



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No.

Date received 320120858P

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:		First name:	C	Surname:	Smith
Company name:	Waterloo Timber Co Ltd				
Street address:	Waterloo Road		Telephone number:	Country Code	National Number
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB7 1LR				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	D	Surname:	Lofthouse
Company name:					
Street address:	65 Henthorn Road		Telephone number:	Country Code	National Number
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancs		Email address:		
Country:					
Postcode:	BB7 2LD			d.lofthouse@tiscali.co.uk	

3. Description of Proposed Works

Please describe the proposed works:

Proposed first floor rear bedroom extension.

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)

House:

125

Suffix:

House name:

Street address:

Clitheroe Road

Sabden

Town/City:

Clitheroe

County:

Postcode:

BB7 9HJ

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

Easting:

377762

Northing:

437802

Description:

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:

Rendered stone & block.

Description of proposed materials and finishes:

Rendered block

Roof - description:

Description of existing materials and finishes:

Natural slate pitched roof.

Felt flat roof.

Description of proposed materials and finishes:

India stone flag finish (sandstone) to new pitched roof to match existing.

11. (Materials continued)

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Windows - description:Description of *existing* materials and finishes:

White uPVC framed.

Description of *proposed* materials and finishes:

White uPVC framed.

Doors - description:Description of *existing* materials and finishes:

White uPVC framed.

Description of *proposed* materials and finishes:

As existing.

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 descriptionDescription of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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 & Elevation

Proposed Plans & Elevations

Bat Survey

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: D Surname: Lofthouse

Person role: Agent

Declaration date: 19/09/2012

☒ 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: D Surname: Lofthouse

Person role: Agent

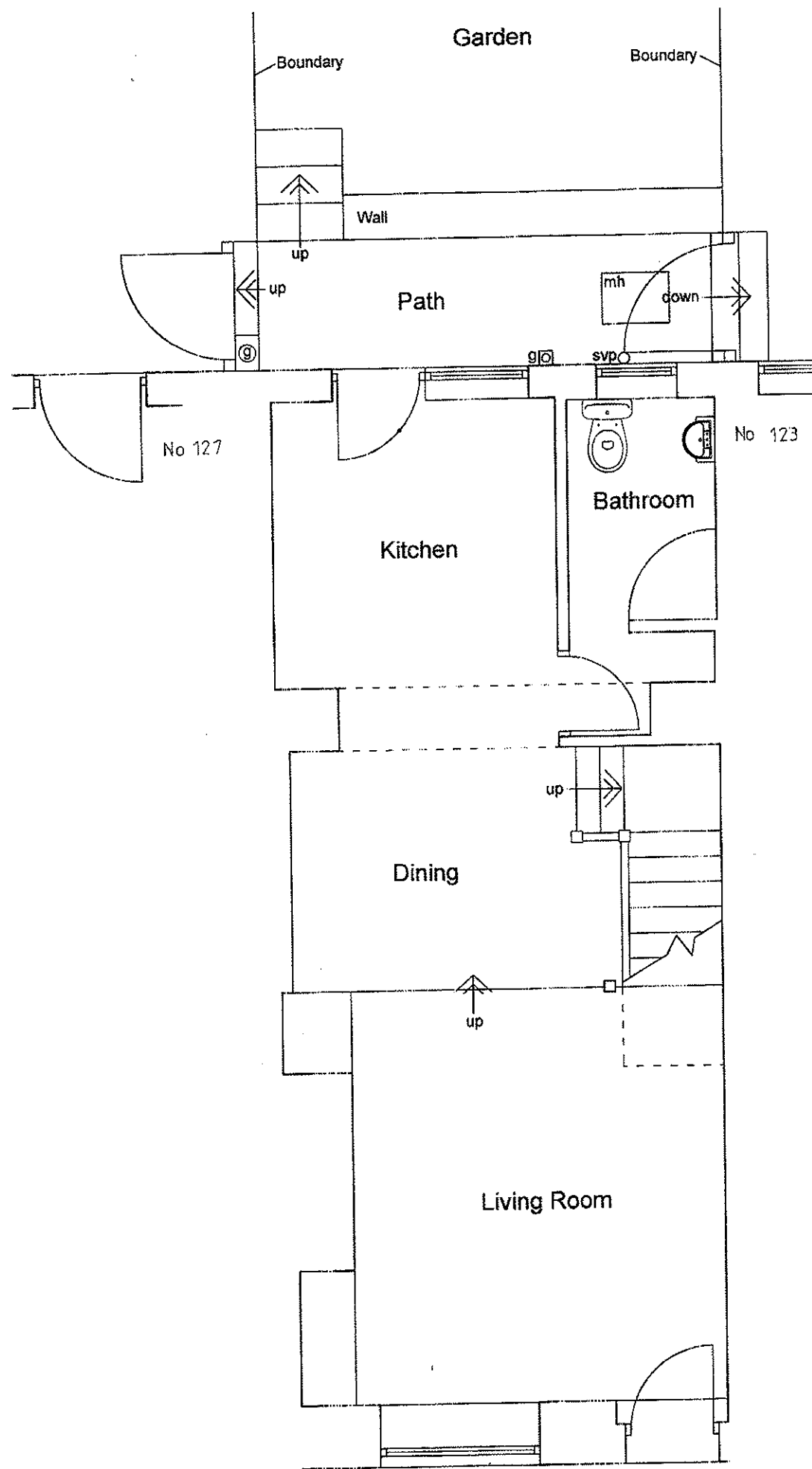
Declaration date: 19/09/2012

☒ Declaration Made**13. Declaration**

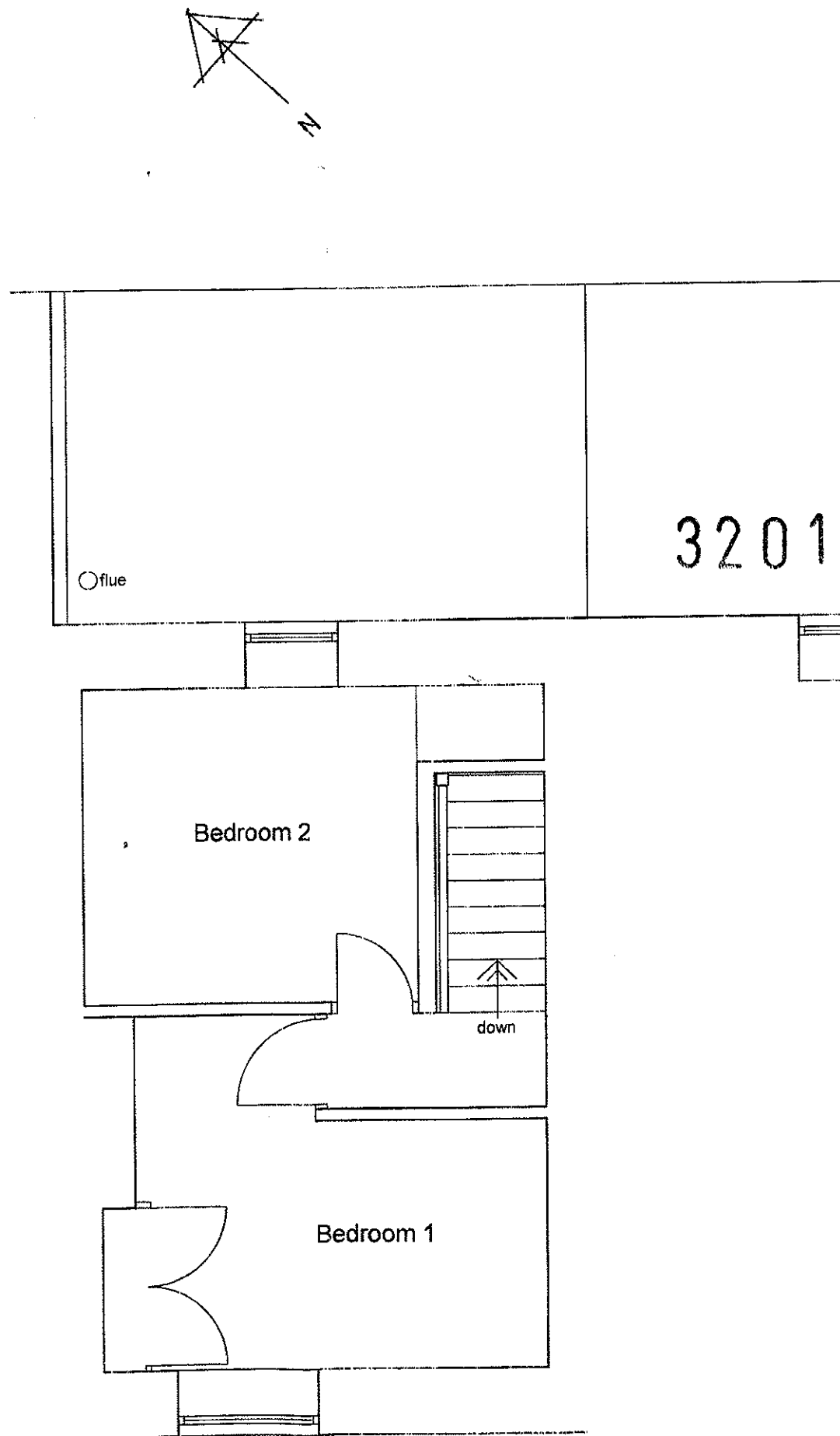
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving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

☒ Date 19/09/2012

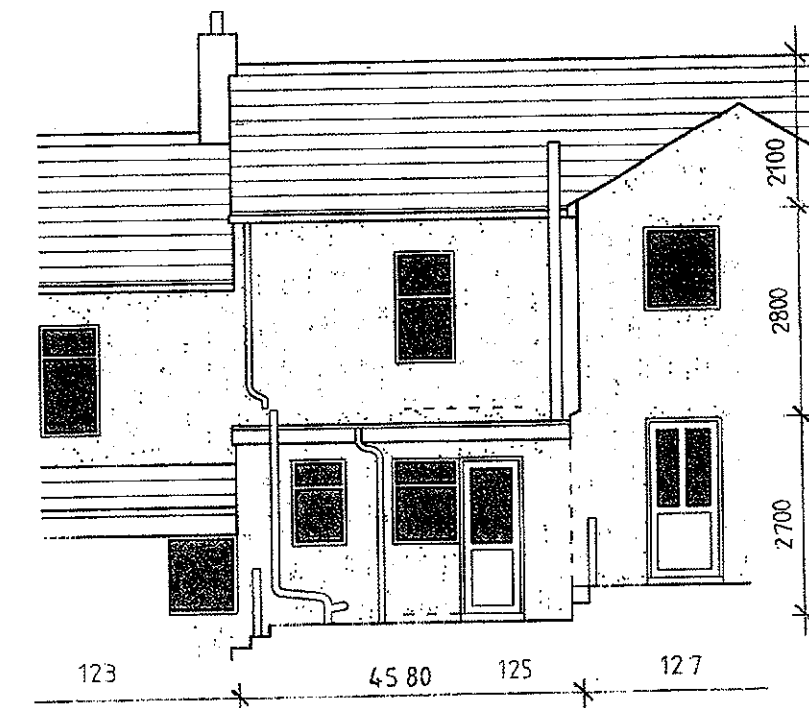




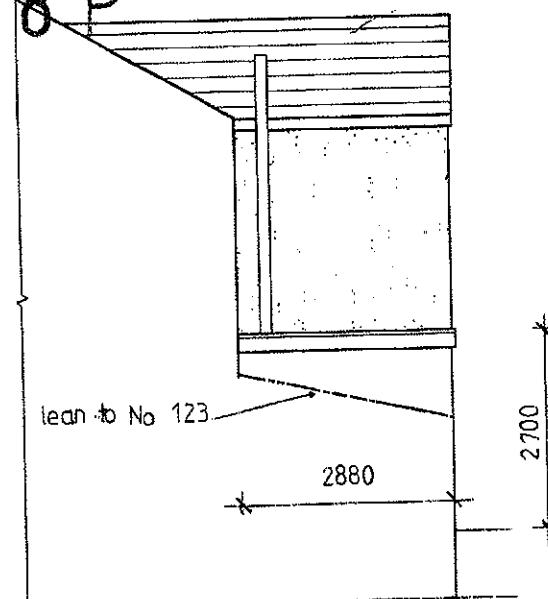
Grd Floor



First Floor

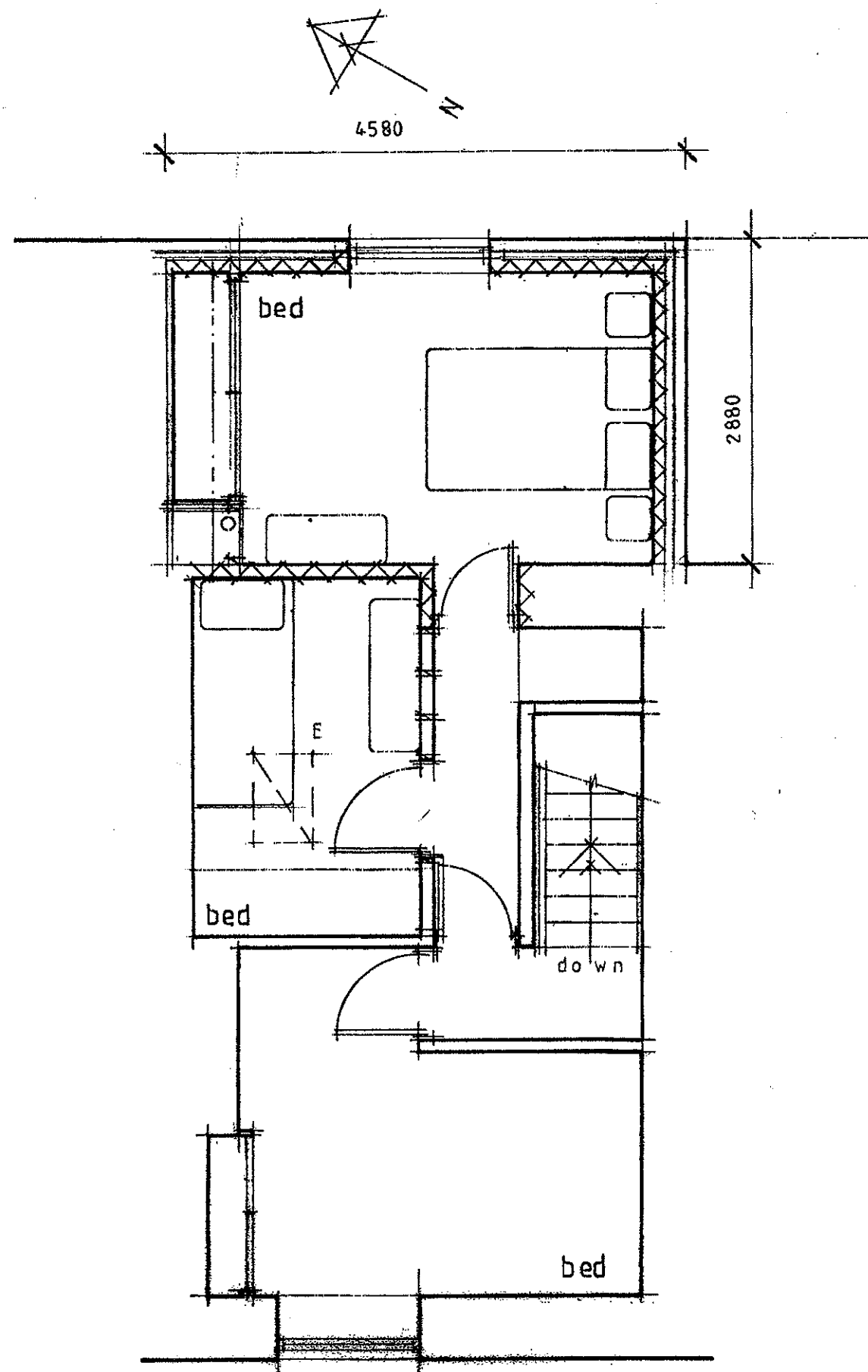


NORTH EAST (REAR)

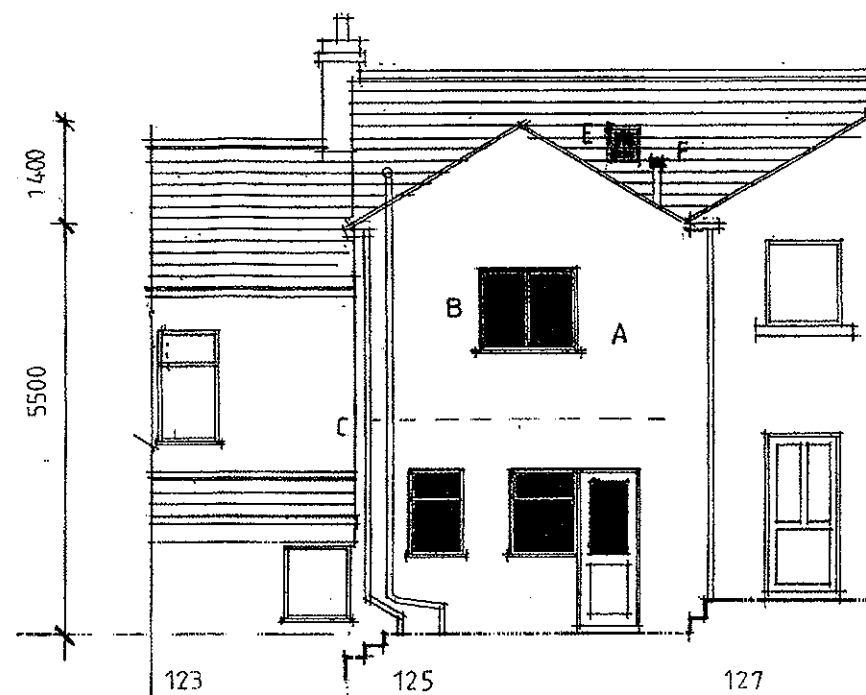


SOUTH EAST (SIDE)

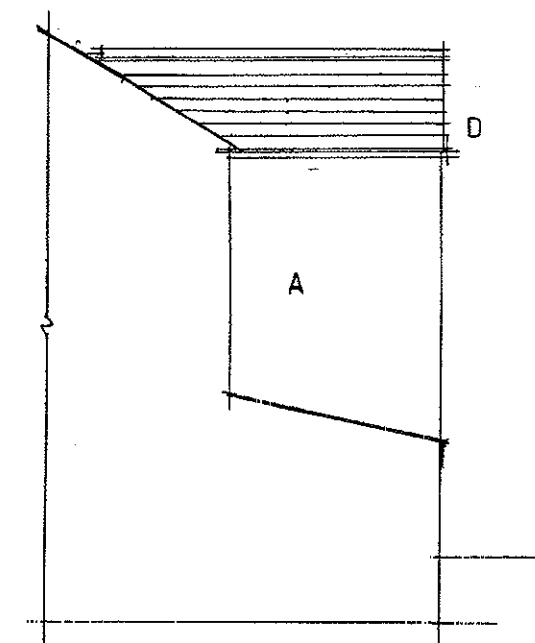
DEVELOPMENT	Proposed Rear Extension To Existing Dwelling
LOCATION	125 Clitheroe Road Sabbden Clitheroe BB7 9HJ
DRAWING TITLE	Existing Plans & Elevations
SCALE	1:50 & 1:100 @ A3
DATE	15/09/12
DRG NO	CRS/2012/02



First Floor Plan



NORTH EAST (REAR)



SOUTH EAST (SIDE)

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- A Rendered block walls colour and texture to match existing.
- B White uPVC framed window to match existing with side hung opening lights for emergency escape.
- C Black uPVC rain water goods to match existing.
- D Slate (Indian sandstone) flag roof to extension matching existing grey slate roofing.
- E Velux conservation roof window 980 x 550mm.
- F Stainless steel flue (existing repositioned).
- G Section of wall removed increasing room size

DEVELOPMENT Proposed Rear Extension To Existing Dwelling

LOCATION 125 Clitheroe Road
Savden
Clitheroe
BB7 9HJ

DRAWING TITLE Proposed Plan & Elevations

SCALE 1:50 & 1:100 @ A3

DATE 15/09/12

DRG NO CRS/2012/03 A

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BAT SURVEY

AT
125 CLITHEROE ROAD
SABDEN

DATE AND TIME OF VISIT
15TH AUG 2012 3.30pm

WEATHER CONDITIONS
Overcast . no breeze 3°C

REFERENCE. CRS12/ BAT

Survey carried out by:

LYNNE RUSHWORTH

6 PENDLE VIEW
BARLEY
NR BURNLEY
LANCS

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

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PROPOSED DEVELOPMENT

It is proposed to construct a First floor extension to the rear of the property over the existing ground floor extension

TYPE OF BUILDING

☒	HOUSE
☐	BARN
☐	GARAGE
☐	OTHER

COMMENTS: The house is a terraced cottage
Rear elevation of cottage.

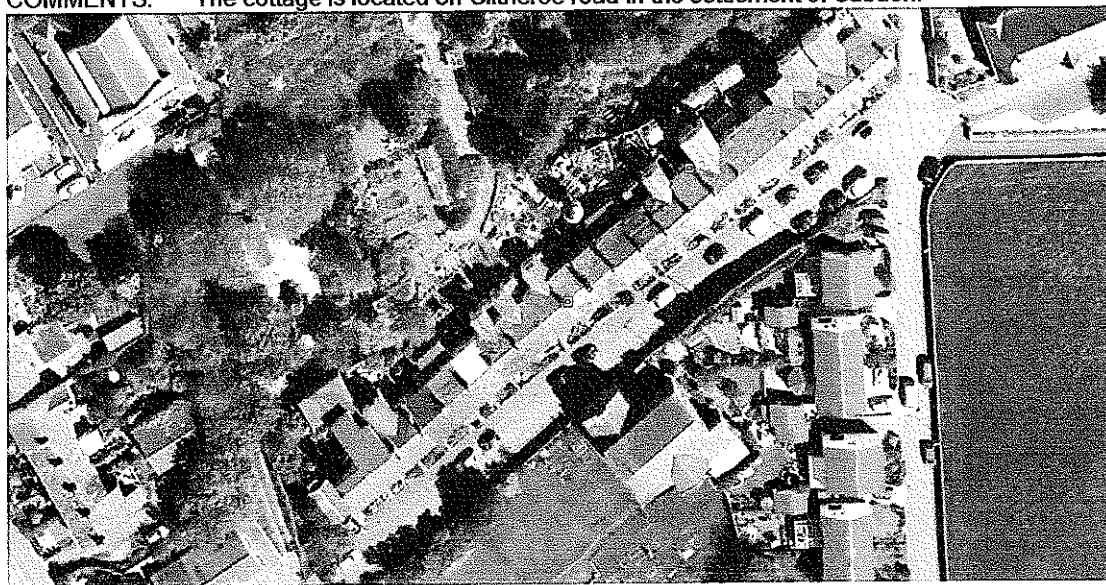


LOCATION

☐	URBAN
☐	SMALL TOWN/URBAN VILLAGE
☒	RURAL/VILLAGE

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COMMENTS: The cottage is located on Clitheroe road in the settlement of Sabden.



BUILDING ADJACENT TO OR WITHIN 10M OF

☒	TREES
☐	HEDGEROW
☐	OPEN WATER

COMMENTS: The rear of the property has a small garden with small number of trees adjacent to the rear boundary.

WALL CONSTRUCTION

☒	STONE
☐	BRICK
☐	STEEL
☒	BRICK/BLOCK AND RENDER
☐	OTHER

COMMENTS: The wall is stone to front elevation and render to the rear

ROOF CONSTRUCTION

☐	SLATE
☐	TILE
☒	GREY SLATE
☐	STEEL
☒	FLAT ROOF FELT

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COMMENTS: The main roof has a natural slate finish and the rear extension has a felt flat roof.

BAT ACCESS POINTS IN WALLS

Yes No

☐	☒
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COMMENTS: There are no access points in the walls or chimney due to the good condition of the stonework, pointing and render to the rear wall.

BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

Yes No

☐	☒
☐	☒
☐	☒

MAGENTA BAT5 DETECTOR RESULT

COMMENTS: No dropping evidence or staining was visible surrounding the building.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes No

☐	☒
☒	☐
☒	☐

COMMENTS: The roof space was accessible and after inspection it did not reveal any evidence of bat usage.



BAT ACCESS POINTS IN ROOF

Yes	No
	X

COMMENTS: No access points could be found in the roof, the slates are in good condition as is the flat roof felt.

BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes	No
	X
	X
	X
	X
	X
	X
	X

COMMENTS: None of the above where positive

CONCLUSION

The building did not contain any evidence that bats use the property for feeding, hibernating or roosting. There is no history of bat sightings around the property. The disruption to the flat and pitched roof will not pose a threat to any bat population.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

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When bats are found to be present in a building:

- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

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Heritage Statement

Proposed Extension

125 Clitheroe Road

Sabden

Clitheroe BB7 9HJ

Date: September 2012

Ref: CRS/2012/HS

1) Location:

125 Clitheroe Road is located within the settlement boundary of the village of Sabden to the north of the village centre and forms part of the conservation area of Sabden. It is positioned set back from the principle road leading to and over Pendle Hill to the west of the village.

2) Proposal:

The proposal relates to the extension of an existing dwelling by constructing a first floor extension above an existing flat roofed contemporary kitchen extension at the rear of the property

3) Building History:

The property is situated within "Step Row" which forms one of a group of three of the earliest terraces in Sabden, the other two consisting of "Top Row" and "Crow Trees Row" (now Badger Wells Cottages). The group of terraces were constructed in the 1790s by Nicolas Grimshaw, a clerk at the Sabden print works to house the workers in Thomas Robinsons cotton Mill which had been set up in 1786

125 Clitheroe Road is a mid terrace property, originally of the two up two down design typical of the period and for the use of when it was constructed. In later years circ 1970s / 1980s the property was refurbished internally and a single storey rear extension constructed to provide a kitchen and bathroom.

4) Construction:

The original property was constructed in natural stone, with a grey slate roof and with timber windows and doors. The later day refurbishment has seen the replacement of the timber windows with uPVC frames, the rendering of the rear external stone wall with a sand / cement render finish. The single storey rear kitchen / bathroom extension has been constructed in rendered block walls, a flat roof with a felt finish, uPVC windows and doors and uPVC rain water goods

5) Evolving Character:

Many of the individual properties forming the three terraces named previously have over the course of time been significantly altered by the addition of porches and enlargement of window openings to the front elevations, the replacement of the original timber / door frames with uPVC frames and by the addition of rear extensions, both single and two storey. Immediately to the west of the application property, No 127 Clitheroe Road, there is a two storey extension, immediately to the east, No 123, there is a single storey extension.

6) Sabden Conservation Area Appraisal (SCAA):

In the SCAA the terrace of "Step Row" in which the application property is situated, is recognised as containing "Buildings of Townscape Merit", the building does not therefore have a "Listed" classification. However, with respect to the conservation area as a whole, this recognition is of no "specific" significance as all the terraced properties in Sabden are classed as "Buildings of Townscape Merit" and the SCAA concludes that the properties making up the terrace of "Step Row" are "much smaller and less grand" than others in the village, namely Mona Terrace and Rydal Mount

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7) Design:

The limitations of the existing building footprint, dimensions, mass and of the domestic curtilage significantly limit the design options for the proposal. The size of the extension is limited to the size of the extension at ground floor level over which the proposed extension would be constructed. The existing contemporary felt flat roof would obviously be removed and a new pitched roof with natural slate be constructed to the new extension. Ridge and eaves levels of the properties in "Step Row" are stepped, a feature necessitated by virtue of the steep incline upon which the original terraced cottages were constructed. To maintain a sense of balance and consistency, the eaves level of the proposed extension is to be set at that of the existing extension to the adjacent property No 127, as this property shares the same stepped ridge and eaves level as No 125.

8) Threats to the Proposed Sabden Conservation Area:

Outlined in the SCAA are a number of "threats" to the preservation of the conservation area, by the use of modern materials or inappropriate detailing. With the exception of the insertion of 1no uPVC window, none of these threats are realised and it must be considered that the 1no new uPVC framed window will replace an existing uPVC frame within the existing rear wall, it will also match the material of the existing window and door frames at ground floor level thereby maintaining a sense of unification and consistency. It should also be considered that an existing inappropriate flat felt roof structure will be replaced with a slated pitched roof, albeit at first floor level.

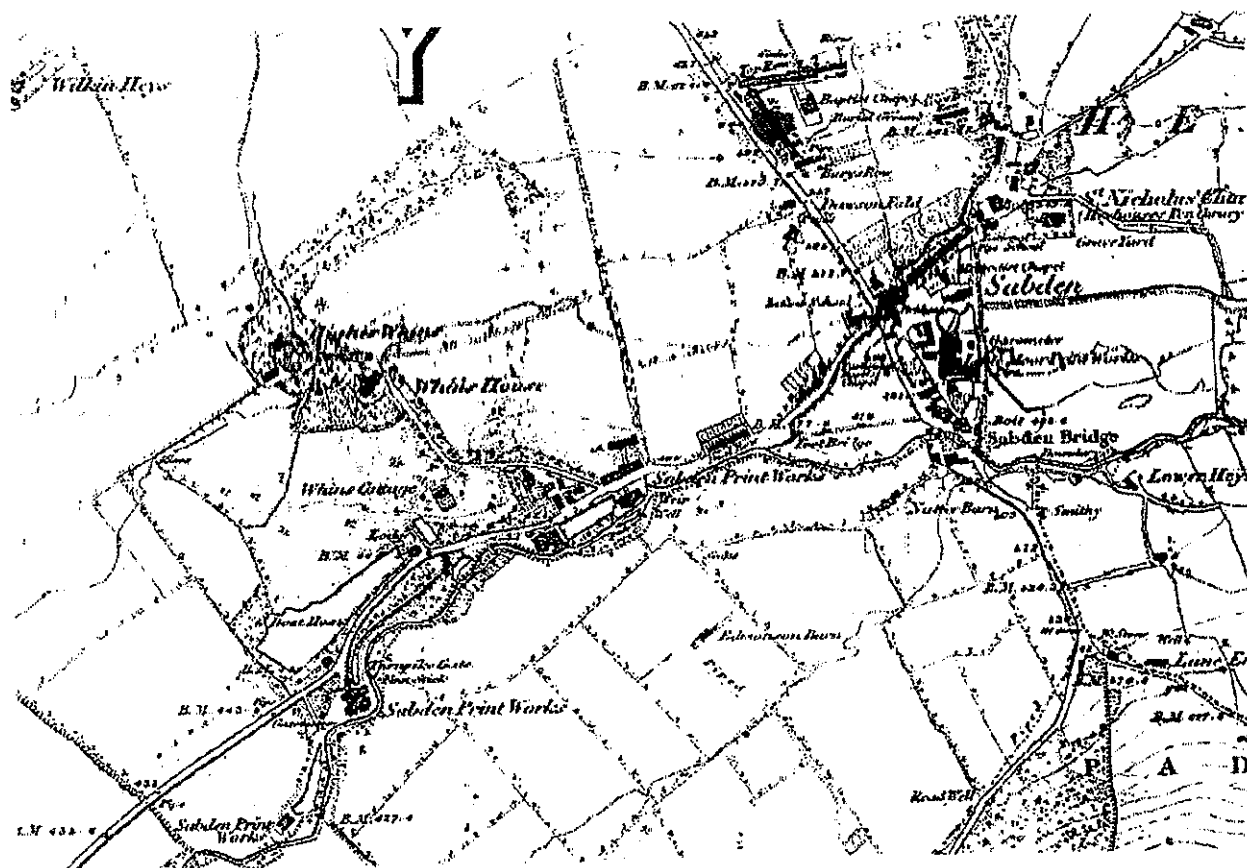
9) Justification:

The proposed extension is desperately required to satisfy a requirement to provide adequate and suitable separate bedroom accommodation for the two children of the occupants

10) Impact of the Proposal:

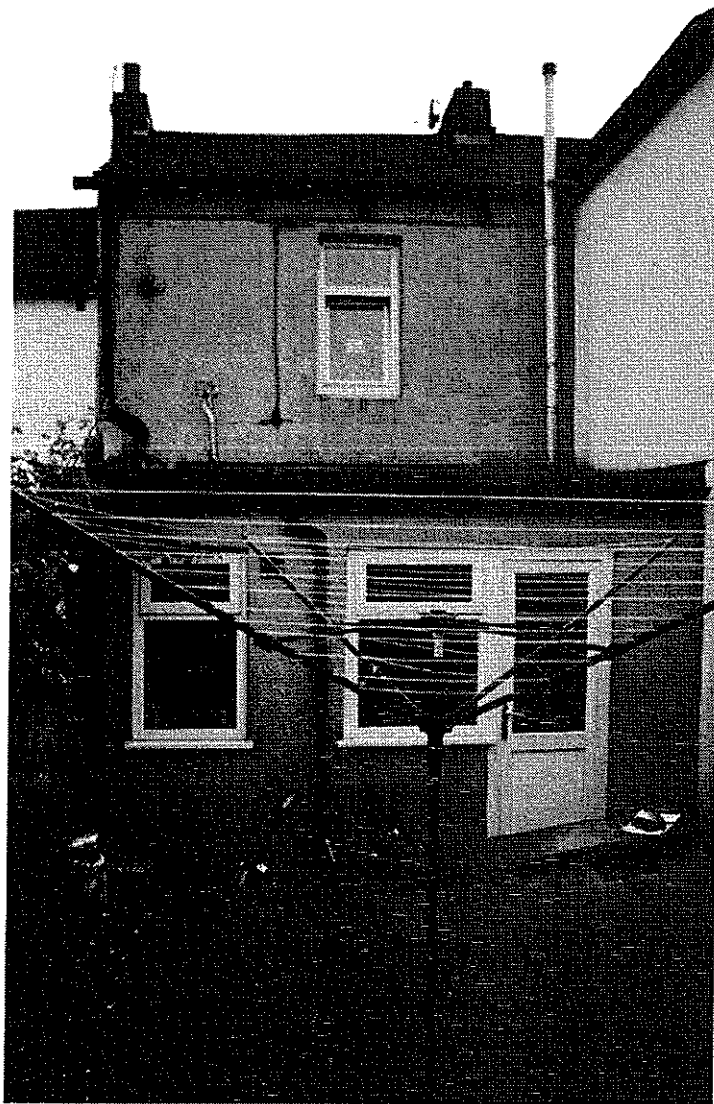
The proposal, to satisfy a genuine housing need, is situated to the rear of the property, visibility of which is limited, it is not on general view when passing along the main road through the village or from within the village center itself. The proposal, in both design and use of materials reflects a number of similar extensions within the area, including one to the immediate neighbouring property (no 127). Car parking for residents of Step Row is situated on a strip of land south of Clitheroe Road, the specific proposal of providing additional bedroom accommodation for young children does not necessitate the provision of additional car parking space(s).

This proposal will not have any detrimental impact upon either the conservation area of Sabden nor the amenity of neighbouring residents.



OS MAP of SABDEN 1848

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Photograph 1: Existing Rear Elevation of No 125 Clitheroe Road



Photograph 2 – Indicating the two storey contemporary extension to No 127 Clitheroe Road (adjacent property).