

30 AUG 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received 320120781P

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:	Dr	First name:	J	Surname:	Zakrzewski
Company name:					
Street address:	C/o Agent		Telephone number:		
			Mobile number:		
Town/City:			Fax number:		
County:			Email address:		
Country:					
Postcode:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning Ltd				
Street address:	2 Reedley Business Centre Redman Road		Telephone number:		
	Reedley		Mobile number:		
Town/City:	Burnley		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	BB10 2TY		planning@avalontp.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

Two storey rear extension

Has the work already been started without planning permission?

☒ Yes ☐ No

If Yes, please state when the works were started:

01/03/2012

Has the work already been completed 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:	Craigmore		
Street address:	Eastham Street		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 2HY		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	374193		
Northing:	442406		

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:

Red brick and render

Description of *proposed* materials and finishes:

Render to match existing

Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Natural slate to match existing

11. (Materials continued)

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Windows - description:

Description of *existing* materials and finishes:

White Upvc

Description of *proposed* materials and finishes:

White Upvc to match existing

Doors - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Timber

Boundary treatments - description:

Description of *existing* materials and finishes:

Red brick wall

Description of *proposed* materials and finishes:

As existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Tarmac

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:

Supporting Letter

Bat Survey

Drawings:

ZA/01 Dwg01

ZA/01 Dwg02

ZA/01 Dwg03

ZA/01 Dwg04D

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:

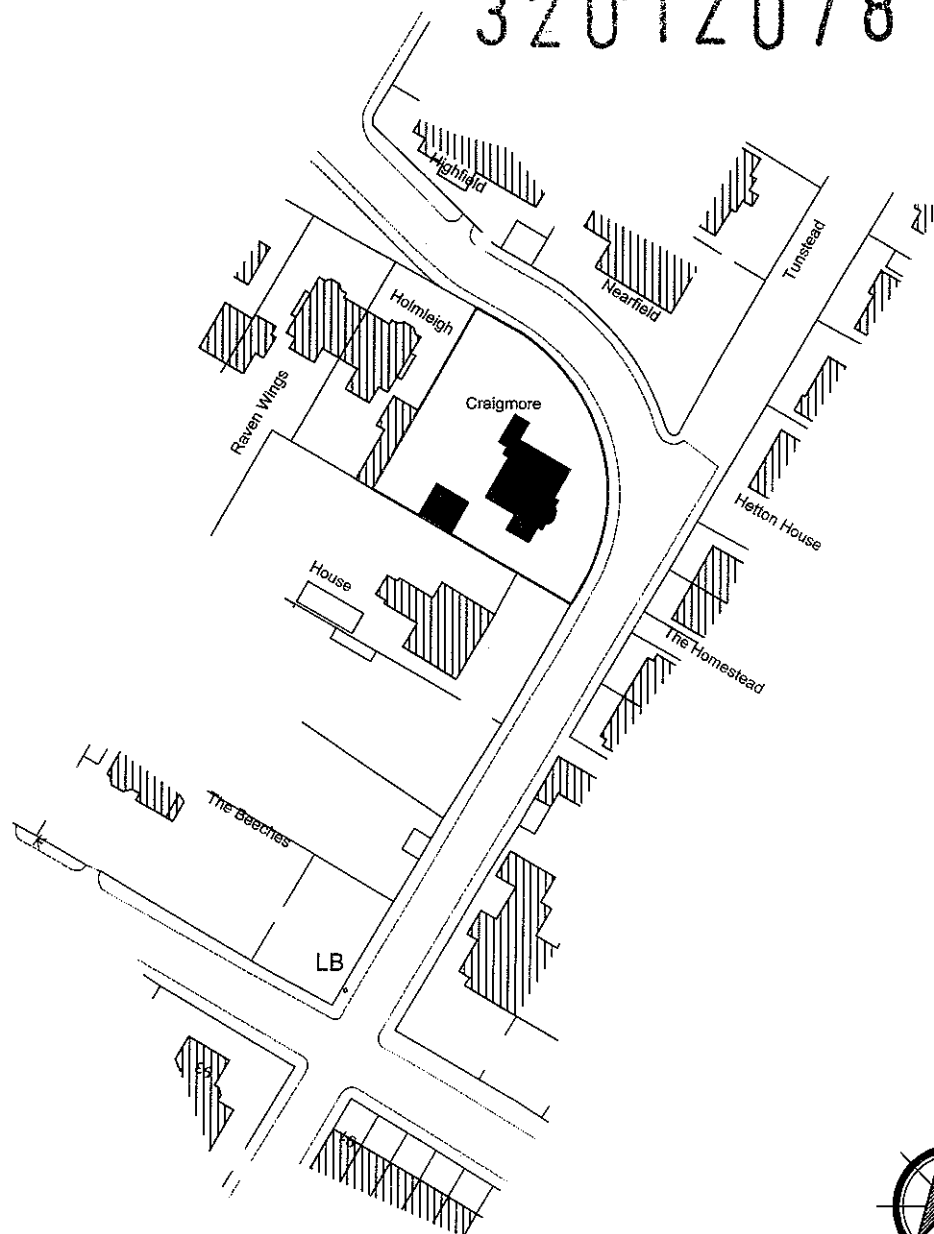
☒ Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date

320120781P



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Reedley

**Chartered Town Planning &
Architectural Consultancy**

2 Reedley Business Centre, Redman Road
Reedley, Burnley, Lancashire, BB10 2TY

Tel: 01282 834834 **Fax:** 01282 451666
eMail: planning@reedley.co.uk

Title: Craigmore
Eastham Street
Clitheroe

Client: Mr & Mrs Zak

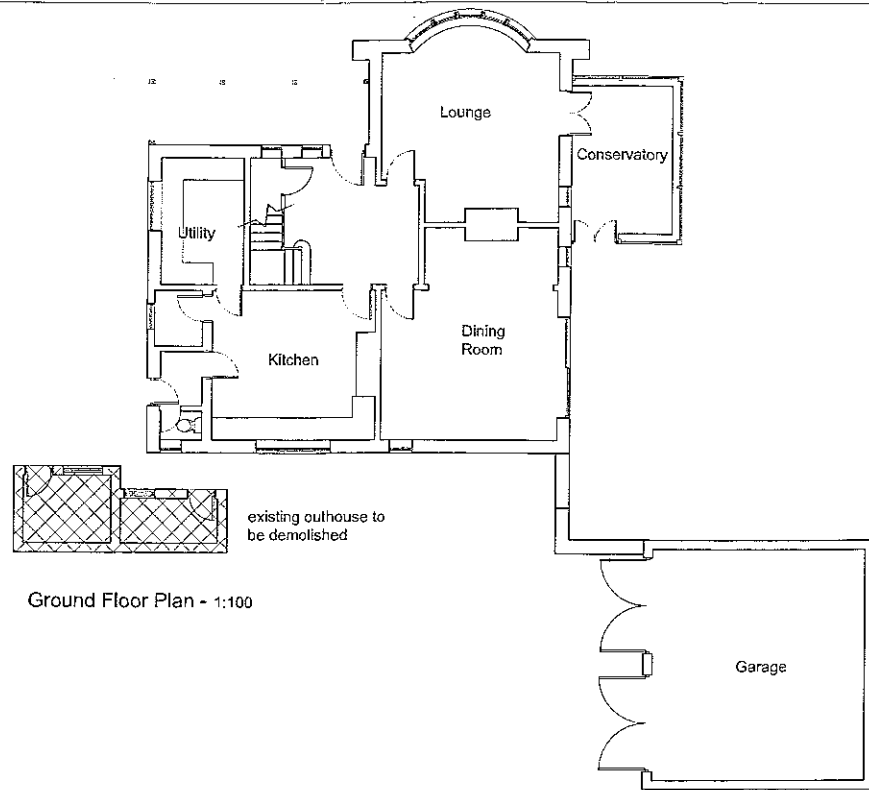
SITE LOCATION PLAN

Project No: ZA/01 Dwg 01

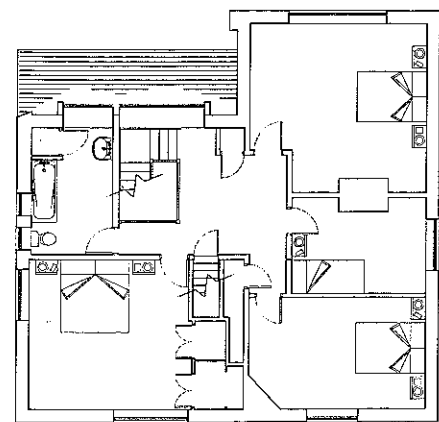
Scale: 1:1250

Date: 06 11

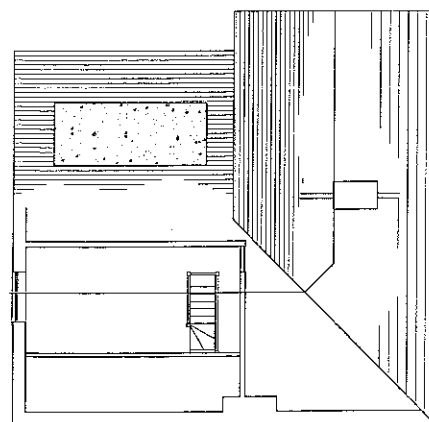
This plan is reproduced from the ordnance survey map with the sanction of the Controller H.M. Stationary Office. Crown copyright reserved. This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed. It is expressly excluded from any contract.



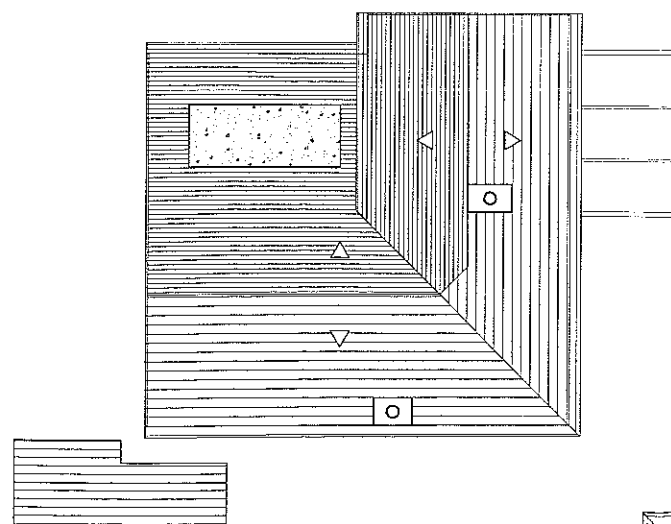
Ground Floor Plan - 1:100



First Floor Plan - 1:100



Second Floor Plan - 1:100



Roof Plan - 1:100



Front (East) Elevation - 1:100



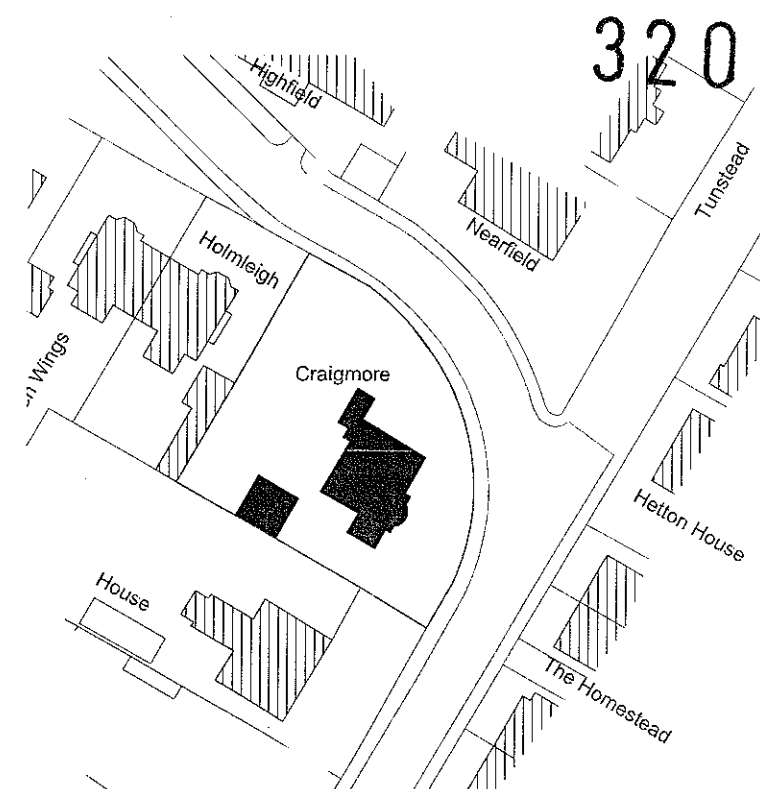
Rear (West) Elevation - 1:100



Side (North) Elevation - 1:100



Side (South) Elevation - 1:100



Block Plan - 1:500

Notes:

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

All work and materials should comply with Health and Safety legislation.

All work and materials to be approved by the District Authority Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies.

Do not scale off the drawings if in doubt ask.

Reedley Chartered Town Planning & Architectural Consultancy are not liable for any work undertaken prior to Full Planning Consent and/or Building Regulations Approval.

320120781P

Reedley

Chartered Town Planning & Architectural Consultancy

2 Reedley Business Centre, Redman Road
Reedley Burnley Lancashire BB10 2TY

Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

Title: Craigmore
Eastham Street
Clitheroe

EXISTING PLANS AND ELEVATIONS

Project No: ZA/01 Dwg 02

Drawn: DS

Client: Mr & Mrs Zak

Date: 15 06 11

Scale: 1:100

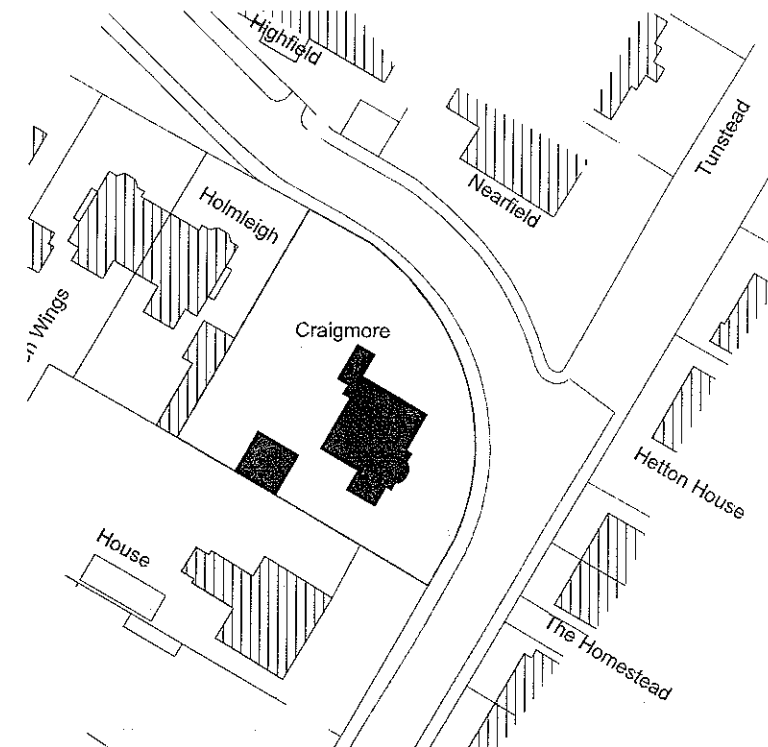
Amendments:

A diagram of a rectangular building labeled "Garage". The building has a door on the left side and a window on the right side. The door is represented by a rectangle with a small square above it, and the window is represented by a rectangle with a small square above it.

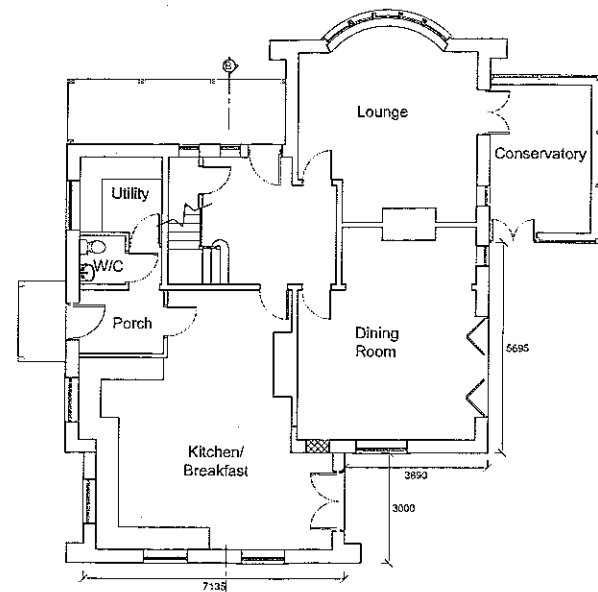
A perspective drawing of a square tunnel. The drawing uses a series of horizontal lines that converge towards a central vanishing point in the distance, creating a strong sense of depth and perspective. The lines are drawn in a light, sketchy style, typical of a preliminary architectural sketch.



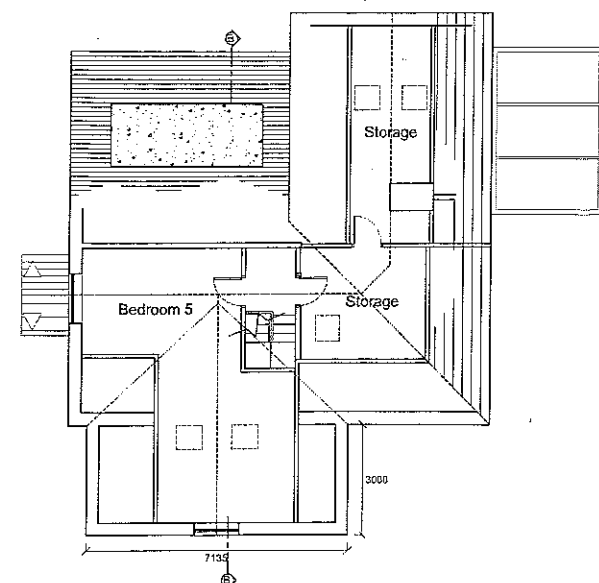
320120781P



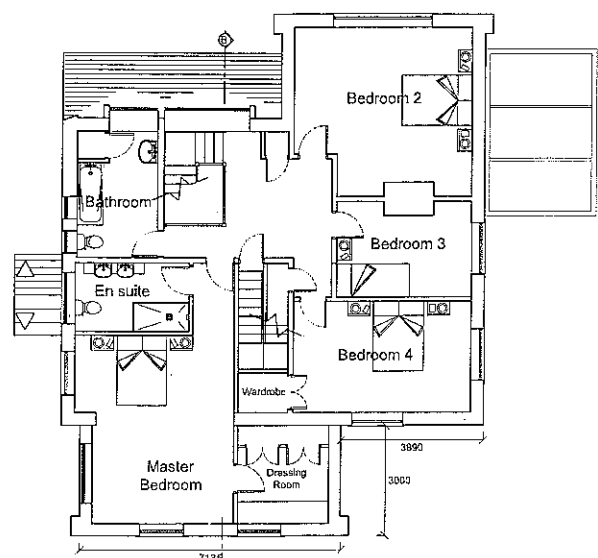
Amendments:



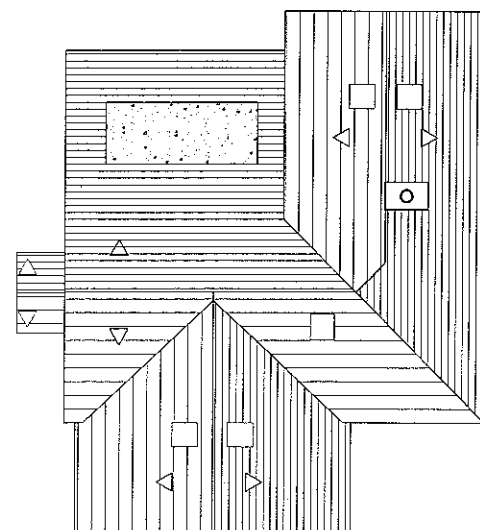
Ground Floor Plan - 1:100



Second Floor Plan - 1:100



First Floor Plan - 1:100



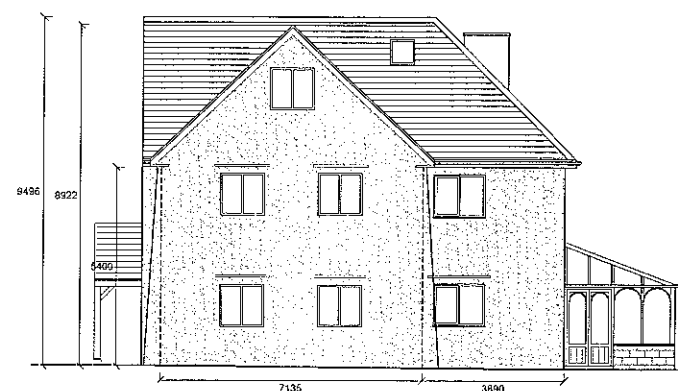
Roof Plan - 1:100



Front Elevation - 1:100



Side Elevation - 1:100



Rear Elevation - 1:100



Side Elevation - 1:100

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Amendment D: 15.02.12 General Alterations to suit clients requests

Amendment C: 09.02.12 General Alterations inline with Planning Officers comments

Amendment B: 16.11.11 General Alterations inline with pre-application advice

Amendment A: 23.08.11 Proposed Section amended to include extension

Avalon RTPI
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666
Web: www.avalonp.co.uk Email: planning@avalonp.co.uk
2 Reedley Business Centre, Reedley Road, Burnley, Lancashire, BB10 2TY

PROPOSED PLANS AND ELEVATIONS

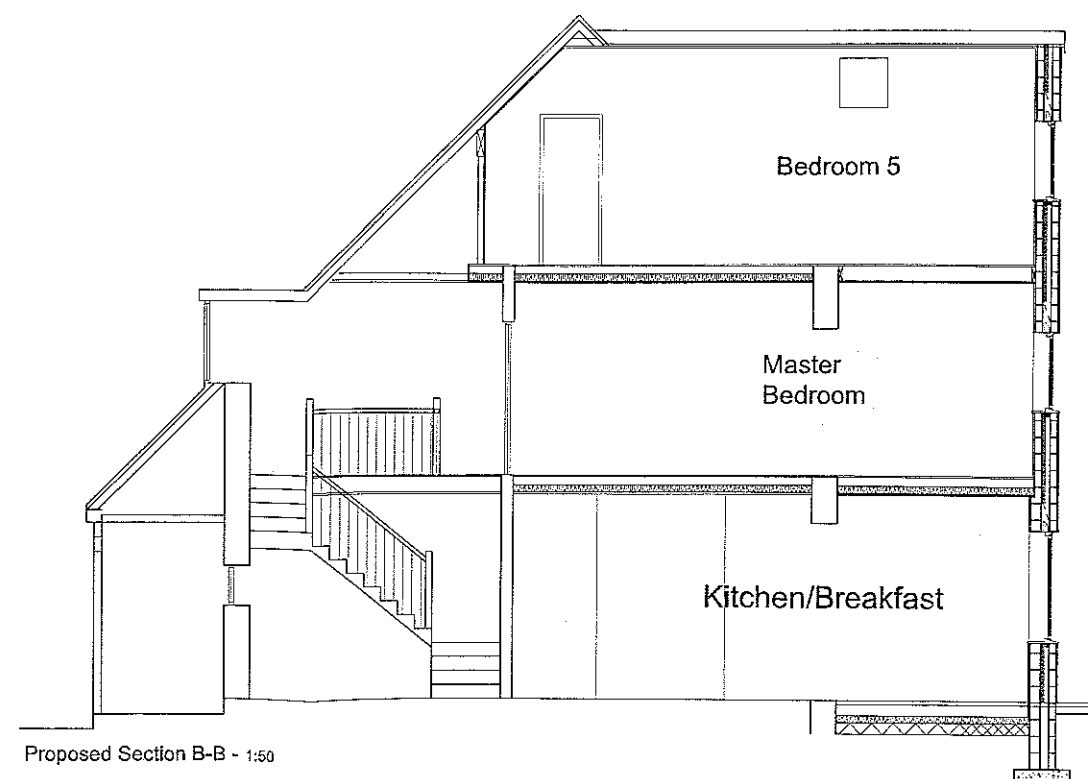
Site: Craigmore
Eastham Street
Clitheroe

Client: Mr & Mrs Zak

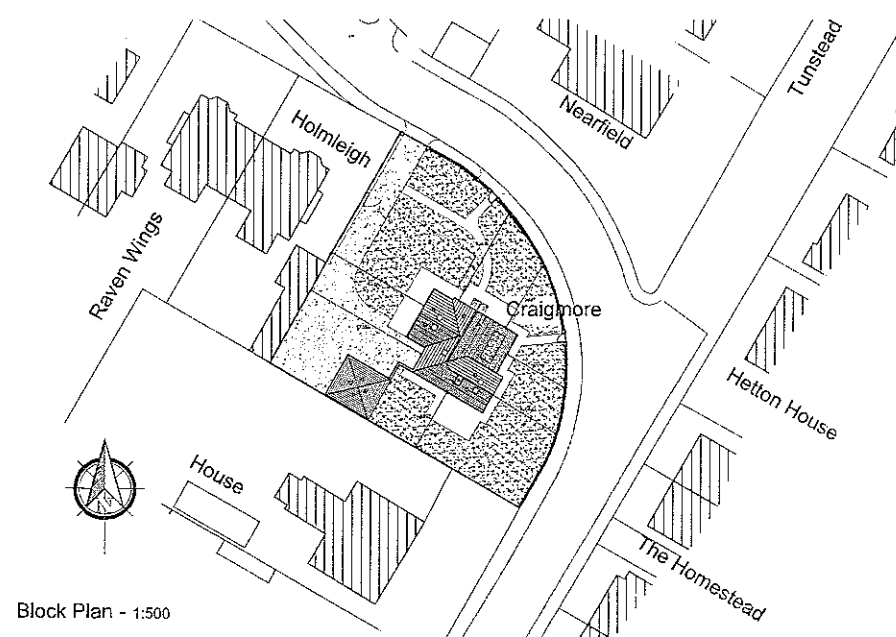
Date: 16.02.12 Scale: 1:100 @ A1

Project No: ZA /01 Dwg 04D Drawn: RJ

Amendments: A B C D



Proposed Section B-B - 1:50



Block Plan - 1:500

30th August 2012

Our Ref: ZA/01/AK/LF

Ribble Valley Borough Council
The Planning Department
Council Offices
Church Walk
Clitheroe
BB7 2RA

320120781P

Dear Sir/Madam

TWO STOREY REAR EXTENSION AT CRAIGMORE, EASTHAM STREET, CLITHEROE,
LANCASHIRE

I refer to the original planning application under reference 3/2011/0509 which was refused consent on the 16th September, 2011. Subsequent to this refusal the scheme was amended to seek to address the perceived shortcomings of the earlier proposal and this was formally submitted for pre application advice under reference RV/2012/ENQ/00018 and whilst it was acknowledged that these changes addressed many of the issues nonetheless there remained matters of concern to the authority.

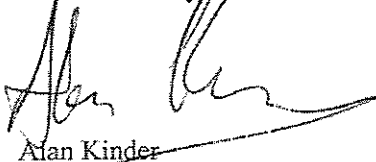
On receipt of the written advice further assessments were undertaken of my clients needs and it was decided that sufficient accommodation could be created to meet their needs by reducing the dimensions of the proposal to fall within the parameters of householder permitted development. The scheme was prepared and building regulations approval duly sought and the extension is now nearing completion.

However in order to fully comply with the various caveats associated with household permitted development then those windows on the side elevations of the extension would need to be obscure glazed. It is the wish of my clients to have these windows clear glazed rather than obscure glazed hence the submission of this latest application. The reasoning behind this request is due to the fact the property has large grounds and the extensions orientation to surrounding properties sited on a corner plot will ensure that neighbours privacy would not be compromised by the insertion of clear glazing due to the separation distances.

On behalf of our client we trust that the authority will agree with our assessment of the situation and therefore grant consent for the proposal incorporating clear glazing on the side elevations. Conversely the fall back position from my client's perspective would be simply to insert obscure glazing to the relevant windows which we feel would be unnecessary in this instance.

We look forward to hearing from you in due course but in the interim should you have any queries prior to determining the application then please do not hesitate to contact me.

Yours faithfully



Alan Kinder

earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe, Lancashire BB7 3AE
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

Mr J Zakrzewski

'Craigmore'
Eastham Street
Clitheroe
Lancashire
BB7 2HY

320120781P

8 July 2011

Re

Dear Mr Zakrzewski

Re: Protected Species Survey (Bats): Craigmore, Eastham Street, Clitheroe, BB7 2HY

Introduction

You have requested a protected species survey at the above property (via an instruction from Reedley Town Planning), as a condition of a planning application to Ribbles Valley Borough Council for building alterations.

The local authority requires an appraisal of the impact of the development on all protected species in accordance with PPS9. Additionally mitigation procedures are required to protect bats and their roosts and to ensure there are *'no adverse effects on the favourable conservation status of a bat population'*.

A scoping survey and daylight inspection was undertaken on Tuesday 5 July 2011 between 11.00 and 11.30. The weather at the time of the inspection was warm, dry and bright (max temperature: 21.5°C; cloud cover: 80%; wind: light southerly breeze) providing optimal conditions for a daylight scoping survey.

The inspection has found no evidence of bat activity and therefore it is highly unlikely that bats will be disturbed during the proposed building alterations.

Survey methodology

The protected species survey provides a daylight assessment of the property (daylight scoping survey - bats).

The aim of a bat inspection is to make an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats have ever been active within any part of the property that will be affected by the building operations.

A desk study including a local data search was undertaken to identify significant records of bat activity within 0.5 km of the property.

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (BCT – *Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a feeding and resting area.

The survey was carried out by David Fisher (Earthworks Environmental Design) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1990; current NE licence No: 20103384, (Conservation, Science and Education)

Constraints

The inspection was carried out using 'non-intrusive' survey techniques to determine bat activity within the buildings. (reference: *Bat Surveys*, BCT, 2007, p23).

Activity loggers and / or ultrasonic bat detectors were not used during the daylight scoping survey.

Evening emergence and / or dawn re-entry surveys at the property have not been undertaken.

The survey is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are likely to occur within a 10km square, do not confirm presence or absence of a species or habitat.

Absence of records does not imply that a particular bat species is not present within the recording area.

Data search

A local data search was carried to identify records of bat activity within 0.5km of the site. The following bat species are known to be present throughout the Ribble Valley (source - NBN 10km square SD74 / ELBG):

- | | |
|--------------------------------|---|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • Whiskered bat / Brandt's bat | (<i>M. mystacinus</i> / <i>M. brandtii</i>) |
| • Daubenton's bat | (<i>M. daubentonii</i>) |
| • Common long-eared bat | (<i>Plecotus auritus</i>) |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>) |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>) |
| • Noctule bat | (<i>Nyctalus noctula</i>) |

The following websites and datasets were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. North Lancashire Bat Group
4. East Lancashire Bat Group
5. Lancashire Biodiversity Partnership
6. Biological Heritage Sites Partnership (LCC, NE and LWT)
7. EED dataset (Lancashire bat records 2000 - 2011)
8. Magicmap interactive map
9. Natureonthemap (Natural England)
10. Multimap
11. Google Maps
12. MARIO - Maps and related information online (Lancashire County Council).

There are no records of roosting bats at this property; the nearest record of roosting bats within a residential property (pipistrelle maternity roost) is at NGR: SD 741426 approximately 200m north of this site.

320120781P

The property (figures 1 and 2) is a two storey detached house with traditional brick cavity wall construction and pitched timber-framed roof. There are two enclosed roof voids (figure 5) and a third void has been converted into an attic bedroom. The house has rendered brick walls and all windows and doors are D/G sealed uPVC units. The slate roof is un-lined and back-pointed with mortar (figure 6). The two enclosed roof voids are insulated with a rock-wool material laid over the ceiling joists.

There is a detached single storey outside shed (outlined in yellow - figure 2). This has two separate rooms used as storage and workshop. The slate roofs are not lined and the eaves are under drawn with plaster board. The building appears to be dry, light and unheated and the windows are single glazed and well-sealed.

The proposed building alterations include a two storey side extension requiring modifications to the roof (outlined in red - figure 2), additionally there will be alterations to the driveway access requiring removal of the out-building (also shown in figure 2).

Existing property (images)

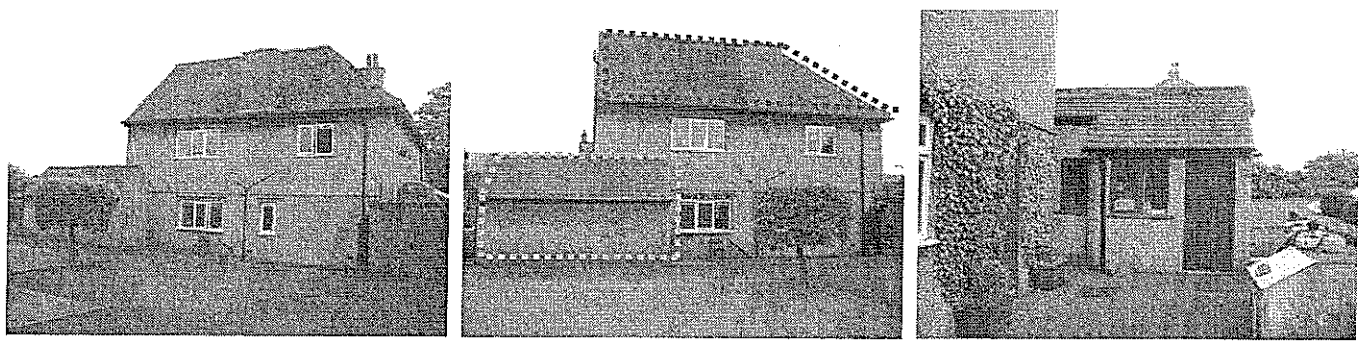


Figure 1:

Figure 2:

Figure 3:

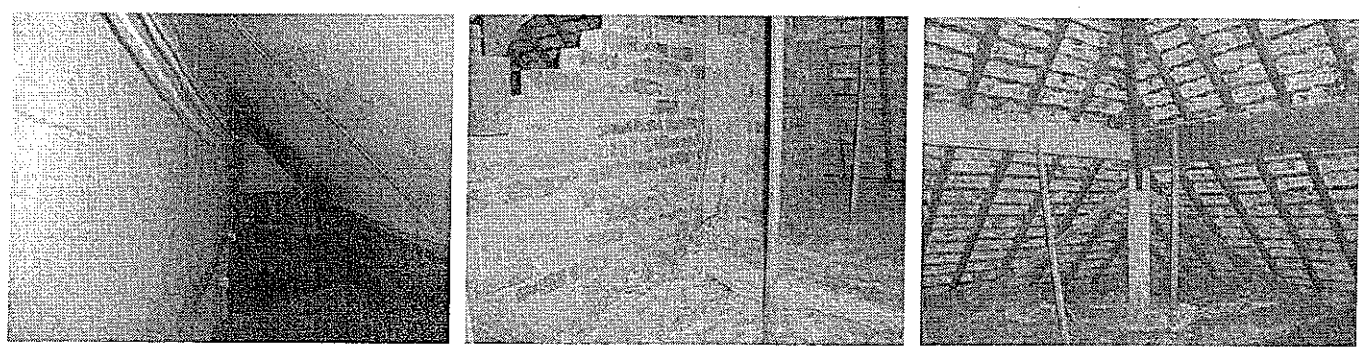


Figure 4:

Figure 5:

Figure 6:

Location of the property

NGR: SD 743424. Elevation: 80m. The property is located close to the centre of the town within a well-established residential district and close to properties of similar age, design and construction. The property is not adjacent to woodland, area of standing open water or water channel. The nearest significant water course is the Mearley Brook more than 0.5km east of the site; there is extensive riparian woodland close to Brungerley Bridge and Brungerley Park beside the River Ribble approximately 1km north west of the property.

There are no designated nature conservation sites adjacent to the property – ie. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Cross Hill Quarry is the nearest RIGS site within 0.75km to the north-east; a well-wooded nature reserve and recreational space providing high-value feeding, foraging and commuting habitat for several bat species including pipistrellus, plecotus and myotis species.

There is no evidence of bat activity at this property.

All external features of the building including internal roof voids were inspected for evidence of roosting activity; there are no signs of bat droppings, discarded feeding remains or other indicative signs normally associated with roosting activity.

It is very unlikely that bats have ever been present within the property.

Evaluation of results

- The conservation significance of building is currently very low / negligible.
- All external features of the building are very well-sealed and secure therefore the potential of this property to support roosting, resting or perching bats is considered to be negligible / very low.
- The potential of the existing building to support a maternity roost, hibernation roost or transitory / mating roost is also very low.
- The surrounding land / habitats provide sub-optimal feeding, foraging and commuting habitat for bats; the site is not adjacent to high-value feeding and foraging habitat and there are no extensive areas of broadleaved woodland, plantation, riparian habitat, open water or river channel adjacent to the site.

Summary and recommendations

The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

In the unlikely event of bats being exposed or vulnerable to harm during the proposed works you should follow the mitigation procedures outlined below and seek further advice.

The scale of impact of the development at site level on local bat populations is likely to be negligible or low.

Further survey effort at this site is not recommended.

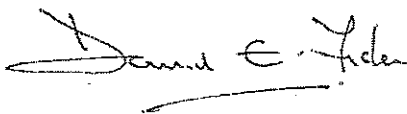
The scale of impact of the proposed development at site level on local bat populations is negligible.

Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as ".....measures to protect the bat population from damaging activities and reduce or remove the impact of development".

MITIGATION NOTES:	
ACTION:	METHOD:
1. Timing constraints	None
2. Removal of roofing materials	There is a very low risk of accidentally exposing roosting bats at this property; however, you should be aware that isolated bats are 'occasionally' found roosting beneath roofing materials, most frequently between May and November. All parts of the property including the out-buildings are low risk.
3. Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed. All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials, stop work and seek advice before continuing work in this area.
4. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.
6. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.
7. Post-development monitoring	None, no further survey effort is required.

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council.

Yours sincerely



David Fisher

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

Protected species (Bats) and the planning process¹

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "*covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations*".

(Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development p10 Bat Surveys, Good Practice Guidelines BCT (2007)

Other references:

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