

12 JUL 2012

FOR THE
ATTENTION OF

For office use only

Application No. 320120743 P

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:	A	Surname:	Marsden
Company name:					
Street address:	3 Grindleton Road				
Town/City:	West Bradford				
County:	Clitheroe				
Country:	Lancashire				
Postcode:	BB7 4TE				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mrs	First Name:	Melanie	Surname:	Scarff
Company name:	Entwistle Design Services				
Street address:	7 Edgefield				
	Astley Village				
Town/City:	Chorley				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	PR7 1XH				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:		01257274976			
Fax number:					
Email address:	peterdext@aol.com				

3. Description of Proposed Works

Please describe the proposed works:

Loft conversion with dormer to side elevation

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:	3	Suffix:	
House name:			
Street address:	Grindleton Road		
	West Bradford		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 4TE		

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

Easting:	374509
Northing:	444583

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):

Others - description:

Type of other material:

Dormer

Description of existing materials and finishes:

n/a

Description of proposed materials and finishes:

sides to be tile hanging to match existing roof

Roof to be constructed from existing slate taken from roof.

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:

Layouts & elevations

12. Certificates (Certificate A)

320120743 P

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

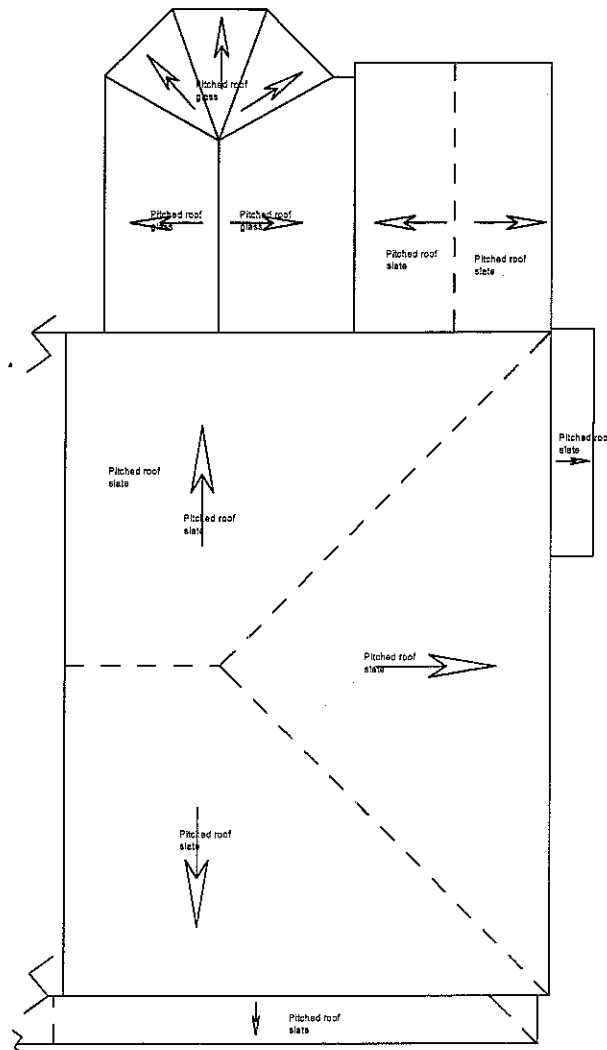
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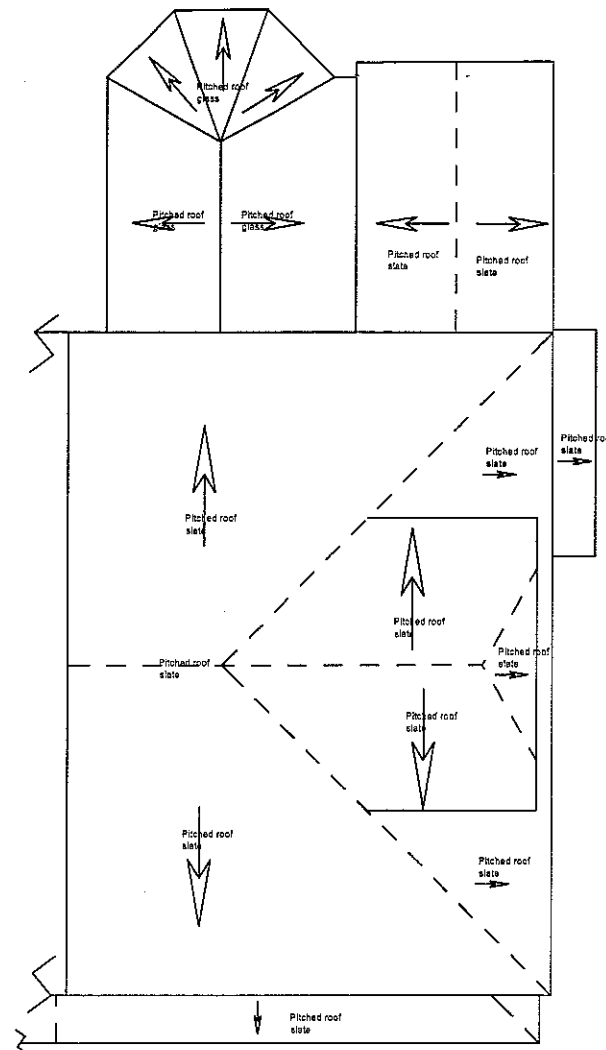
Ordnance Survey (c) Crown Copyright 2012 All rights reserved Licence number 100020449

Scale 1:1250 N

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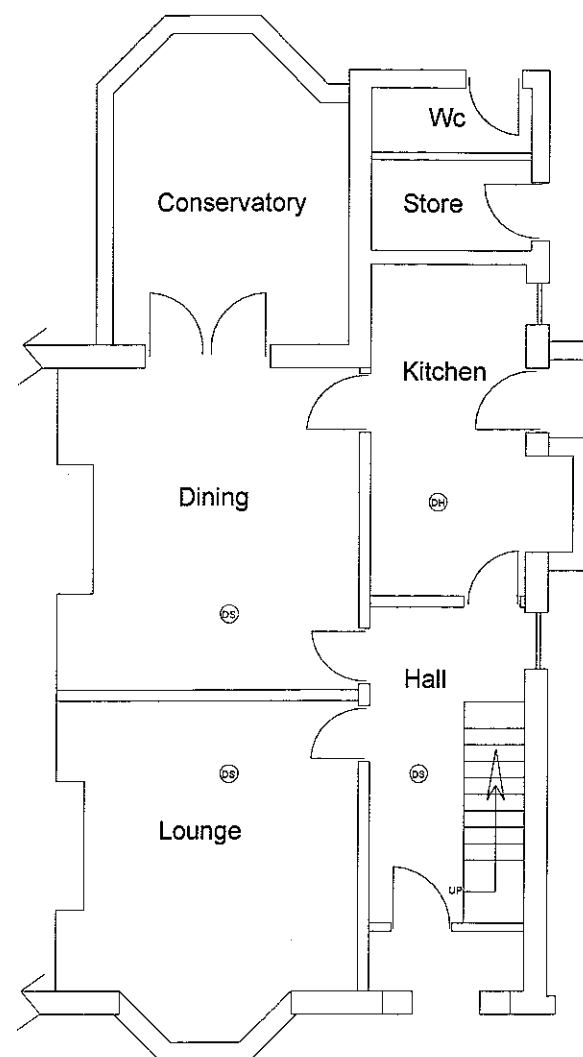
EXISTING ROOF PLAN



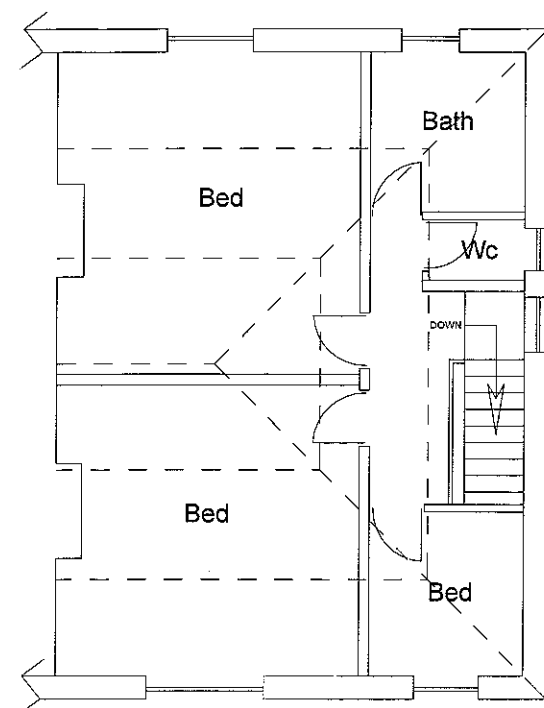
PROPOSED ROOF PLAN

SCALE 1:100

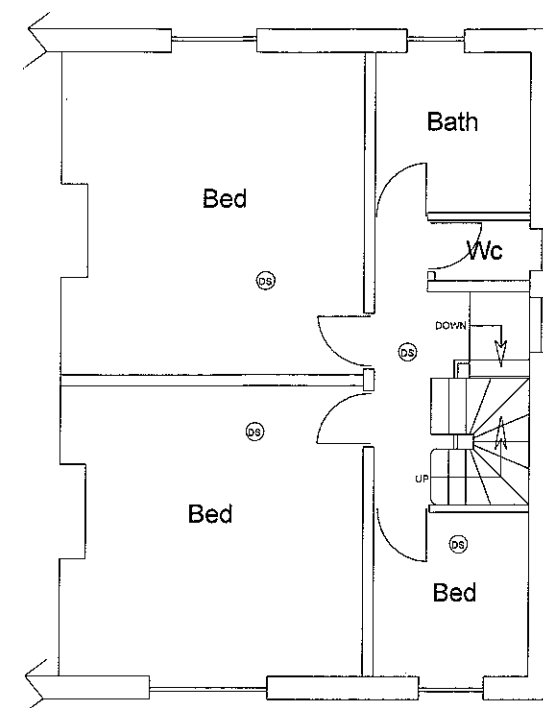
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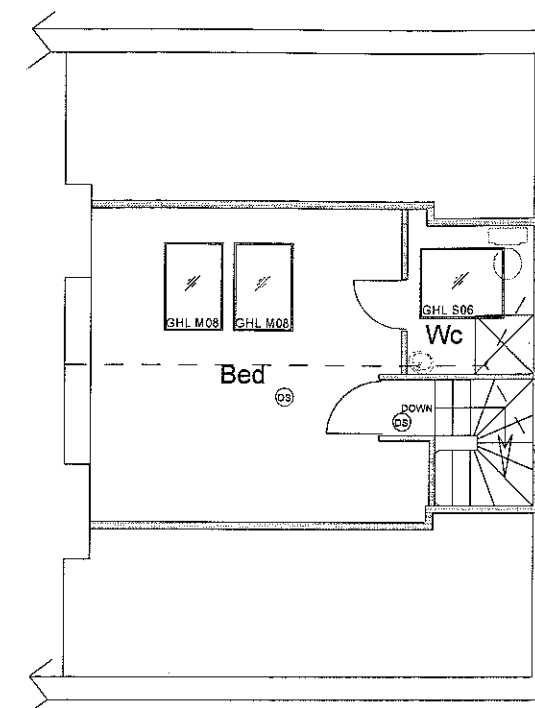
EXISTING GROUND FLOOR



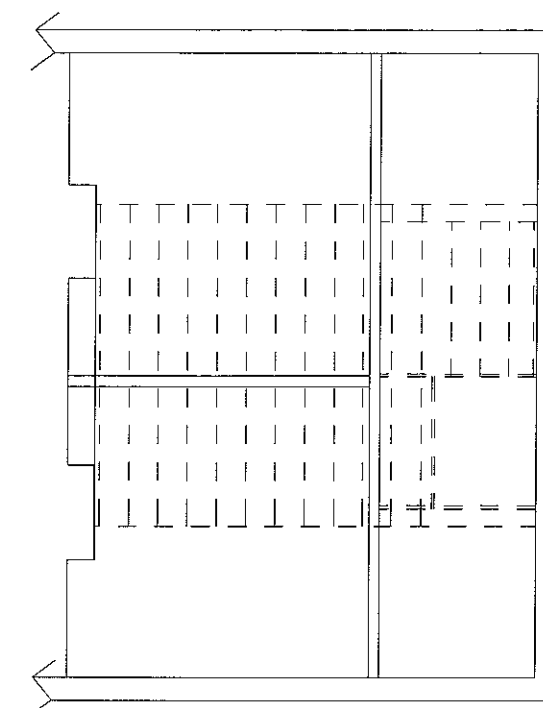
EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



PROPOSED FLOOR LAYOUT

Form room in a roofspace as shown.
(DS) Provide mains operated smoke detectors linked together as shown.
Refer to calculations for beam/joist sizes.
Velux roof windows and windows to be double glazed with Pilkington K E glass and have trickle vents fitted giving min 8000mm² openers, min 250mm opening lights draught seals to be fitted
Enclose staircase in 100x50mm studding 12.5mm plasterboard both sides
Stud walls to room sides to have vapour barrier with taped joints and 150mm fiberglass insulation fitted.
Form staircase 760mm wide 214mm rise 240mm going min 50mm winder width min 2.0m headroom/1.80m minimum as diagram 3 Part K handrail/balustrade min 900mm high max gap between balustrades 100mm.
Provide 1/2 hour fire door to new bedrooms and upgrade primary escape route by installing radio linked smoke detectors in all habitable rooms

internal stud walls to be 100x50mm or 75x50mm studs with plasterboard both sides having a density of 10kgm² & infilled with rockwool insulation
Trim round rooflights with double rafters.
Fit Code 5 lead flashings and soakers as necessary
Provide slate/tile vents at high/low level as shown
This drawing is to be used only for Building Regulation/ Planning submission not as a "working drawing" if used as such all dimensions to be checked on site by contractor.
All work to be carried out to satisfaction of Local Authority
Prior to commencement of work on site, Principal contractor/ Building Owner to produce a method statement with regard to safety of occupiers/employees during building operations.
Builder to allow for safe support of existing/ new structure during contract.

All electrical work to be carried out to BS7671:2001 and be installed and tested by a competent person
The Local Authority may request a test certificate under the above BS.

ROOF
Mansard deck on 18mm ply on firings for falls 2no 100x50+6mm plate joists at 400 c/c. Tri iso super 10 insulation counter battens plasterboard and skim finish

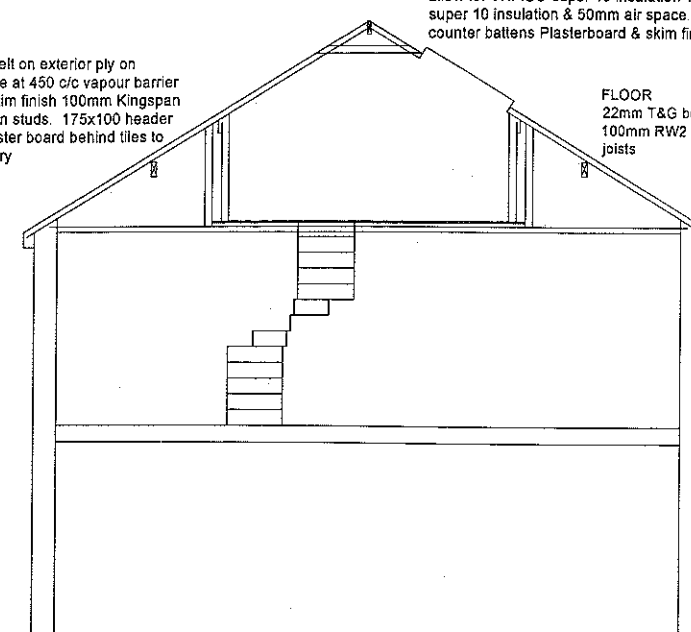
ROOF

Thicken out rafters to sloping ceilings to allow for TRI-ISO super 10 insulation Tri iso super 10 insulation & 50mm air space counter battens Plasterboard & skim finish.

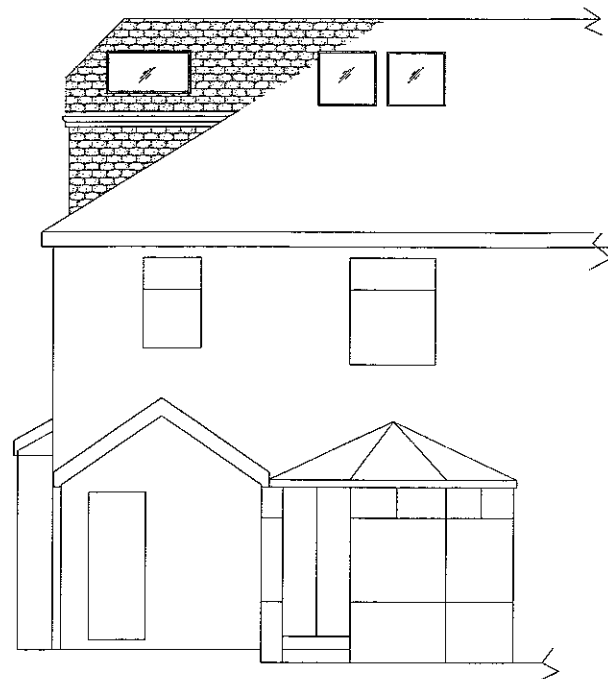
DORMER SIDES

Tiles on sarking felt on exterior ply on 100x50 stud frame at 450 c/c vapour barrier plasterboard & skim finish 100mm Kingspan insulation between studs. 175x100 header beam 9.5mm master board behind tiles to cheek on boundary

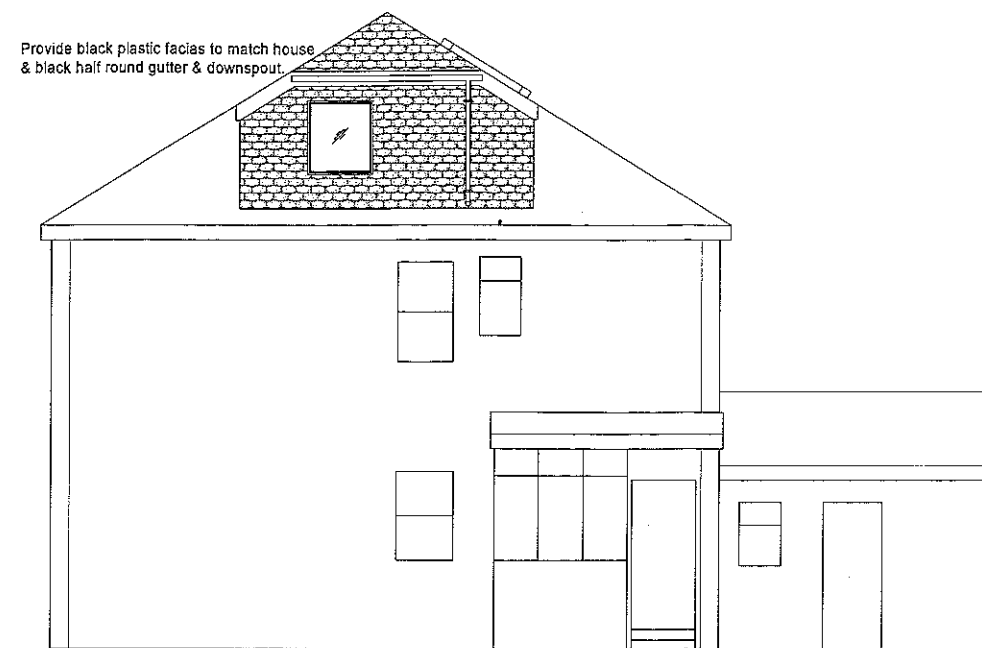
FLOOR
22mm T&G boarding on joists as calcs 100mm RW2 insulation laid between joists



Proposed loft conversion at : 3 Grindleton Road West Bradford BB7 4TE	
CLIENT:	Mr & Mrs Marsden
DATE:	June 2012
SCALE:	1:50
DWG No:	
L.A.:	
AMENDMENTS:	DATE:



PROPOSED REAR

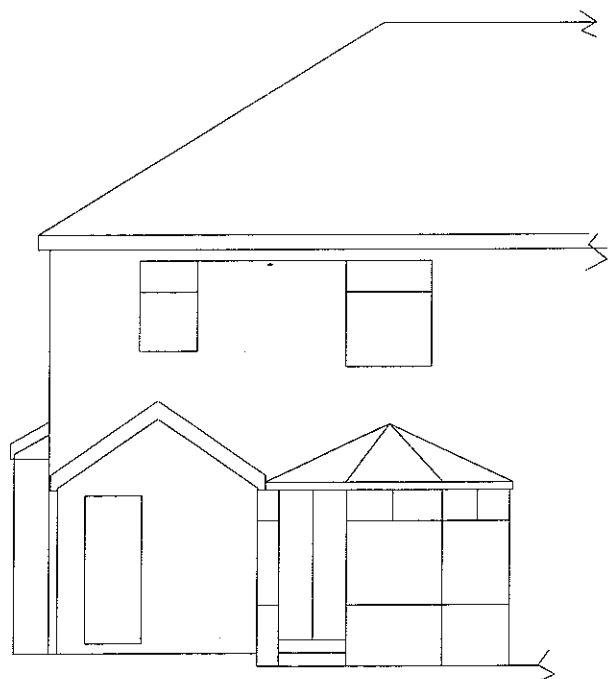


PROPOSED SIDE



PROPOSED FRONT

320120743 P



EXISTING REAR



EXISTING SIDE



EXISTING FRONT

Proposed loft conversion at:	
3 Grindleton Road West Bradford BB7 4TE	
CLIENT:	Mr & Mrs Marsden
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DWG No:	
LA:	
AMENDMENTS:	DATE:
	

320120743P

16 AUG 2012

FOR THE
ATTENTION OF

Joyce Gillies

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8/10/2012

Protected Species Survey at:**3, Grindlton Road, West Bradford, BB7 4TE****Undertaken by Joyce Gillies****1 Species Background Information**

Bats are the only flying mammal. They have existed in their present form for over fifty million years. Bats and their roosts have full protection under the Wildlife and Countryside Act of 1981, due to their significant decline in recent years.

Bats will live in buildings and trees at different times of year. They will feed over gardens and in woodland with mature trees due to the high density and range of insects and for the shelter provided from the elements. Bats like to fly along linear features such as hedges, fences, ditches, streams and riverbanks.

By using sound to find their way through their echolocation system, bats find prominent features easier to locate. When such features which are linear, e.g. hedges, bats follow them as we would use a footpath, for going to and from a feeding site, or for ease of navigation whilst feeding along such a feature.

Research has shown that bats prefer habitats containing water - this is probably due to the higher density of insects flying, feeding and hatching over ponds, rivers and canals. Bats will travel considerable distances to feed over still pools along a river system where they may be found in large numbers.

Tree lined field edges offer a choice habitat by providing added protection from the wind. Strong wind is a source of danger for the flying mammal whose wing area acts like a kite. Many casualties are picked up after summer gales when lactating female bats are under pressure to feed in conditions when single male bats choose to remain torpid.

If bats are able to roost close to good feeding habitat then their chances of survival and reproduction are increased. Reproduction does not markedly increase bat numbers due to the fact that only one baby is born each year. Although bats have been recorded at 16 and 30 years old, the average is probably 3-5 years with many juveniles not surviving their first winter.

Bats hibernate during the cold winter months when insect food is not available. They choose cool places with high humidity in which to hibernate, seeking out somewhere cooler if the site becomes too mild. In a dry atmosphere dehydration occurs due to the large area of skin surface in the wings and tail membrane of the bat.

During hibernation in Britain bats are usually found singly or in twos or threes. Apart from caves, cellars and mines, places frequently chosen are gaps between the stonework of bridges, walls, buildings etc. Many bats are more secure with a little dorsal pressure and choose to squeeze into small gaps, drawing themselves deeper in with their feet, thus making them difficult to find. They shun any disturbance by torchlight.

Hibernating bats have been found in a wide variety of places, for example, in gaps in stonework of buildings, under lead flashing, behind metal down spouts, but more natural sites often chosen include behind the bark or in holes in trees.

Bats cannot fly away from danger as birds do. The ability of bats to go torpid, to save energy, means that their temperature, heart and respiratory rate is drastically reduced. To be able to fly they must increase the rate of these systems (temperature from $-3/4^{\circ}\text{C}$ to 40°C , heart rate from 2-4 in hibernation to around 400 per minute) before safe flight is possible. This takes in the region of 20 minutes.

Clearly, during building work any bats present would be in danger. If forced to fly in daylight the risk from predators is increased until an alternative roost can be found.

2 Bat Feeding and Roosting Behaviours

2.1 Feeding

Bats fly out of their roosts at dusk to search for insects on which to feed.

They find insects by using echolocation and might consume several thousand small flies each night.

Each bat has its own regular flight paths and feeding area.

Good feeding areas are sheltered from the prevailing wind.

Bats choose not to emerge to feed on wet and windy nights.

2.2 Roosts

Hybernaculum: Used in winter because of specific conditions provided, e.g. low temperature and high humidity.

Maternity Roosts: Large collections of females and young.

Non-Maternity Roosts : Males, spring roosts, autumn breeding/ mating roosts

Night Roosts: For rests between feeding or for hanging to eat large prey.

3 Possible Species in the area of survey.

Species found in the locality are Pipistrelle (possibly both types). Brown Long Eared and probably Whiskered/Brants. The surveyor has personally rescued baby Pipistrels and Daubentons from within a mile of this site.

Also possible are Noctule, Daubenton and even the more rare Natterers. This is due to the old pasture land, mature trees and many hedgerows, which have been there for many years.

4 The General Area and Bat Roosts.

The area of the survey is good bat habitat.

It is known that bats feed, commute and roost in this area.

Roost sizes could be from one to possibly several hundred.

Roosts are used for many reasons during the year, a generalised scenario would be: -

Spring (April/May/June.): Males still hibernating, singly or several together. Females begin gathering in small roosts. Pregnancy begins.

Summer (June/July): Small all female roosts join together, single young are born to females in large maternity roosts. Males live separately in small numbers or singly.

Early Autumn (August): Young begin to fly, learn to feed on insects.

Late autumn (Sept/ Oct): Mating takes place. Males set up breeding roosts, often in holes in trees, to attract several females.

Winter (Oct/April): Hibernation during cold weather though bats are seen flying on sunny days to drink or change roosts. After mating the female bats store the valid sperm within their body, only becoming pregnant when conditions are favourable in the spring.

British bats are small; most will fit into a matchbox when their wings are closed. The largest, the **Noctule**, mainly a tree dweller, fits comfortably into a human hand.

Bats are generally dark brown, furred on the body, secretive in habit but capable of uttering shrill squeaks when disturbed.

5. The Survey is carried out on the instructions of Topflite Loft Conversions

5.1. The Instructions

To inspect the loft space of the semidetached property for evidence of bats and assess its suitability for the possibility of housing a bat roost in connection with the proposed changes.

5.2. Accuracy of Report

This report has been compiled based on the methodology and professional experience of the surveyor. Whilst the report reflects the situation found as accurately as possible, bats are wild and can move freely from site to site. Their presence or absence detailed in this report does not entirely preclude the possibility of a different past, current or future use of the site surveyed.

I would ask all clients acting upon the contents of this report to show diligence when undertaking work on their site and or in their interactions with bat species. If bats are found during a work program and continuing the work program could result in their disturbance, injury or death either directly or indirectly an offence may be committed.

Bats may only be disturbed, injured or killed under license. This report does not convey the authority to undertake work, which may disturb, injure or kill any bat species.

If in doubt, stop work and seek professional help.

Contact Natural England, Bat Conservation Trust (0845 1300 228) or
Joyce Gillies (07801 386976)

Wear gloves if it is necessary to handle bats.

5.3. Background

A planning application has been presented .

A Bats Survey has been requested following guidance under Regulation 39 of the Conservation(Natural Habitats etc)Regulation 1994, the Wildlife and Countryside Act1981(as amended), the Countryside and Rights of Way Act 2000 and Planning Policy Statement 9(PPS9) Biodiversity and Geological Conservation.

5.4 Proposed work on site

To add an extra room in the existing loft space, creating a small, new roof emerging from the existing roof. This new roof will not interfere with the existing rooflines.

5.5. Survey Area and Site assessment.

After driving around the local area and walking around the site, together with discussions with other bat workers, in the experience of the surveyor, bat species which may occur in the wider area around the building could be;

Common Pipistrel (pipistrellus pipistrellus)

Soprano Pipistrel (pipistrellus pygmaeus)

Whiskered (Myotis mystacinus)

Daubenton(Myotis Daubentonii)

Brants (Myotis brandtii)

Brown Longeared (Plectus auritus)

Natterers(Myotis nattereri)

Noctule (Nyctalus Nactula)

5.6. Objectives of the survey

To ensure that the proposed development does not affect any bat species which is listed under the Conservation(Natural Habitats etc) Regulations 1994 which implements the EC Directive 92/43/EEC in the United Kingdom the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way act 2000 as it is an offence, with certain exemptions, to;

- 1) Deliberately capture or kill any wild animal of a European protected species;
- 2) Deliberately disturb such animals;
- 3) In respect of bat species, damage or destroy a breeding site or resting place of such a wild animal;

The survey will (where possible) identify the past or current use by bat species.

Assess the likely impact of the proposed development of the species.

Provide a basis upon which to propose mitigation (if required) for bat species affected by the development.

5.7. Survey Area= The semi detached house , 3, Grindleton Road, West Bradford BB7 4TE . Grid Ref SD 745446.

5.8. Habitat Description

The property is on the road from Waddington to Chatburn, North of Clitheroe in the Ribble Valley.

West Bradford is situated in open countryside with old hedges and mature trees in a rural situation.

Significant water body close by is the River Ribble less than 0.5k away.

6) The Survey of the Building

My daylight visit took place on Wednesday 8th August 2012 at 3.45pm when the outside temp was 18-20c, there was a slight breeze and the sun was out.

6.1. Method

The loft was inspected visually, easily it being well lit and using a 2,000,000 candle powered torch.

6.2. Personnel

Mrs. Joyce Gillies, a licensed bat worker with 25 years experience.

7. Results

The building had few, if any, places that could be of any use to bats.

The roof was unlined with no roosting possibilities directly under the slates which also had many spiders webs, (not good for bats).

Apart from the roof being temporarily opened up during the work, very little will change as far as the roof lines goes and no obvious accesses places were found here.

7.1 Presence or Absence

No evidence of bats was seen at the time of the visit.

8) Conclusion

I believe that there is a 'LOW RISK' to bats in the proposed developments of this building and as such I see no reason to withhold planning permission as far as Bats are concerned.

When work starts ;

If a bat is found, that piece of work must stop, the bat must be cared for and advice must be sought (if the bat is unharmed and the wood or materials can be replaced temporarily, that will be sufficient. If the bat is injured, it must be contained in a box and help obtained)

REMEMBER; WEAR GLOVES IF IT IS NECESSARY TO HANDLE BATS.
PHONE; B.C.T. 0845 1300 228, OR JOYCE GILLIES 07801 38 69 76

**A COPY OF THIS REPORT MUST BE KEPT ON SITE FOR
REFERENCE AT ALL TIMES.**

THIS REPORT IS ONLY VALID FOR CURRANT SEASON.

TO HELP BATS IN THE FUTURE;

Any small gaps that can be left in the mortar work along the roofline, under the eaves and at the ends of the ridge tiles of the property would offer the odd bat a safe roosting opportunity.

Joyce Gillies, Nat. England licensed Batworker (20104275)

August, 2012