



RIBBLE VALLEY
BOROUGH COUNCIL

JUL 2012

ON THE
TION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120710P

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:		First name:	J.	Surname:	Heys	
Company name:						
Street address:	Cross A Leys Cottage, Moorside Lane			Country Code	National Number	Extension Number
				Telephone number:		
	Wiswell			Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:						
Postcode:	BB7 9DB					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:		First Name:	Anthony	Surname:	Flanagan	
Company name:	Flanagan Design Associates Ltd.					
Street address:	194			Country Code	National Number	Extension Number
	196 Spring House Union Road			Telephone number:	01254 385095	
	Oswaldtwistle			Mobile number:	07801575668	
Town/City:	Blackburn			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	BB5 3EG			flanaganandesign@hotmail.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Replacement of flat roof structure with a dual pitched roof construction with a natural slate finish

Has the work already been started without planning permission?

☐ Yes ☒ No

4. Site Address Details

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

Description:

House:		Suffix:	
House name:	Cross A Leys Cottage		
Street address:	Moorside Lane		
	Wiswell		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 9DB		

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

Easting:	374740
Northing:	437527

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, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

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

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:

Existing walls are finished in white tyrolean type render.

Description of *proposed* materials and finishes:

To remain as they are

Roof - description:

Description of *existing* materials and finishes:

Existing roof is a flat roof construction with black timber fascia boards

Description of *proposed* materials and finishes:

Proposed roof will be a dual pitched hipped roof with a natural slate finish

11. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

to remain as they are

Description of *proposed* materials and finishes:

n/a

Doors - description:

Description of *existing* materials and finishes:

to remain as they are

Description of *proposed* materials and finishes:

n/a

Boundary treatments - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Others - description:

Type of other material:

rainwater goods

Description of *existing* materials and finishes:

at present the rainwater is carried in a vally gutter and into a hopper head and downpipe

Description of *proposed* materials and finishes:

New roof will have a perimeter gutter and use the original down pipe position
gutter and down pipe in black p.v.c

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:

12/2023/01 existing plan & elevations
12/2023/02 proposed plan & elevations
12/2023/03 roof plan and section
location plan

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: Mr First name: Anthony Surname: Flanagan

Person role: Agent Declaration date: 26/07/2012 ☒ 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: Mr First Name: Anthony Surname: Flanagan

Person role: Agent Declaration date: 26/07/2012 ☒ 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



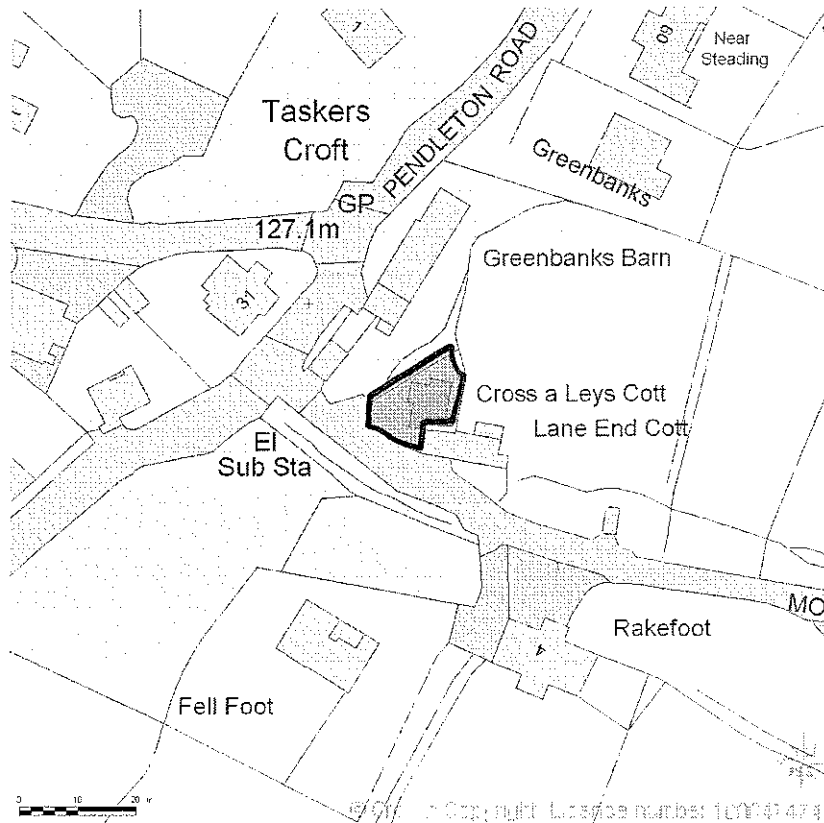
Date 26/07/2012

320120710P



Enabled by
OS Ordnance
Survey

AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 374740 , 437527



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474

320120710P

***Design & Access Heritage Statement to support
Application to form new pitched roof at "Cross A Leys"
Moorside lane. Wiswell Nr Whalley***

Requirements of Design.

The Area.

The area is the of Wiswell is within a Conservation Area and situated at the junction of Moorside Lane and the main access road through Wiswell. Set back from the junction the dwelling is attached to an existing property which was formerly a farm house of which this was part of, this is assumed because the pitched roof section is clearly part of the main building. The property also a cellar area with steps that lead up into this section of the building, now not used, but probably formed an access to the cellar from the original building.

The Present Use.

The property is a small domestic cottage formed with using part of the original farm, which is the kitchen and the lounge. A flat roofed extension has been added later to form 2no bedrooms.

The Building.

The dwelling is a small 2no bed roomed single storey element of a larger building and would appear to have been sub-divided at a date unknown. The original part of the roof is a mono pitched slate roof which discharges onto a flat roof. The rainwater is taken away by a valley gutter. This valley gutter causes severe problems when the rainfall and winds are high, the gutter surcharges and water enters the dwelling causing damage to wiring and decoration.

Proposed Use.

The use of the property will not change it will after alteration. It is proposed to form a dual pitched and hipped roof construction using traditional methods over the flat roof area and the marry the new roof to the existing with a diminishing dual pitched roof with fibreglass valley gutters either side discharging into existing rainwater pipes. The roof will be slate finished with natural ridge and hip tiles to match the slate. The roof perimeter will be finished with p.v.c. fascia boards in white and black gutters and down pipes.

Layout.

The layout and footprint will remain the same.

Scale.

The scale of the building will not be affected by extensions or other kinds of external alterations.

Access Component.

The dwelling are on easily accessed by foot and vehicle, at the front is a vehicle parking space for owners car.



320120710P
Martin Prescott
Environmental
Services

*Woodland Management, Ecological
Surveying, Wildlife Events...*

Mr and Mrs Heys
Cross-a-Leys Cottage
Moorside Lane
Wiswell
Lancashire
BB7 9DB
01254 822507

Martin Prescott
330 Hollins Lane,
Hollins,
Bury,
Lancs.
BL9 8BS

0161 796 6211
07946 488467
martin.dauby@tiscali.co.uk

7.8.2012

Bat Survey of Cross-a-Leys Cottage, Wiswell

6th August 2012

Surveyor- Martin Prescott (lic. no. 2011/4572)

Contents

1. Introduction

2. Method

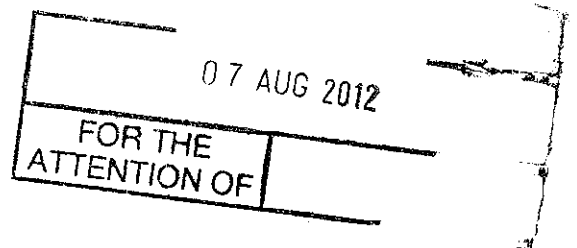
3. Results

4. Conclusions

5. Recommendations

6. Photos

7. Plan



1. Introduction

1.1 Reason for Survey

It is planned to build a pitched roof over a single storey section of this house and a bat survey was required as part of the planning application.

1.2 The Site

The site was at Cross-a-Leys Cottage, Wiswell, Whalley, Lancs. BB7 9DB. Map ref. SD748374.

1.3 The Buildings

The buildings consisted of a semi-detached house.

2. Method

2.1 Risk Assessment, Possible Hazards

The required access to the site was easy and posed no hazards other than those normally encountered when surveying basically sound buildings.

2.2 Daylight Survey

This survey took place on 6th August 2012.

A daylight survey was carried out in order to assess the site and search for potential roosting sites and signs of bat occupation.

The area was assessed for bat foraging potential.

Areas searched were:

2.2.1 Outside, the eaves, walls and roofs of the buildings to be affected for potential bat access holes.

2.2.2 The roof void of the house.

The survey was carried out during a season when bat activity was likely.

Any droppings on the outside were likely to be evident.

2.3 Evening Surveys, 6th August 2012

Two surveyors were sited such that any bats leaving the affected of the house would be in view. The survey started about 15 minutes before sunset and ended about an hour after sunset. All observed bat activity and the weather conditions were recorded.

2.4 Equipment

The equipment used consisted of hand held torches, heterodyne bat detectors, short focus binoculars and ladders.

3. Results

3.1 Possible Bat Roost Sites

3.1.1 Daylight Survey, 6.8.2012

The areas affected were the flat-roofed extension and a sloping slate section. See plan and photos.

The flat roofed section had a felt roof.

Gaps were found under the soffits of the flat-roofed section. These were relatively shallow, and most were covered in cobwebs (photo 2). They were also quite low and obstructed by shrubs in places.

The sloping section had a slate roof. There were gaps under end slates at east (cluttered access) and west ends.

The void was insulated at floor level and the roof slates were felt lined. The void was clear of clutter and easily searched.

No signs of bat occupation were found.

The house was occupied.

3.1.2 Evening Survey, 6.8.2012

Sunset was at approximately 20.55.

The weather conditions were 13.5c, calm, 5/8 cloud at sunset.

The survey started at 20.40 and ended at 21.55 by which time it was too dark to see clearly.

The earliest contacts was a Common Pipistrelle, flying from the west and heading east at 21.15.

A low level of Common Pipistrelle foraging and commuting activity was recorded. There was a slight indication of a direction of flight from the west/south west, a low indication of a major roost nearby.

No bats were seen emerging from the house.

3.2 Possible Bat Foraging Sites

The immediate area was fairly well vegetated with a small group of trees and mature gardens with semi-mature trees and hedges and was considered to have moderate bat foraging potential for Common Pipistrelles. Low numbers of other species were considered possible.

3.3 Alternative Roosts

There were many houses close by which were likely to have similar bat roosting potential to these buildings.

4. Conclusions

4.1 The affected area had many gaps under the barge boards with low bat roosting potential. These gaps were slightly too low to be ideal and many were covered in cobwebs and access was cluttered with vegetation along the eastern side.

There were two gaps under end slates suitable for roosting bats, again slightly low, with the easterly one having a cluttered access. These were considered to have low-moderate bat roosting potential. A major roost is considered very unlikely although the occasional transitory bat is possible.

4.2 The immediate area had moderate bat foraging potential for Common Pipistrelles and there was similar bat foraging potential within 500 metres.

4.3 There were no signs of roosting bats or nesting birds.

5. Recommendations

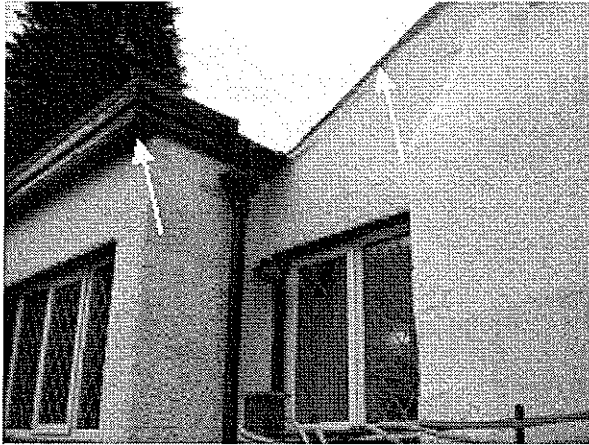
5.1 Work can commence with low risk to roosting bats, but there is a low risk of the occasional transitory roosting bats. If the roofing work is delayed until after March 2013, the roofing tiles and any other materials requiring removal which may harbour bats, must be removed carefully, by hand, under the supervision of a suitably qualified bat worker. A bat box (Schwegler 2F), attached to a nearby tree, must be provided to house any bats found.

5.2 If any section of work on the roof has not started before mid-May 2013, a repeat bat survey is recommended.

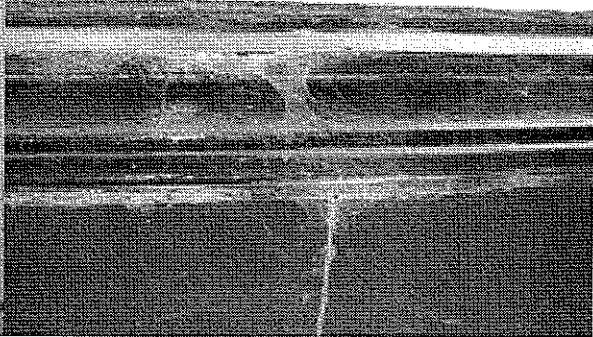
5.3 If work is carried out between March and August care must be taken not to disturb nesting birds.

5.4 It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during work, the consultant (0161 796 6211, 07946 488467) should be notified and work stopped immediately.

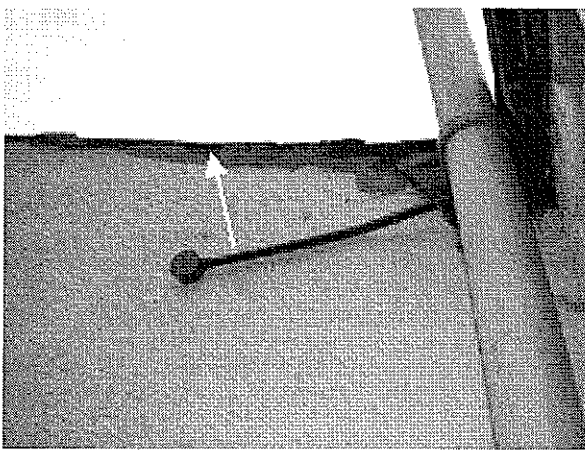
6. Photos



P1 Gap under soffit, under end slate



P2 Gap under soffit, shallow with cobwebs



P3 Sloping section, gap under end slate



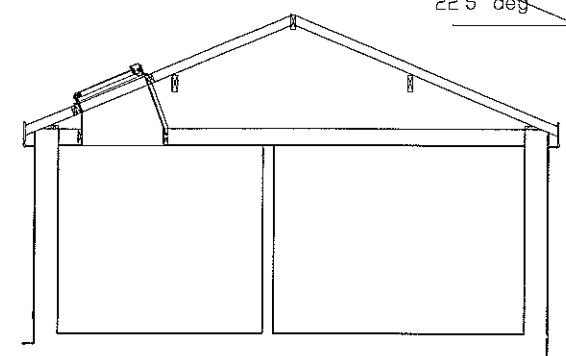
P4 Insulated loft

To achieve $R=0.34\text{m}^2\text{K/W}$ (note 4)	
λ (W/mK)	Thickness (mm)
0.020	7
0.025	9
0.030	10
0.035	12
0.040	14

1. Window frame to be level or lower than top of rafter
2. Pack with mineral wool (or similar).
3. Push insulation into gap between frame and tile batten.
4. Reveals to be insulated with insulation of minimum R-value of 0.34K/W - see table

robustdetails

Section showing frame ~~to~~ carry purlins



Section through roof

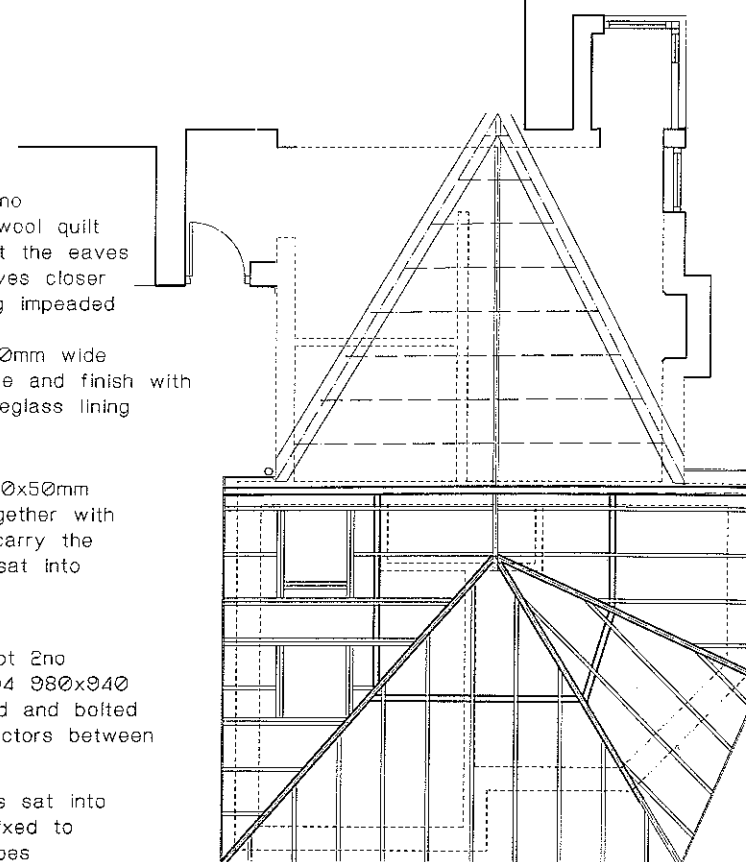
Strip of existing roof felt and apply a new 100x50mm wallplate to the perimeter of the existing roof. Wall plate is to be screwed into place to ex' roof timbers.
Form a 200x50 ridge supported on the frame and fit 125x50 common rafters @ 600mm ctrs.
Roof finished with a Tyvek breather membrane and 50x 25 treated battens end finished in natural blue slate.

Form new valley gutters with 300mm wide
T&G board bottom and valley side and finish with
code 4 lead or a continuous fibreglass lining

Timber frame formed from 2no 150x50mm top and bottom chords bolted together with internal frame as per detail, to carry the 225x76mm purlins, which will be sat into metal shoes fixed to frame

Roof timbers framed out to accept 2no
Velux roof windows type GGL PO4 980x940
The roof joists are to be doubled and bolted
together with toothed plate connectors between

225x76 purlins @ 1700mm centres sat into shoes on the timber frame and fixed to 225x76 hip rafters with metal shoes



New Roof Plan

[illegible]

client	X
--------	---

320120710P

Architectural Designer & Surveyor

Spring House 194/196 Union Road, Oswaldtwistle, Lancashire BB5 3EG
Telephone 01254 385095 Fax 01254 398100

client

Mr. & Mrs. J. Heyes
"Cross A Leys"
Moorside Lane.
Wiswel
Nr Whalley
BB7 9DB

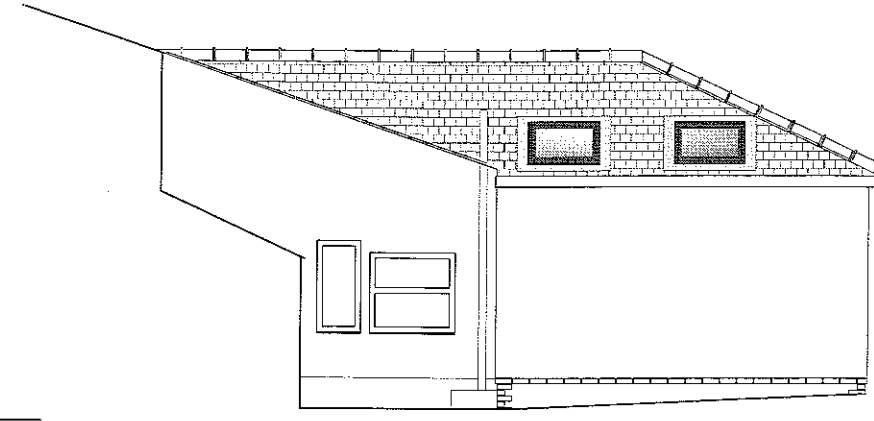
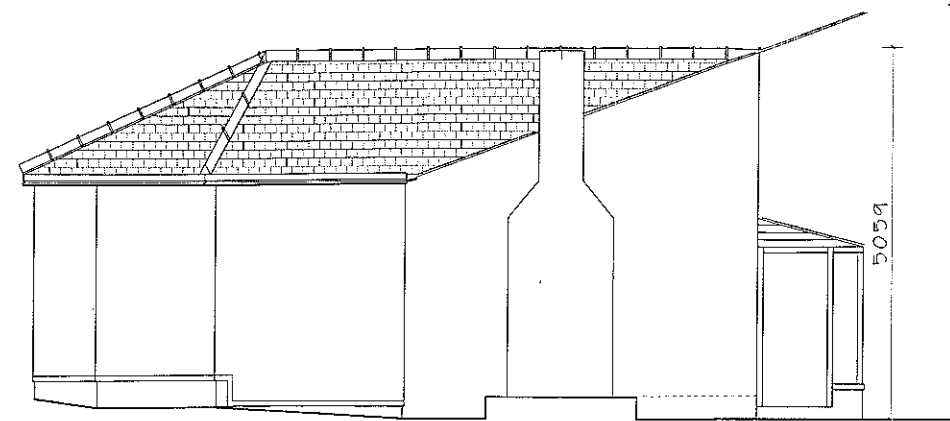
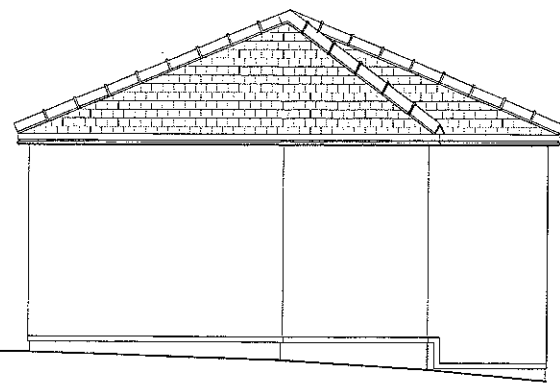
project

Proposed new pitched roof
"Cross A Leys"
Wksell
Nr. Whalley

title

ROOF PLAN & SECTION

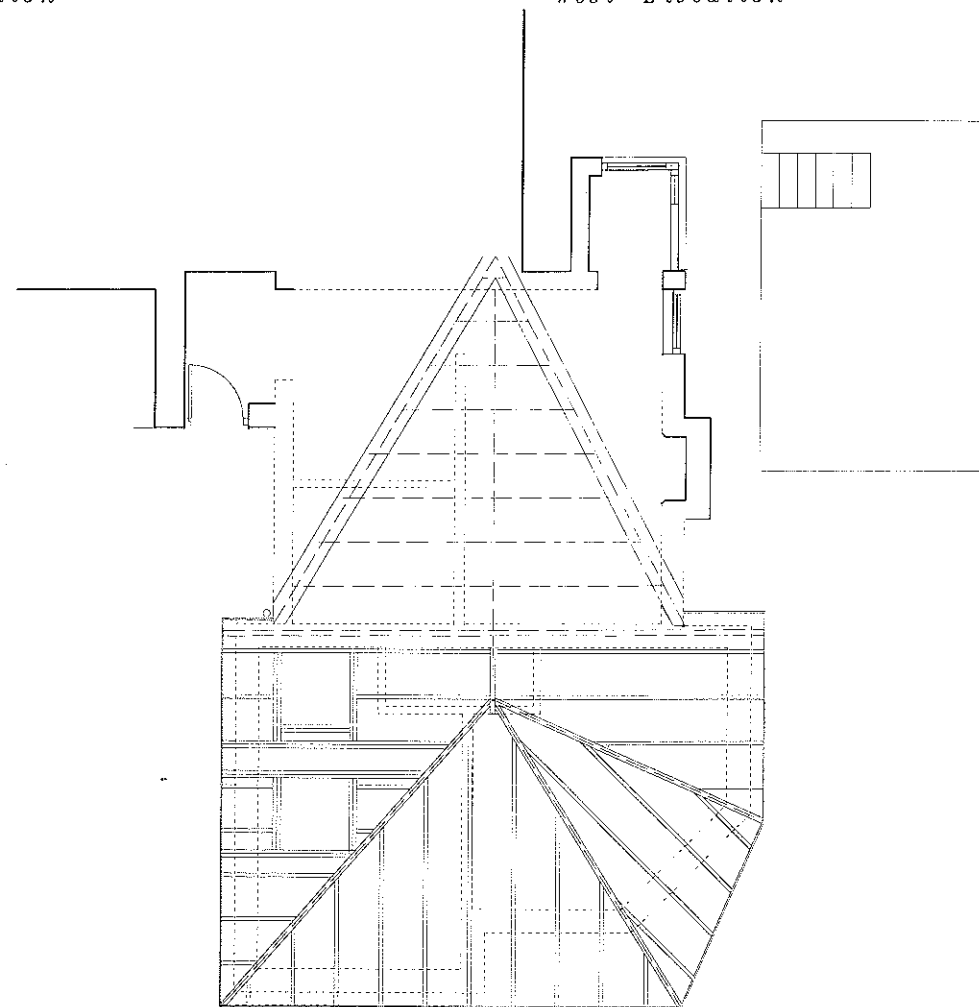
scale 1:50	drawn AF	date 25/7/12
drwg. no 12/2023/03		rev 0



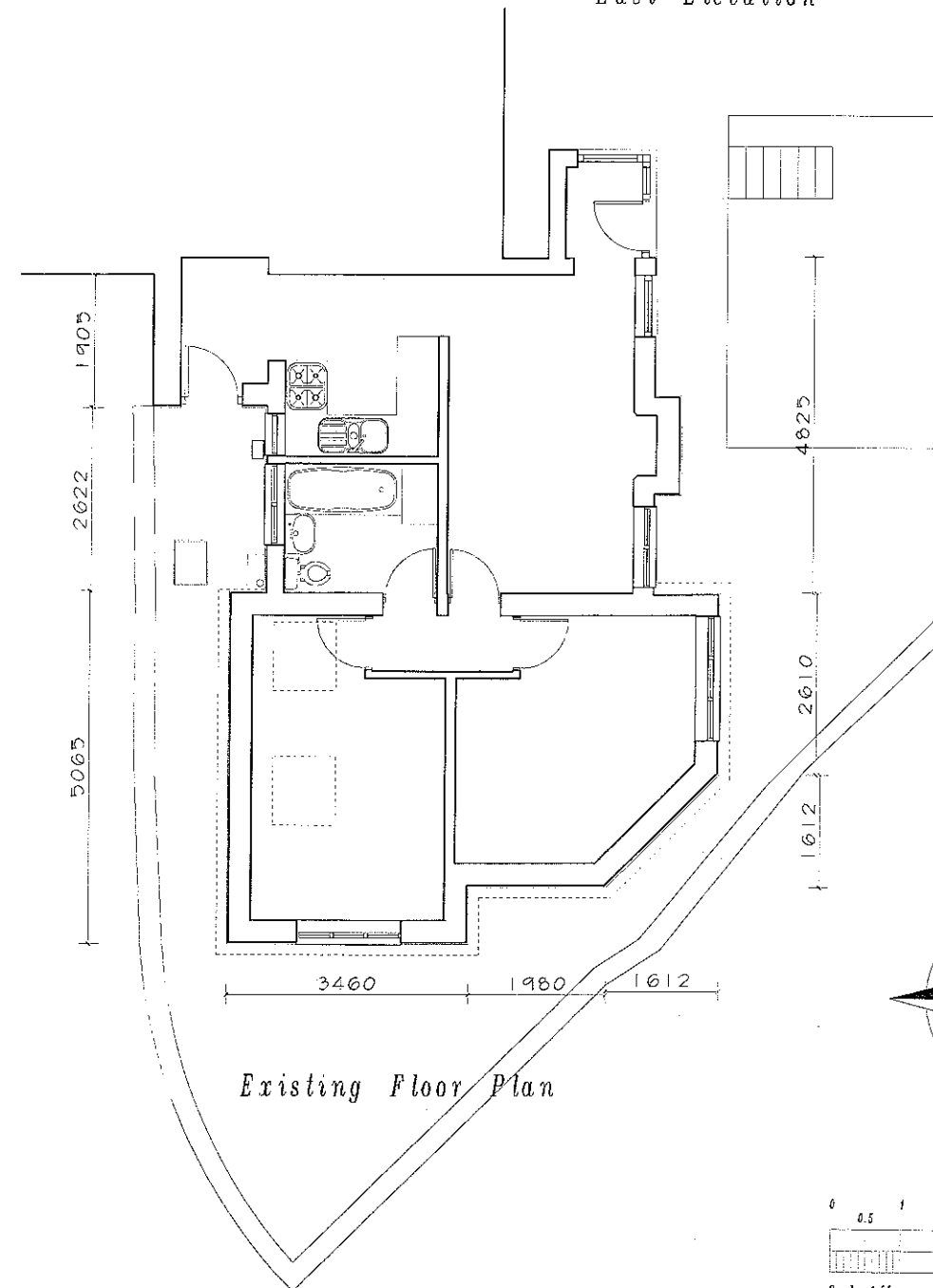
North Elevation

West Elevation

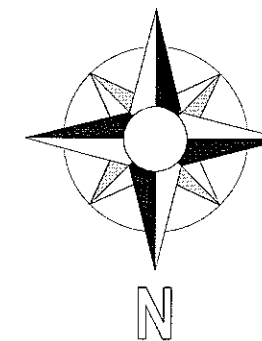
East Elevation



Roof Layout



Existing Floor Plan



320120710P

[illegible]

client

1. Roof to be finished with natural blue slate.
2. New fascia boards to be white p.v.c.
3. Gutters and down pipes to be black p.v.c.

Anthony Flanagan
Architectural Designer & Surveyor

Architectural Designer & Surveyor

Spring House 134/96 Units: Red, Green, Litterville Littering BB5 31G

client

Mr. & Mrs. J. Heys
"Cross A Leys"
Moorside Lane
Wiswell
Whalley.
BB7 9DB

project

Proposed new roof
"Cross A Lays"
Moorside Lane.
Wissel
Whalley

title

Plan & Elevation

scale 1:50

drawn	AE
-------	----

date 25/7/12

drwg. no X12/2023/01

rev. ①

