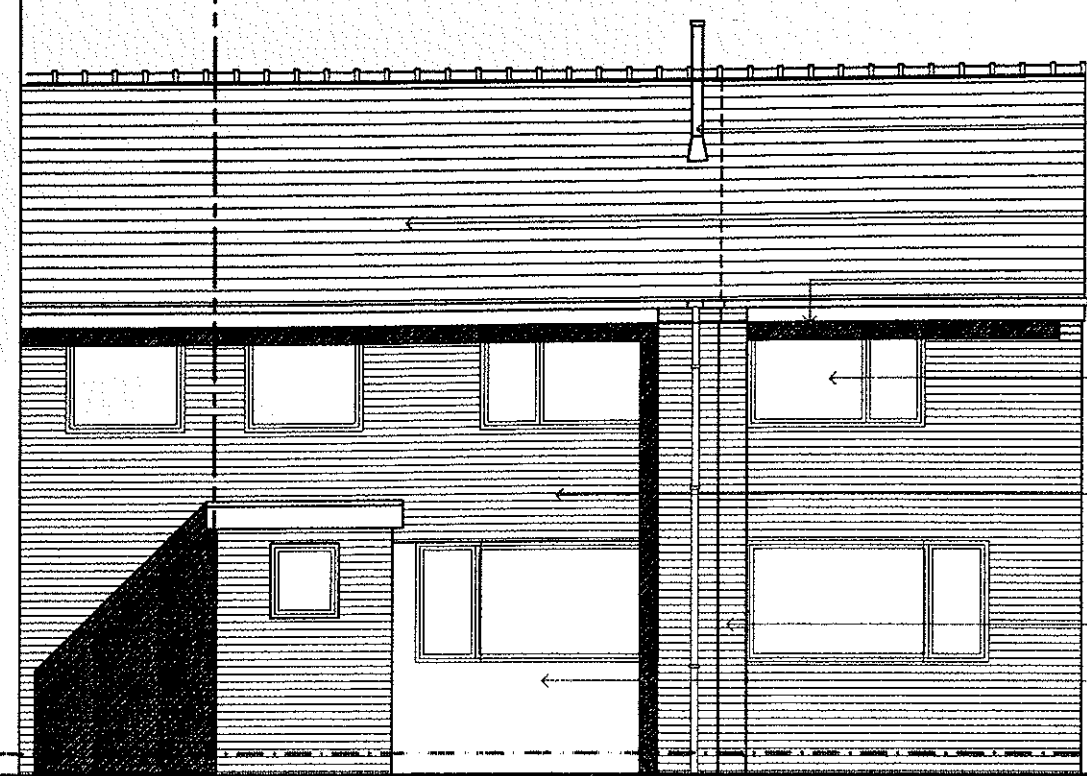
Client
 Mrs S. Knight,
 2 Halton Place,
 Longridge
 Nr Preston,
 Lancs.
 Job/Scheme Title

TWO STOREY SIDE EXTENSION

Drawing Title
 EXISTING ELEVATIONS

Job/Scheme Number		Drawing Number	
0402/93		Drawing No 05	
Scale	Date	Drawn	Checked
1/75th	June 12	a.t.l-h.	

NOTES
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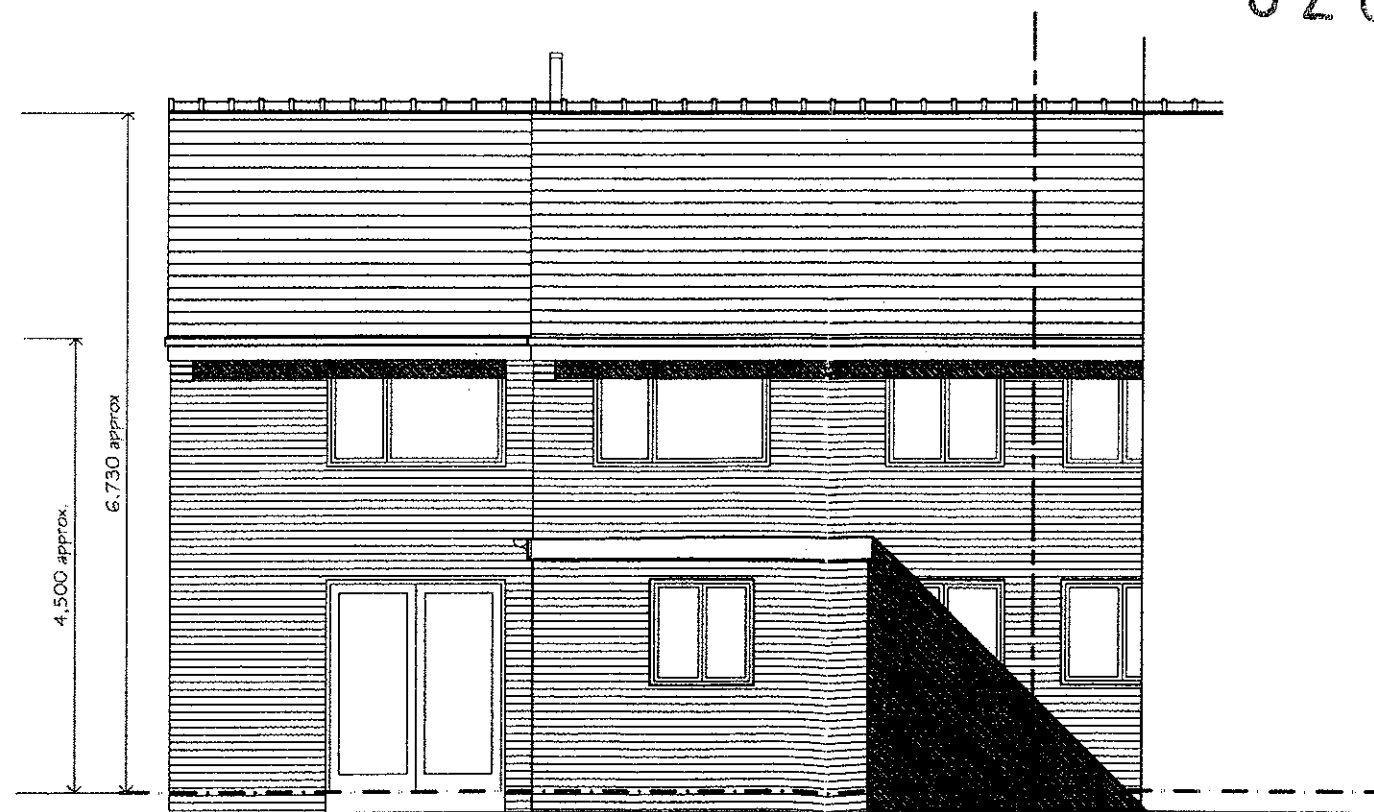
FRONT ELEVATION

3,600



SIDE ELEVATION

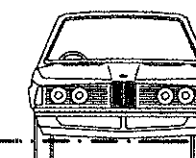
7,325



REAR ELEVATION

4,500 approx
6,730 approx

- existing stainless steel gas fired flue and cowl
- existing tiled roof coverings to house with traditional ridge tiles
- gutters and downpipes in black
- projecting facing brick stop end for fascia
- multi coloured facing brick (brown/red/orange)
- new window on gable
- existing single storey kitchen extension with felt roof



320120664P

Rev.	Date	Description
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A.L.H. Design Services
Barley Cottage, Brewery Street, Longridge, Lancs
PR3 3NB, Tel & Fax : (01772) 785719

Client

Mrs S. Knight,
2 Halton Place,
Longridge
Nr Preston,
Lancs.

Job/Scheme Title

TWO STOREY SIDE EXTENSION

Drawing Title

PROPOSED ELEVATIONS

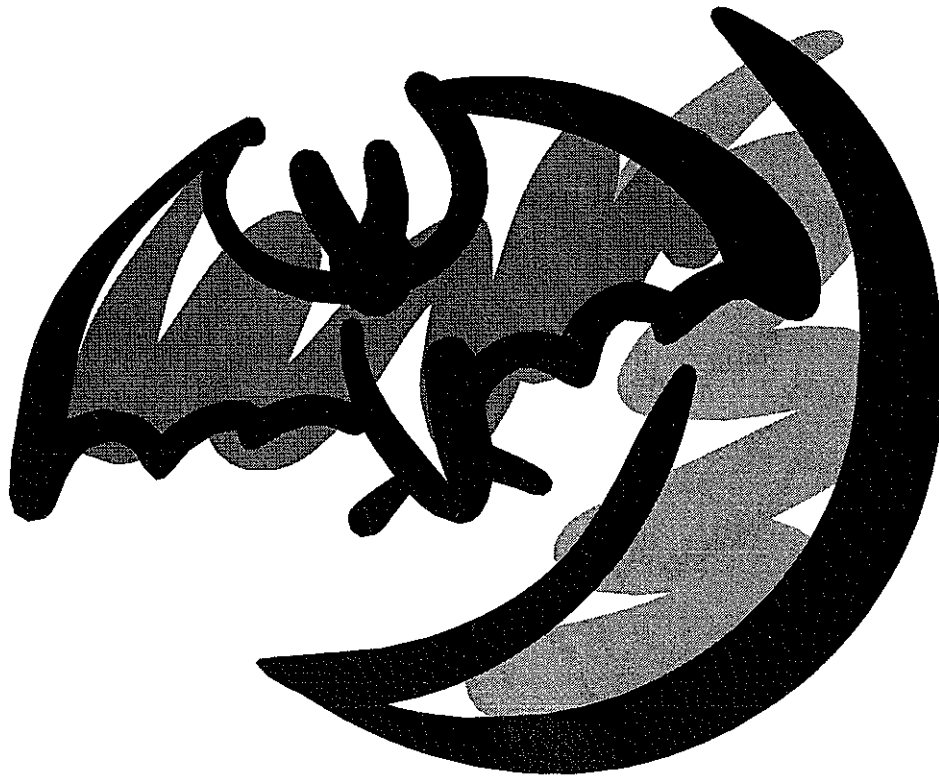
Job/Scheme Number		Drawing Number	
0402/93		Drawing No 15	
Scale	Date	Drawn	Checked
1/75th	June 12	a.t.l.h.	

WILDLIFE SURVEY FOR BATS

AT

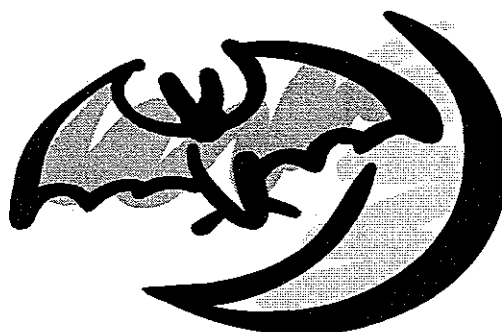
2, Halton Place,
Longridge
Preston
Lancs.
PR3 3RJ

320120664P



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





BAT SURVEY & REPORT

Commissioned By:

Ms S Knight

Address:

2, Halton Place
Longridge
Preston
PR3 3RJ

Tel No:

01772 785652

Instruction Method:

Verbal

Bat Survey Address:

2, Halton Place
Longridge
Preston
Lancs
PR3 3RJ

Visit Date/Time:

19 July @ 20.30 hrs

Weather Conditions:

Overcast with light drizzle and a temperature of 13⁰C

Document Reference:

1441



BAT SURVEY & REPORT

320120664P

Survey Brief

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

Limitations of the report

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

BAT SURVEY & REPORT

Objectives of the report:

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

Survey Guidelines

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

Survey Methods

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

Evidence of use will include the following;

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

Evening Surveys

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

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

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower

8 x 32 Opticron binoculars.

Bat box 'duet' bat detector, a heterodyne type sonar receiver.

Bat Scanner, a heterodyne type instrument which actively scans ultrasound for bats.

Petzl headlamp torches.

A variety of folding aluminium ladders.

Telescopic inspection mirrors, large and small.

Bat detection methods

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

Evening surveys

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

Analysis of results

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

Bat habits

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

Adverse weather

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

Risk Assessment

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

Low risk:

No evidence of use by bats was found.

Medium risk:

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

High risk:

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

BAT SURVEY & REPORT

External Survey Results

Property type

House:
Extension:
Other:

YES	NO
☒	☐
☒	☐
☐	☒

Comments: The bat survey applies to the house and a single storey extension to the side of the property.

Construction

Stone
Brick
Other:
Bat Access Places

☐	☒
☒	☐
☐	☒
☒	☐

Comments: The property and extension are well built. The only visible bat access point is where a small area of render is missing beneath the roof tiles near the gable apex.

Roof

Slate
Tile:
Mineral felt
Bat Access Places

☒	☐
☐	☒
☒	☐
☐	☒

Comments: The house has an apex roof covered with tiles whilst the extension has a flat roof covered with mineral felt.

Bat Signs

Bats seen
Droppings
Bat Detector Results

☐	☒
☐	☒
☐	☒

Comments: A careful search however could find no clues or evidence of bats at this property.

External Conclusions:

No signs of bat use could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

320120664P

Internal Survey Results

Is the building lived In? The building is occupied at present.

Construction

Stone
Brick
Other/plaster:
Bat Access Places

YES	NO
	✓
✓	
✓	
	✓

Comments:

Roof space, attic or loft

Beams
Cracks in beams
Lined roof: Fibreboard
Bat Access Places

	✓
	✓
✓	
	✓

Comments; The ceiling of the attic is under-drawn with a fibreboard insulation with no access into any cavity behind. The extension has a flat roof, there is no attic and the ceiling is lined with fibre-board.

Bat signs

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

	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments: There are no access points for bats to enter the building.

Internal Conclusions:

There are no signs of bats using the premises for roosting.

Risk Assessment: Low

BAT EMERGENCE SURVEY & REPORT

Date: 19th July 2012

Start Time: 21.00 hours

End Time: 22.30 hours

Weather:

The evening was overcast with a fine drizzle. There was no breeze and the temperature was 13°C.

Bat Suitability Evening:

The evening was a good evening for foraging bats with flying insects and observed outside the building. Many swifts were flying and feeding overhead.

Survey Details:

The survey was conducted using a 'bat detectors' set at 45Khz. The bat detector was occasionally tuned to 55Khz to allow for different species of bat sonar. Continuous observation of the building was achieved by surveying the gable end of the property.

Survey Findings:

Despite the evening being most suitable for foraging bats, no bats were detected or seen. No bats were detected or observed emerging from the property under observation.

Evaluation of the Survey Results:

There was no evidence of any bats emerging from the building.

Risk Assessment:

Low.

BAT SURVEY & REPORT

320120664P

SURVEY SUMMARY

Proposed Development

The proposal is to add a two storey extension to the property.

Site Description

The property is sited on a hill side in a rural village, and is surrounded by residential development.

Survey Results

The survey found no evidence of any part of the building being used as a roost site or as a hibernacula.

Importance of the Site

The site has not and is not being used by European Protected Species and is of no special wildlife importance.

Conclusions

The survey could find no evidence of previous or present occupation by bats.

Risk Assessment

Low

Mitigation and Enhancement

No mitigation or habitat enhancement will be necessary.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: 19th July 2012

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20120533 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

BAT SURVEY & REPORT

Bats and the Law

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

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

How to proceed when bats are found

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

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

General recommendations:

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

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

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

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