



RIBBLE VALLEY
BOROUGH COUNCIL

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

13 AUG 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

Reception

320720794P

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:	MUR	First name:	PAUL
Last name:	ATKINSON		
Company (optional):			
Unit:		House number:	6
		House suffix:	
House name:			
Address 1:	HOLLY GROVE		
Address 2:			
Address 3:			
Town:	LONGRIDGE		
County:	LANCS.		
Country:			
Postcode:			

2. Agent Name and Address

Title:	MUR	First name:	ALAN
Last name:	LLOYD-HADDOCK		
Company (optional):	ALH.DESIGN SERVICES		
Unit:		House number:	
		House suffix:	
House name:	BARLEY COTTAGE		
Address 1:	BRENNY STREET		
Address 2:			
Address 3:			
Town:	LONGRIDGE		
County:	LANCS.		
Country:			
Postcode:	PR3 3NB		

3. Description of Proposed Works

Please describe the proposed works:

TOO STUCKY SIDE EXTENSION AND DEMOLITION OF EXISTING GARAGE IN REAR GARDEN, TO PROVIDE GARAGE WITH BEDROOM OVER.

3. Description of Proposed Works (continued)

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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:

EXISTING GARAGE SPACE TO BE
RELOCATED BEHIND EXTENSION AND
WILL PROVIDE MORE AMENITY SPACE

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

10. Materials

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	TO MATCH FACING BRICK	☐	☐
Roof	PROTECTED CONCRETE TILES	TO MATCH, CONCRETE TILES	☐	☐
Windows	WHITE UPVC	TO MATCH, WHITE UPVC	☐	☐
Doors	WHITE UPVC	GARAGE DOOR TO BE UP + OVER METAL, COLOUR TO BE AGREED. FRONT DOOR TO BE UPVC	☐	☐
Boundary treatments (e.g. fences, walls)	TIMBER FENCES 900 HIGH WITH CONCRETE POSTS	REPLACED WITH GARAGE UPVC, FACING BRICK	☐	☐
Vehicle access and hard-standing	CONCRETE PAVING AND GRAVEL	TO MATCH, NOT AFFECTED	☐	☐
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 PLANS + ELEVATIONS, PROPOSED PLANS AND
ELEVATIONS

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11. Ownership Certificates

One 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):

08.08.2012

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 property is located)

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):

11. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

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):

12. 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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee:



The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



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



14. Declaration

I/we 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):

08.08.2012

(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):

allanlloyd@drydock@hotmail.com

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:

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LONGRIDGE

ANY PROPOSAL TO CONNECT TO A PUBLIC SEWER MUST BE APPROVED BY THE COUNCIL'S PUBLIC SEWER SECTION. NO PROPOSED SEWER MUST BE INSTALLED WITHOUT THE AUTHORITY OF THE COUNCIL. CONTACT DATA SECTION ON 01524 611111.

Recreation Ground

Playing Field

Longridge Town and Rural District Council

Longridge C of E Primary School

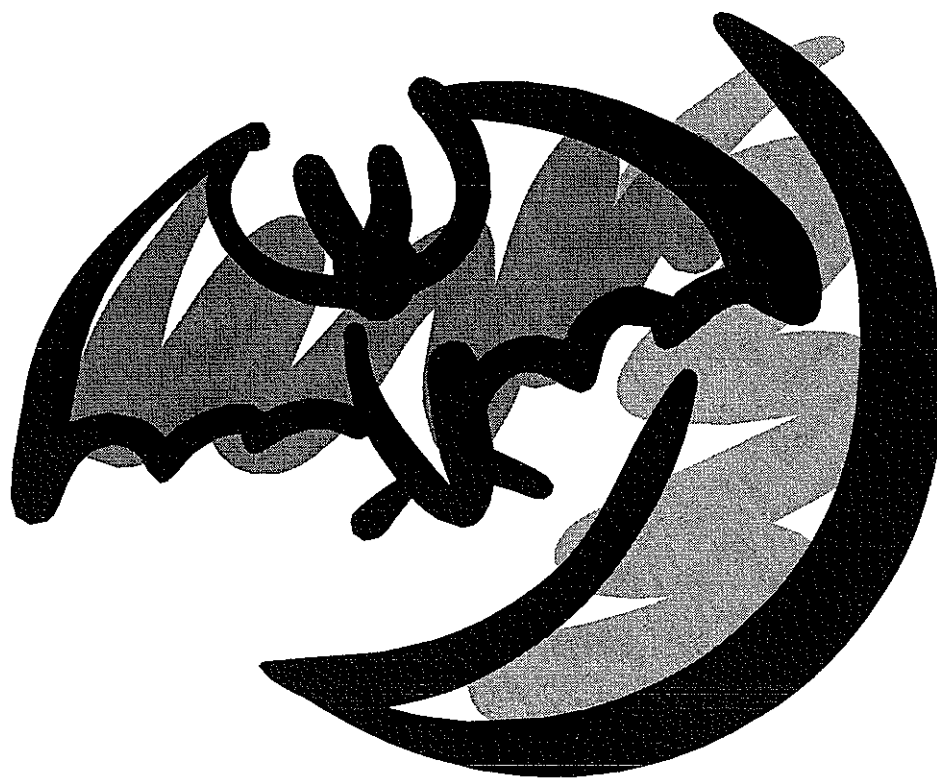
ITTINGHAM ROAD
Stone
Bridge

KESTOR LANE

WILDLIFE SURVEY FOR BATS

AT

6, Holly Grove, 3, 20120794 P
Longridge,
Preston
PR3 3HR



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



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BAT SURVEY & REPORT

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

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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

Internal Survey Results

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Is the building lived in?: Yes

Construction

Stone
Brick
Other/plaster
Bat Access Places

YES	NO
	✓
✓	
✓	
	✓

Comments:

Roof space, attic or loft

Beams
Cracks in beams
Lined roof: Underfelt
Bat Access Places

	✓
	✓
✓	
	✓

Comments: A single hatch gives access into the attic of the house. The garage roof is no insulated and the roofing sheets are clearly visible.

Bat signs

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

	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments: No evidence of bats occupying either of the buildings could be found. Spider's cobwebs covered the woodwork of the roof apex inside the house making it unsuitable as bat habitat

Internal Conclusions:

No signs or evidence of use by bats could be found.
The garage was considered not suitable as a roost site for bats

Risk Assessment: Low

BAT SURVEY & REPORT

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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.

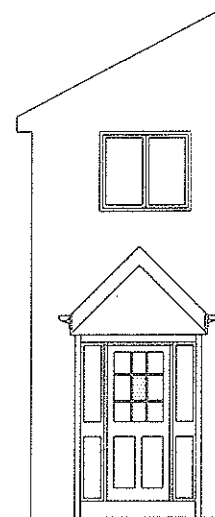
I shall be available to advise and oversee the above points at any time, if requested.

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.

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.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

320120794P

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

Client

Mr P. Atkinson,
6 Holly Groove,
Longridge,
Nr Preston,
Lancs

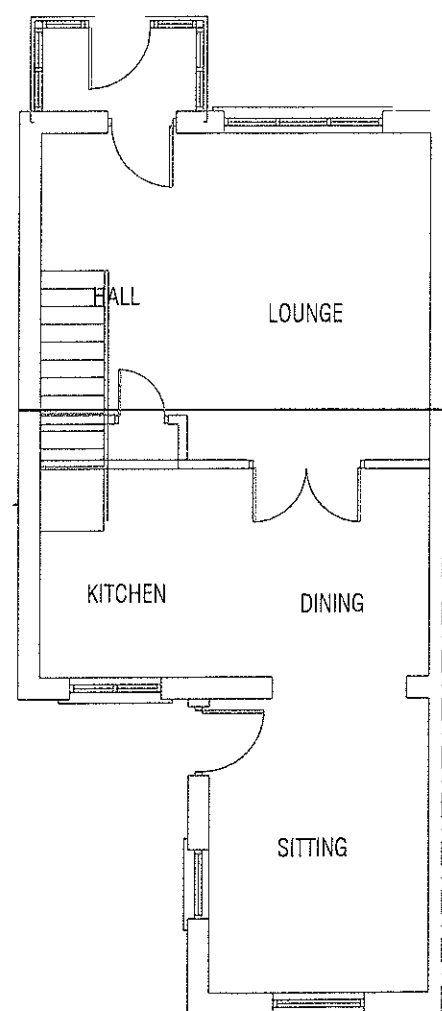
Job/Scheme Title

TWO STROEY SIDE EXTENSION
TO FORM CARPORT AND
BEDROOM OVER AND MINOR
INTERNAL ALTERATIONS

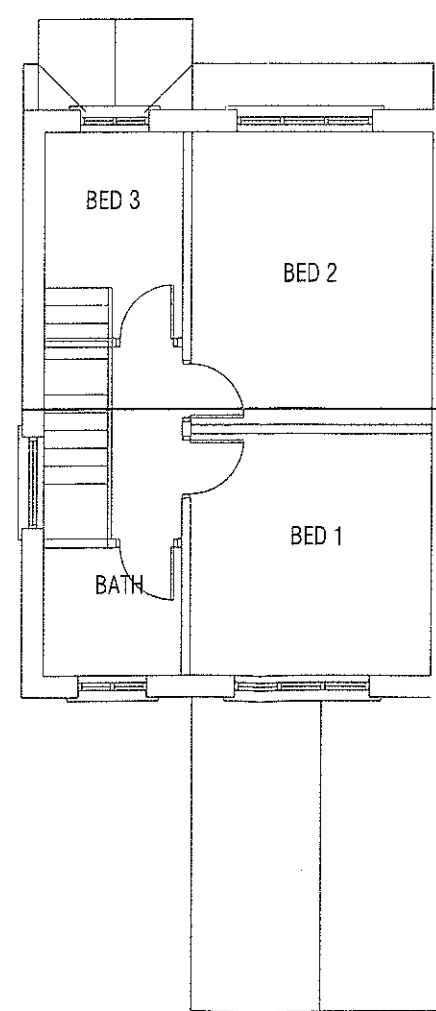
Drawing Title

EXISTING PLANS & ELEVATIONS

Job/Scheme Number		Drawing Number	
0406/93		Drawing No. 01	
Scale	Date	Drawn	Checked
1/100th	July 12	a.t.l-h	



GROUND FLOOR PLAN

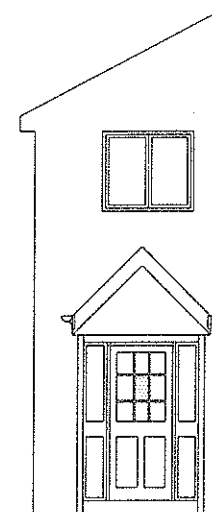


FIRST FLOOR PLAN

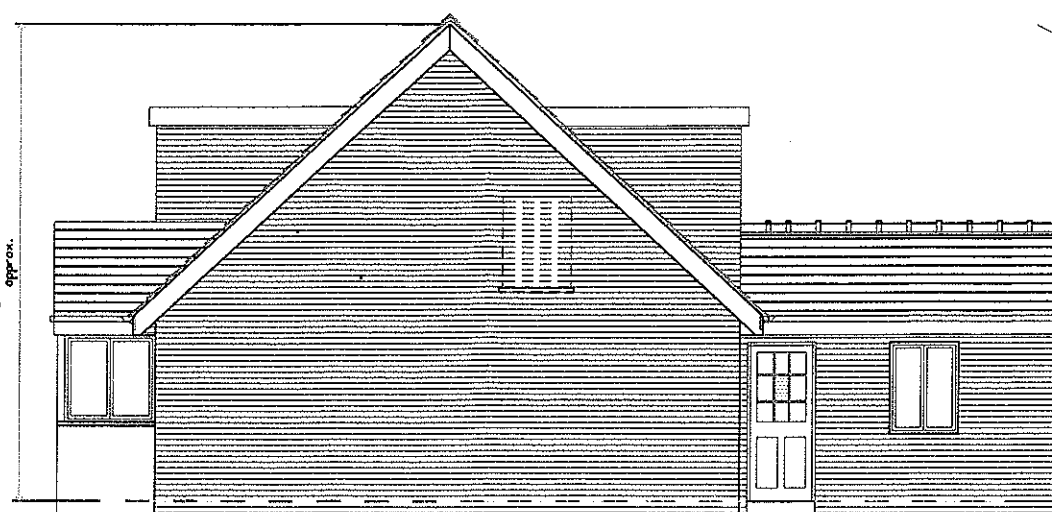
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ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE PLAN AND THAT FOUND ON
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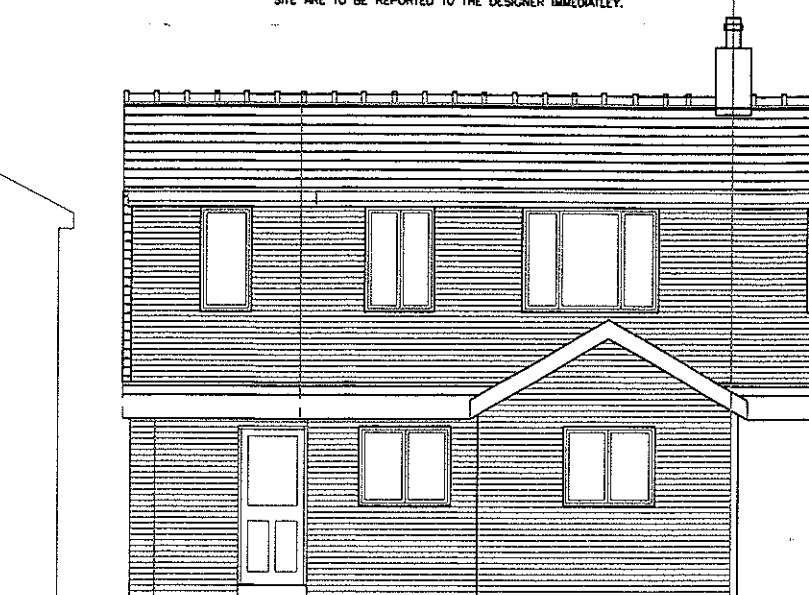
FRONT ELEVATION



orig 6235 (20'-8")
approx.

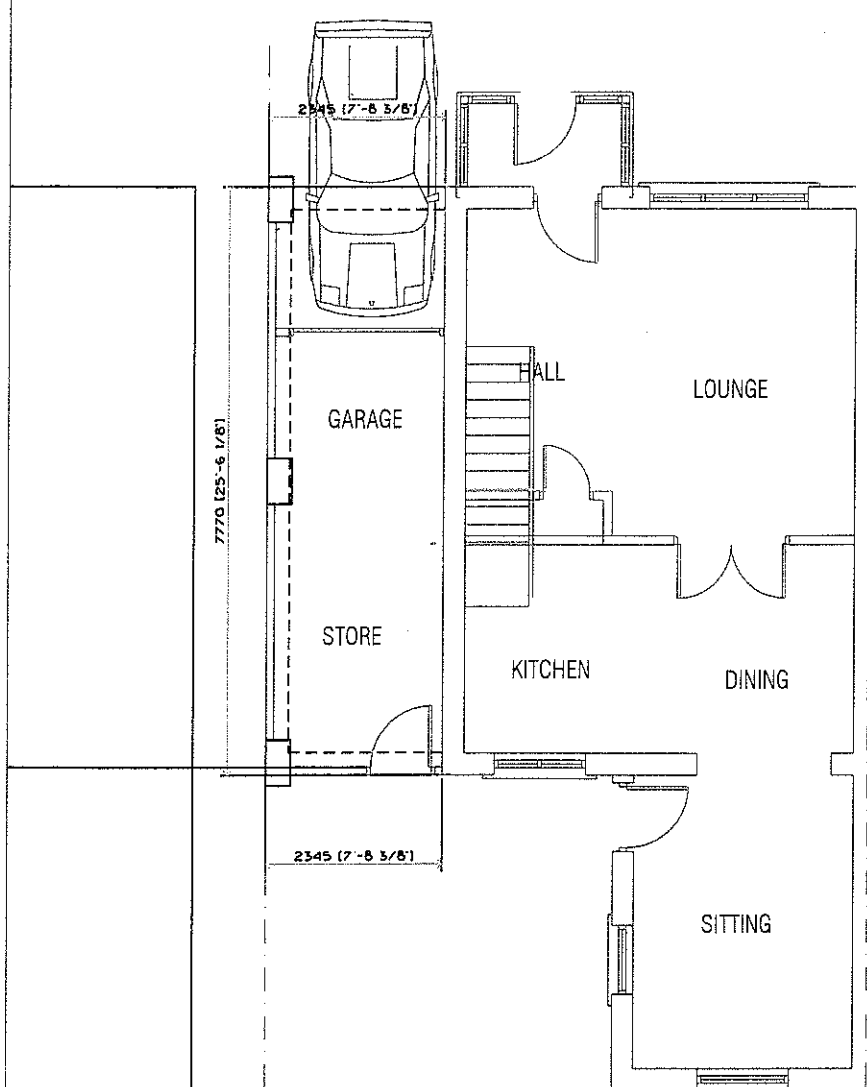


SIDE ELEVATION

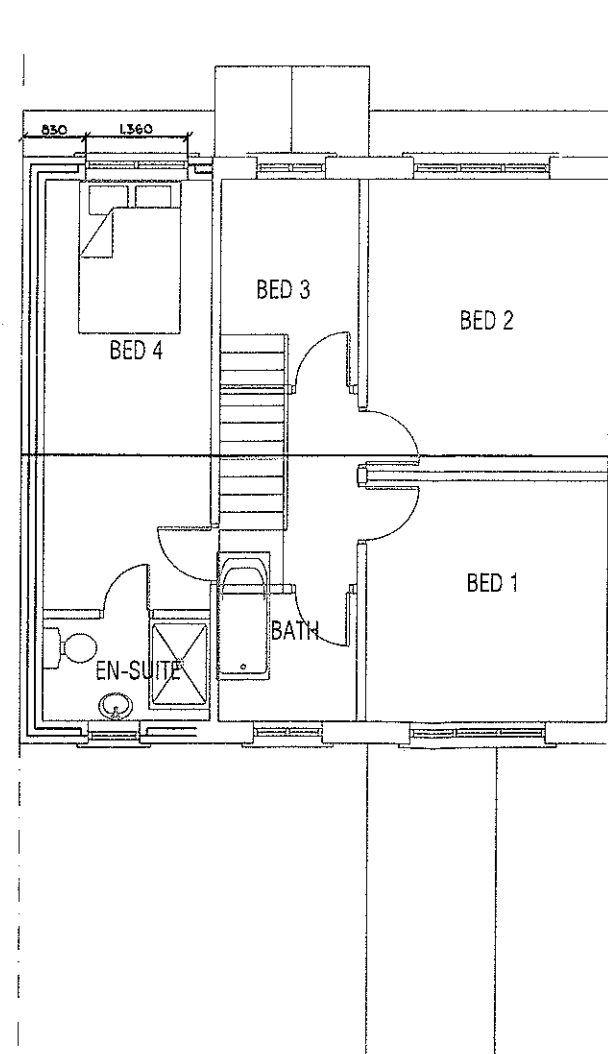


REAR ELEVATION

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

A 07.08.12 alts to suit client

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

Client

Mr P Atkinson,
6 Holly Groove,
Longridge,
Nr Preston,
Lancs.

Job/Scheme Title

TWO STROEY SIDE EXTENSION
TO FORM CARPORT AND
BEDROOM OVER AND MINOR
INTERNAL ALTERATIONS

Drawing Title

PROPOSED PLANS &
ELEVATIONS

Job/Scheme Number	Drawing Number
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0406/93

Drawing No-05A

Scale	Date	Drawn	Checked
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1/100th July 12 a.t.l-h