



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No. 320120901P

Date received 31/06/12

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	First name:	martin	Surname:	brown	
Company name:						
Street address:	Tenement Farm,		Telephone number:	Country Code	National Number	Extension Number
	Thornley		Mobile number:			
Town/City:	Preston		Fax number:			
County:			Email address:			
Country:						
Postcode:	PR3 2TL					

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	neil	Surname:	andrews	
Company name:	stanton andrews					
Street address:	44 York Street		Telephone number:	Country Code	National Number	Extension Number
				01200	444490	
			Mobile number:			
Town/City:	Clitheroe		Fax number:			
County:	Lancashire		Email address:			
Country:	United Kingdom					
Postcode:	BB7 2DL			neil@stantonandrews.co.uk		

3. Description of Proposed Works

Please describe the proposed works:

two storey extension to existing dwelling house

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:		Suffix:	
House name:	Tenement Farm		
Street address:			
	Thornley		
Town/City:	Preston		
County:			
Postcode:	PR3 2TL		

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

Easting:	362856
Northing:	441011

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:

stone

Description of *proposed* materials and finishes:

stone, to match existing

Roof - description:

Description of *existing* materials and finishes:

slate

Description of *proposed* materials and finishes:

slate, to match existing

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:

drawing numbers 1041/01a 02a 03a, 10a, 11a and 12a
design statement

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

320120901P

tenement farm

september 2012

design statement



stanton andrews architects

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tenement farm

september 2012

introduction

application

existing

policy

evaluation

proposed

appearance

impact

endangered species

introduction

This design and access statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within and that a sustainable approach has been adopted

The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy

application

This householder planning application is for an extension to the existing Tenement Farm, on Rock Brow, Thornley, PR3 2TL.

The proposed extension is sited to the south and east of the property, away from the road and neighbouring properties. The materials and detailing of the extension follow the manner of the existing property

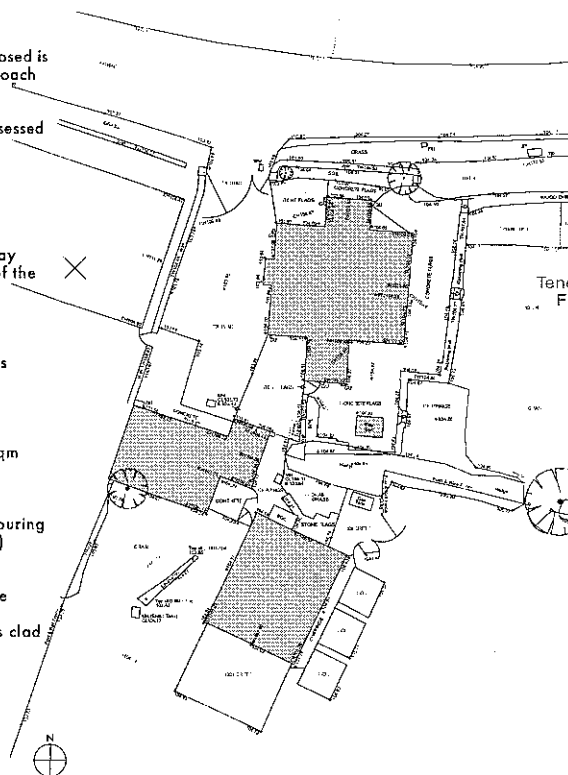
existing

Tenement Farm is a two story detached house with associated outbuildings (large double garage and workshop). We understand the property was extensively remodelled in the early 1990's

The house sits on a large plot measuring approximately 5,400 sqm. The house, garage and outbuildings have a gross footprint area of 230 sqm (further information on areas is provided on drawing number 1041/10). The house is situated to the north of the plot, fronting Rock Brow

Tenement Farm forms part of a small grouping of residences, with neighbouring properties (Meadow Farm, Wayside Cottage and Higher Bedlam Cottage) situated to the north and west

Whilst the house and formal entrance face Rock Brow, the approach to the house results in the rear door being used as the primary entrance. Walls to the existing house are faced in random stonework and the roof is clad in slate



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existing site plan

320120901P

tenement farm

september 2012

introduction
application
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policy
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appearance
impact
environmental impact

policy

Tenement Farm is located within 'an area of outstanding natural beauty' (AONB). Governing planning policies are ENV1 and G5.

Amongst other matters, the Council's published supplementary planning guide for 'extensions and alterations to dwellings' states :-

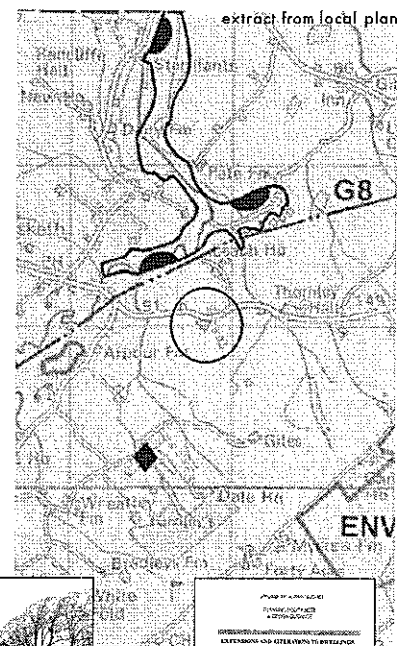
"if you follow these guidelines it is likely to make your application much more acceptable"

"extensions in designated areas such as AONB will be subject to strict control" and
"any development in these areas is expected to contribute to their character"

Size section of the guidance states :-

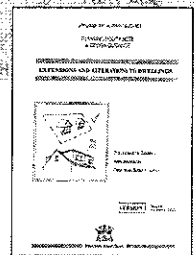
".. as a rule of thumb avoid schemes which increase the original dwelling by in excess of 75% increase in floor area".
".. small rural dwellings proposals in excess of a 33% increase in floor area are unlikely to succeed"

The proposals aim to adhere to these policies and guidances. They are respectful of the existing building, neighbouring properties and the context. Treatment and choice of materials respond to and respect the existing house. The nature of this application has not necessitated obtaining pre-application advice from the Council.



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september 2012

tenement farm

introduction
 application
 existing
 policy
 evaluation
 proposed
 appearance
 context
 redun and species

evaluation

The design process commenced with an appraisal of the existing property within its setting. Careful consideration was given to the relationship of the proposals to the existing building and context

The current house has a poor relationship with its setting. Service rooms sited to the south of the property, whilst 'accommodation' rooms are positioned to the north. Existing windows are of restricted size and poorly located meaning views across open fields to the south can not be fully appreciated

As noted previously, whilst the formal entrance to the building faces Rock Brow, the approach to the building favours the rear entrance. Existing internal circulation is poor, with many of the rooms being compromised perhaps best demonstrated by the staircase being within the dining room

The house currently has 3 bedrooms, of which the third is little more than a 'boxroom', further compromised by being open to the living accommodation below

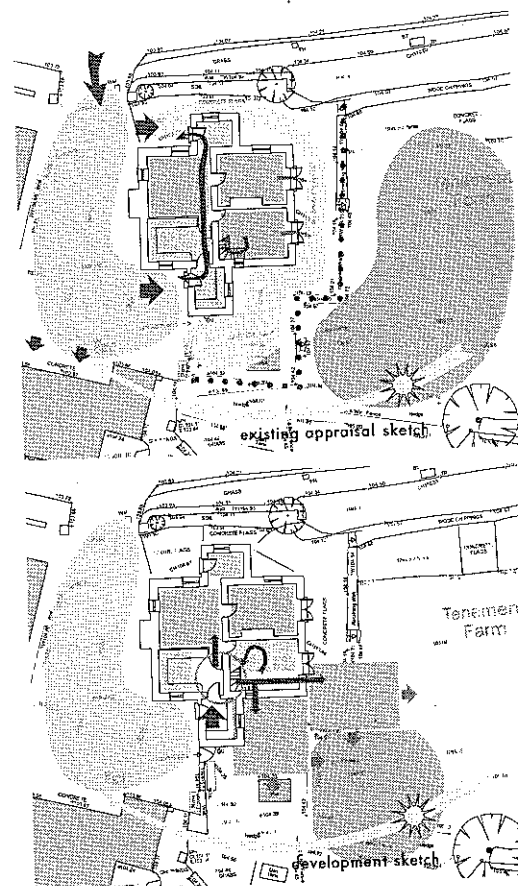
The north elevation, facing Rock Brow, reads as a standard cottage - central doorway with paired windows to both sides. However, the other elevations are far less regular, apparently composed in a more haphazard manner bearing little relationship to the requirements of the rooms or the setting

proposed

The proposals aim to address the relationship of the house to its setting, provide quality family accommodation (including four usable bedrooms), rationalise the internal circulation and provide an improved entrance to the rear of the property

The extension is positioned to the south and east of the original house, thereby ensuring it has limited impact on the Rock Brow frontage and minimal presence for the neighbouring properties

The ground floor 'family rooms' have been positioned to the south and east, improving the relationship with the garden and landscape beyond. The proposed first floor bedrooms also face south and east, towards the views but away from the neighbouring properties



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320120901P

tenement farm

september 2012

introduction

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history

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appearance

amount

endangered species

appearance

The proposals aim to respect and respond to the existing building, the setting and neighbouring properties

Proposed materials will match the existing house - 'alien' materials have been avoided. External walls will be finished in random stonework with quoins to external corners. The roof will be finished in slate with lead detailing.

The profile of the extension has been deliberately kept low allowing it to appear subservient to the original house.

Proposed first floor accommodation is 'tucked' into the roof - this, twinned with the roof pitch, ensure the apparent size of the extension is kept to a minimum.

Windows are largely placed to the south and east minimising the presence of the extension from Rock Brow and the neighbouring Meadow Farm.

amount

The existing house sits on a large plot measuring approximately 5,400 sqm.

Existing buildings have a combined gross ground floor area of 230 sqm.

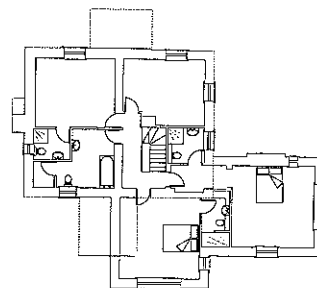
The proposals result in a gross ground floor area of 280 sqm.

Therefore, the resultant increase in floor area equates to approx. 18%.

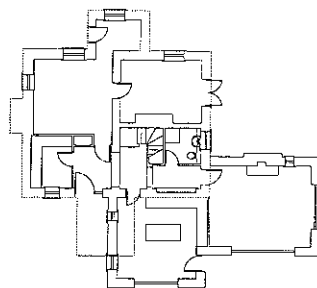
Further information on areas is provided on drawing number 1041/10.

endangered species

An endangered species survey, undertaken by Earthworks Environmental Design Ltd, accompanies the application. This reports confirms that there was no evidence of bat activity with any part of the property that is likely to be affected by the proposed works.



proposed first floor



proposed ground floor

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proposed north elevation

earthworks environmental design

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FAO: Neil Andrews

Stanton Andrews Architects
44 York Street
Clitheroe
BB7 2DL

320120901P

2 October 2012

Job ref: B 1213

Dear Mr Andrews

Re: Daylight scoping survey (bats): 'Tenement Farm', Rock Brow, Thornley, PR3 2TL

Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed building alterations at the above property as shown in figures 1 to 9 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. RVBC requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the property, in addition to any mitigation, compensation or enhancement proposals that may be necessary.

A scoping survey and daylight inspection was undertaken on Sat 22 September between 11.30 and 12.30.

The weather at the time of the inspection was warm, dry and bright (max. temp: 17.0°C; cloud cover: 20%; wind: calm; rain: nil) providing optimal survey conditions.

There is no evidence of bat activity within any part of the property that is likely to be affected by the proposed works; therefore it is very unlikely that protected species will be disturbed during the course of the development.

Survey methodology

The survey includes internal and external inspections of the house and detached barn.

The survey methodology follows the recommended guidelines published by the Bat Conservation Trust - *Bat Surveys: Good Practice Guidelines, 2nd Edition, Hundt, L (2012)*, Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Chapter 3 - Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, Mitchell-Jones AJ and McLeish, AP, 3rd Edition 2004*).

The aim of the scoping exercise is to consider the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development.

The daylight scoping survey includes a local record search of publicly available data for protected species, in addition to information on locally significant landscape features and designated conservation sites.

Non-invasive survey methods were used to assess the use of the property by bats.

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The search was made using a high-powered lamp (Clu-lite CB2 - 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 spots, bat corpses,

roost staining or evidence of feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989.

Natural England licence No: 20122876 (August 2012), Conservation, Science and Education.

Constraints

Small crevice-roosting bats such as pipistrelle species, some myotis bats and occasionally brown long-eared bats are able to remain unseen within very confined spaces such as cavity walls, block work walls, beneath roofing materials, wall claddings, lead work flashings and fascia soffits despite careful inspection.

Evidence of bat roosting activity such as bat droppings on external walls and surfaces is frequently removed by the action of wind and rain; lack of such evidence is therefore evaluated with caution.

The survey methodology 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.

Evening emergence / dawn re-entry surveys have not been carried out at this property.

Desktop study (10km squares: SD 64)

A local data search was carried to identify any relevant records of bat activity within 2.5km of the site. The following bat species are known to be present within the wider 10km district:

- | | |
|--------------------------------|---|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • Whiskered bat / Brandt's bat | (<i>M. mystacinus</i> / <i>M. brandtii</i>) |
| • Whiskered bat | (<i>M. mystacinus</i>) |
| • Daubenton's bat | (<i>M. daubentonii</i>) |
| • Brown 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>) |
| • Lesser horseshoe bat | (<i>Rhinolophus hipposideros</i>) |

*National Biodiversity Network (NBN) datasets, (terrestrial mammals) shown in blue

Pre-existing information (site location - NGR: SD 628 410)

There is no information available for this location (East Lancashire Bat Group / EED)

There are no records of previous protected species surveys at the site.

The owner is unaware of roosting bats at the property.

Description of the property

The property is a detached two storey house with stone (and brick) construction and duo-pitched slate roofs (figures 1 to 3). There are two accessible roof voids separated by a stone partition wall (figures 4 to 6); glass fibre insulation material is present in both roof voids; the west-facing void was insulated 5 years ago.

The rafter-with-purlin roof is clad in blue slate and lined with a bitumastic felt. The voids are relatively clean, dry and well-ventilated given the age of the building, although there are accumulations of spider webbing, evidence of autumn cluster flies and mouse droppings within both voids.

Externally, the roof appears to be well-maintained and secure; stone coping stones and verge slates are well-sealed and all ridge tiles are mortar-pointed and very secure. There is a single-storey porch front and rear; the rear porch (a utility area shown in figures 2 and 3) has a well-sealed mono-pitch slate roof and the structure has no obvious gaps where bats could gain access.

A detached single storey timber barn (known as the cow shed) at the rear of the house (figures 7 to 9) has a three-bay timber-framed roof; internally there are 6 animal cubicles constructed in brick and a concrete floor throughout. The duo-pitched roof is clad with corrugated cement fibre roof panels and is under-drawn with tongue and groove boarding.

The building has three glazed windows on both sides providing good natural light; the structure is relatively well-sealed and dry and used mostly for storage.

Location of the property (NGR: SD 628 410: elevation: approximately 100 metres).

The property is located on the NW side of Longridge Fell close to the Loud valley within the boundary of the Forest of Bowland AONB. The rural location is adjacent to open countryside with extensive permanent grassland and many field boundaries and broadleaved hedgerows nearby.

The nearest open water is the River Loud approximately 0.75km west of the site and there is no extensive broadleaved woodland or conifer plantation within 2km. The nearest woodlands are at Longridge Fell, 3km to the east 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).

Proposed development

It is understood the proposal is for a two storey rear extension of the property (figure 2) requiring demolition of the existing single storey rear utility area (figure 2).

Additionally, there are plans to demolish the detached cow shed / barn (figure 7 to 9).

Survey results

All parts of the property, including both roof voids, were carefully searched for evidence of bat droppings and other indicative signs of roosting by bats; none was found.

The building is considered LOW RISK in terms of likely disturbance to roosting bats.

There is no evidence of bat roosting, perching or feeding activity within any part of the cowshed / barn; this building is also considered to be LOW RISK in terms of disturbance to roosting bats.

Although there is no evidence of nesting or roosting barn owls at the property although there are signs of nesting barn swallows within the cowshed, at least three nests were located on the timber roof spars.

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Images: Tenement Farm, Thornley. (22 September 2012)

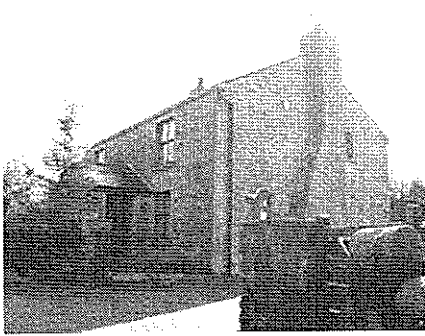


Figure 1: Front

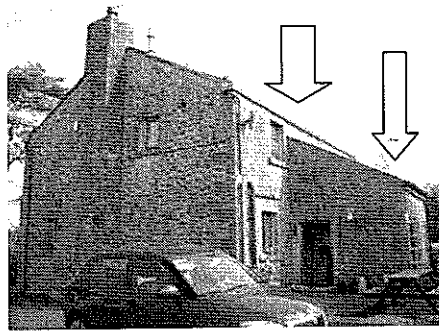


Figure 2: Side



Figure 3: Rear

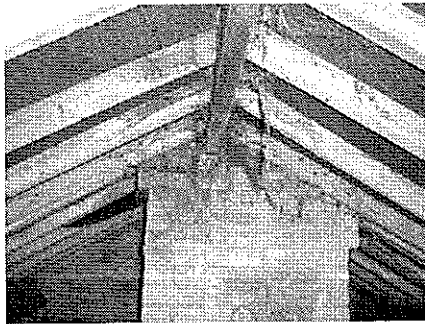


Figure 4:

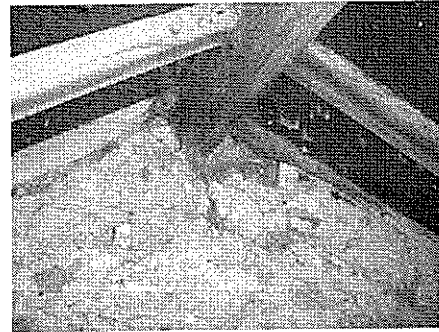


Figure 5:

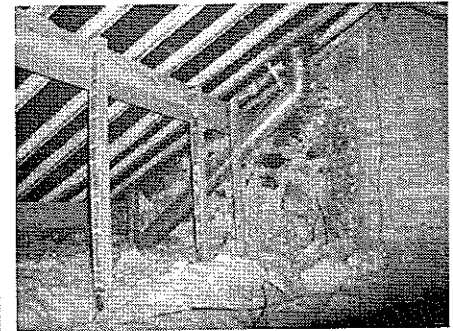


Figure 6:

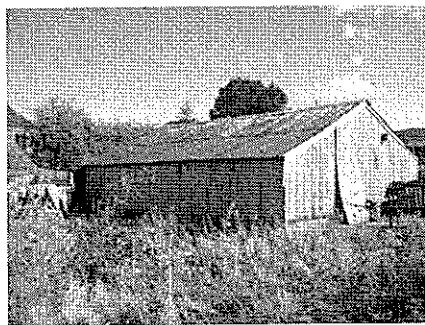


Figure 7:

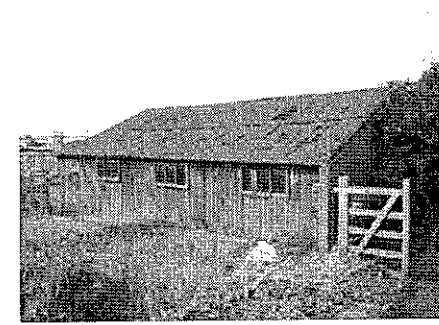


Figure 8:

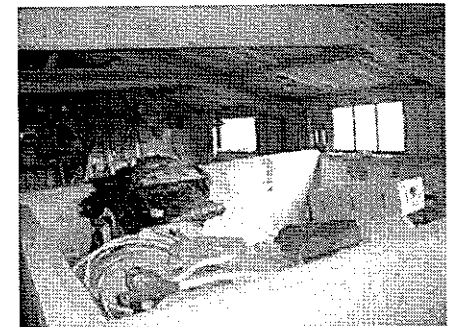


Figure 9:

Evaluation of results (interpretation)

There is no evidence of bat activity at the property; the house has low / moderate potential for supporting roosting bats within the roof and there is moderate potential for perching and feeding bats inside the barn.

It is very unlikely that breeding or hibernating bats are present at this site; there are no field signs to indicate the site is used as day roost, transitory roost, mating roost, nursery site or place of hibernation.

There is a low risk of disturbing roosting bats during the proposed works.

The scale of impact of the development on local bat populations is likely to be relatively low¹.

The conservation significance of the property is currently low².

There are no existing records of bat activity at this property or at neighbouring properties within 500m.

Further survey work (emergence and activity surveys) is not recommended.³

¹ The scale of main impacts at site level on bat populations – Table 6.1. p37 - (BMG, 2004)

² Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

³ Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

Recommendations

It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of (solitary) roosting bats. (refer to the mitigation – general guidance notes, Appendix A).

Further survey work at the site (ie. evening emergence or dawn re-entry and swarming surveys) is not recommended.

An EPS development licence is not required at this property.

Conclusion

The proposed building alterations, requiring demolition of a single storey rear extension and a detached barn is **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.

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

Mitigation guidance notes are included (Appendix A); in the unlikely situation that any bats are disturbed, contact the surveyor (David Fisher - EED) or call the Bat Conservation Trust for emergency advice.

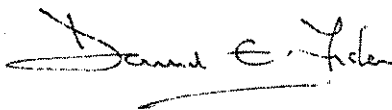
There is no risk to nesting / roosting barn owls at this property.

Nesting barn swallows are likely to be present within the barn between April and September.

The onus lies with the applicant to satisfy himself / herself that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted.

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 with the planning application.

Yours sincerely



David Fisher

320120901P

Mitigation considerations (general guidance)

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 (Natural England, 2004) define mitigation as “... measures to protect the bat population from damaging activities and reduce or remove the impact of development”.

ACTION	METHOD / NOTES
1. Further survey effort	No required
2. Timing constraints	Not required
3. EPS Licence requirement	Not required
4. Method statement	Not required
5. Removal of roofing materials	Although it is unlikely that roosting bats will be exposed during the building alterations and demolition, project managers and site contractors should be aware that solitary bats are occasionally found roosting beneath roofing materials, most frequently under slates, roofing felt, fascia boards, roof claddings, verge tiles and ridge tiles.
6. 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.
7. Nesting swallows in barn	Please note: All birds, their nests and eggs are protected by law and it is an offence (with certain exceptions) to intentionally kill, injure or take any wild bird or to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.
8. 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.
9. 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 If you are unable to contact BCT; please call David Fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile) for immediate advice.
10. Post-development monitoring	Not required

Information / references:

- 1 National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
- 2 Bat Conservation Trust (BCT)
- 3 East Lancashire Bat Group
- 4 Lancashire and Cheshire Fauna Society
- 5 Lancashire Biodiversity Partnership
- 6 Ribble Valley Borough Council
- 7 Biological Heritage Sites Partnership (LCC, NE and LWT)
- 8 EED dataset (Lancashire bat records 2000 - 2012)
9. Multi-Agency Geographical Information Centre (www.magic.gov.uk)
- 10 Natural England - Nature on the map (www.natureonthemap.org.uk)

Wildlife legislation – Bats and the law

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.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

¹ Bat Mitigation Guidelines AJ Mitchell Jones, Joint Nature Conservation Committee. (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005) Biodiversity and Geological Conservation. ODPM

Protected species (Bats) and the planning process¹

320120901P

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".*

*(Tony Mitchell-Jones 2004)

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

Other references:

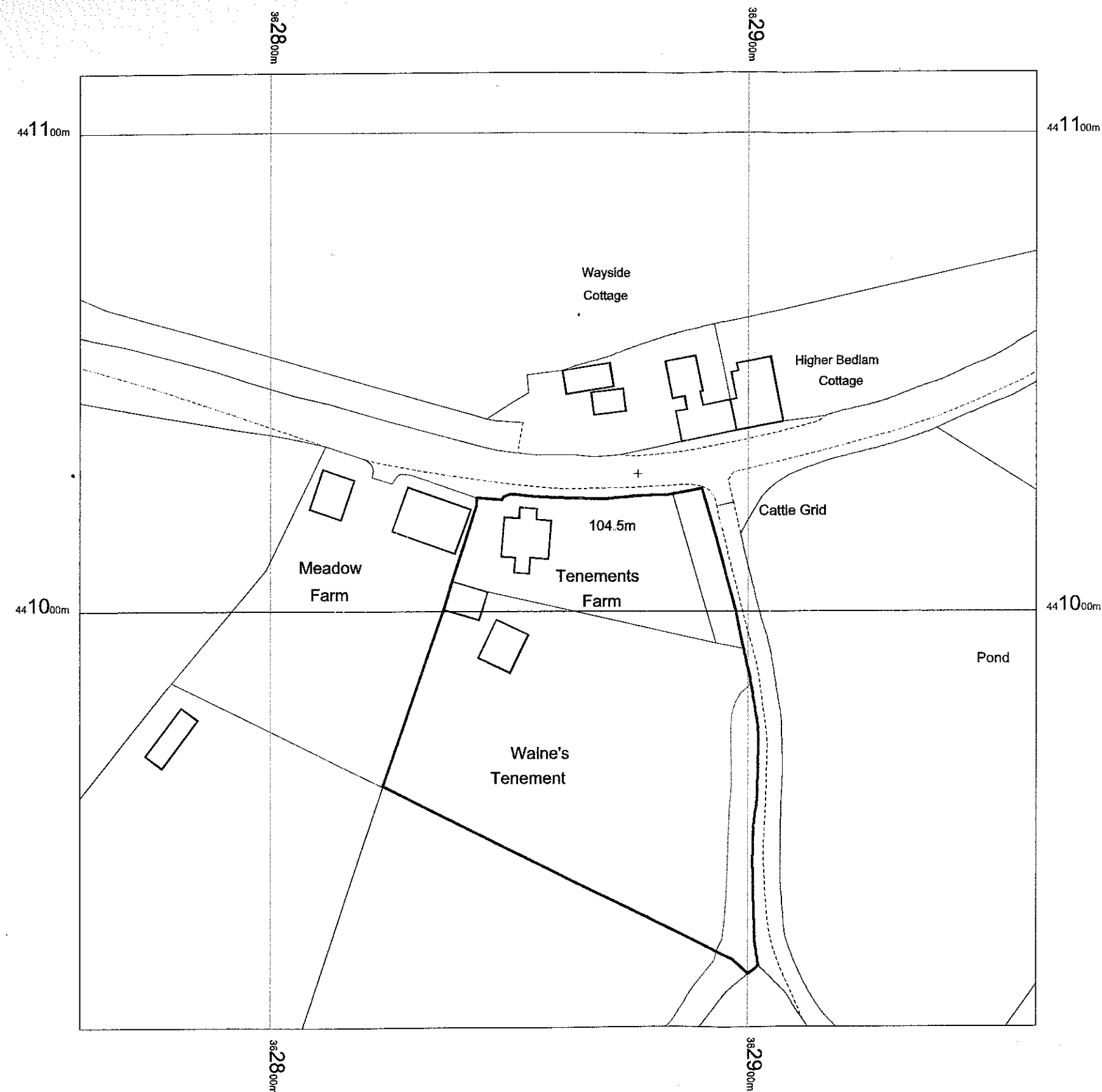
Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust.

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs.
www.defra.gov.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227

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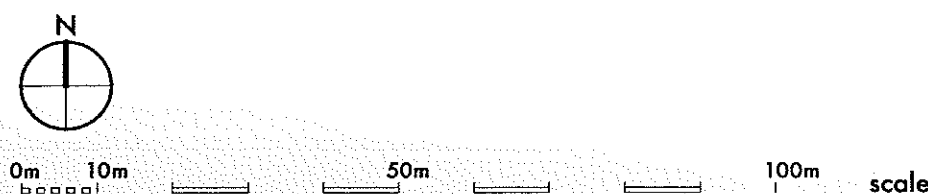
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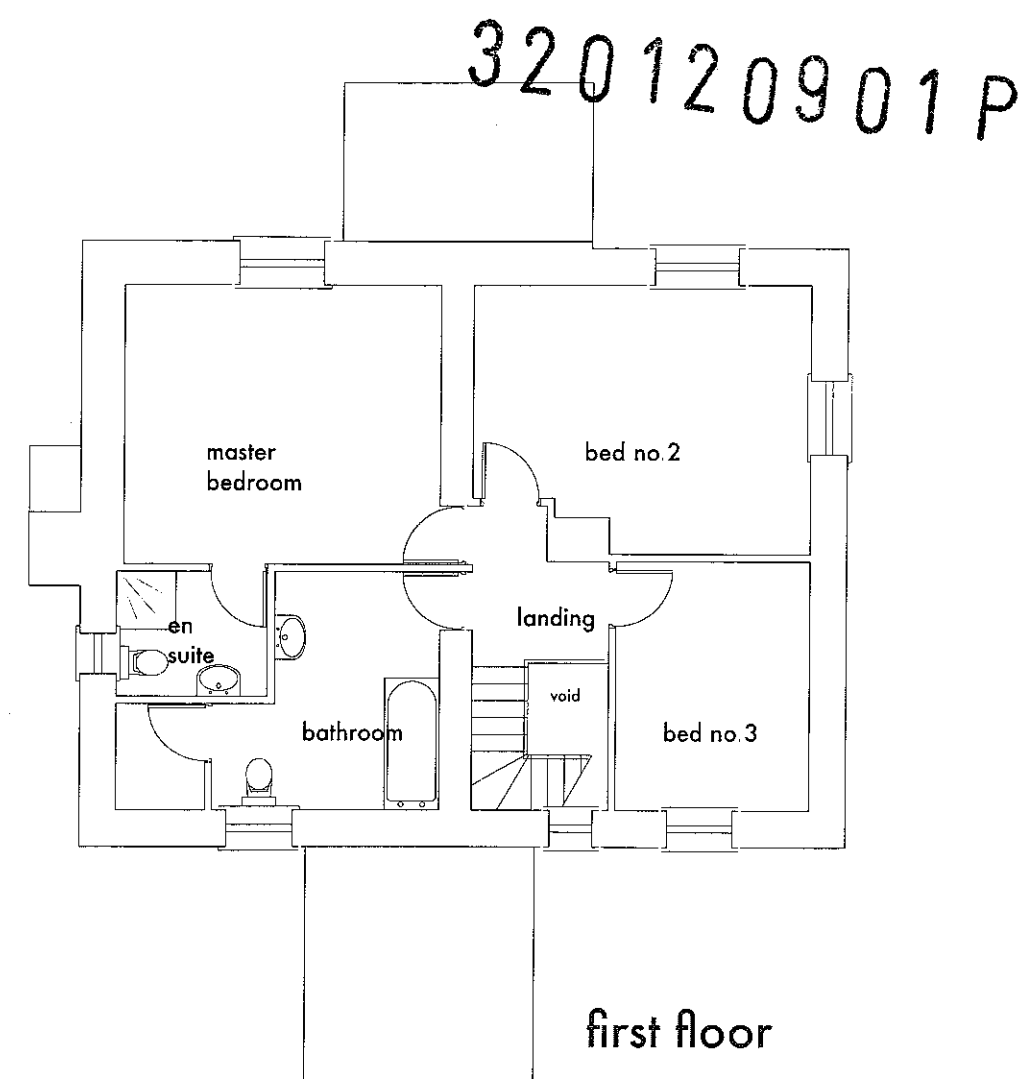
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location plan



drg.no.	1041 / 00	rev.	A
drawn.	na	date.	1 to 500 @A1
scale.			1 to 1000 @A3

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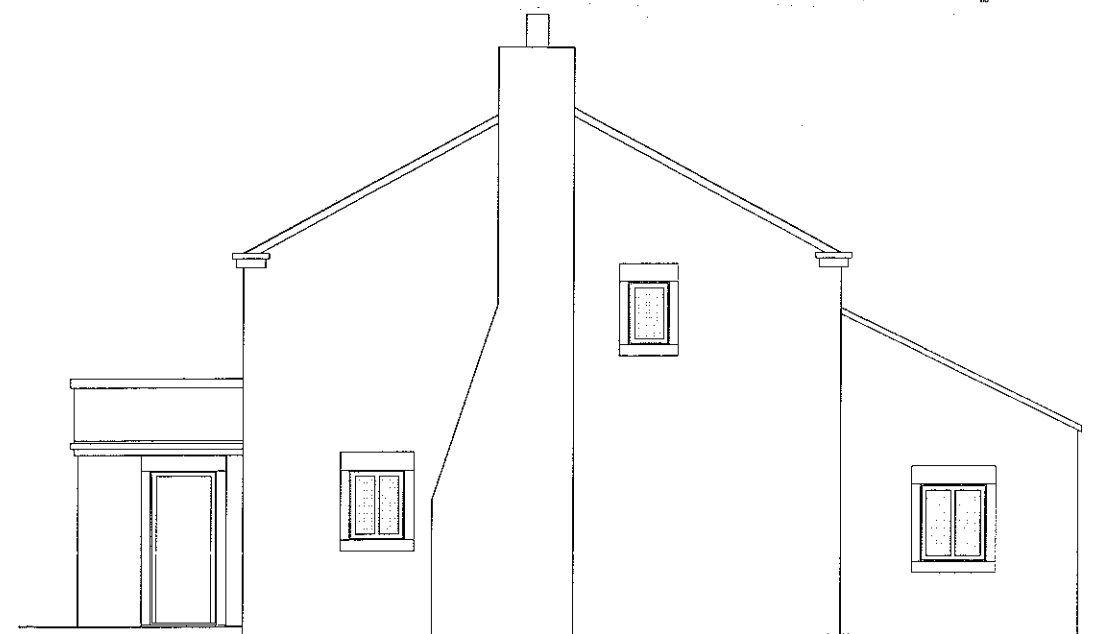
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 na **april 12** 1 to 50 @A
 drawn. date. scale. 1 to 100 @A

as existing drawings based on information provided by client - no measured survey of the property has been undertaken by the architect

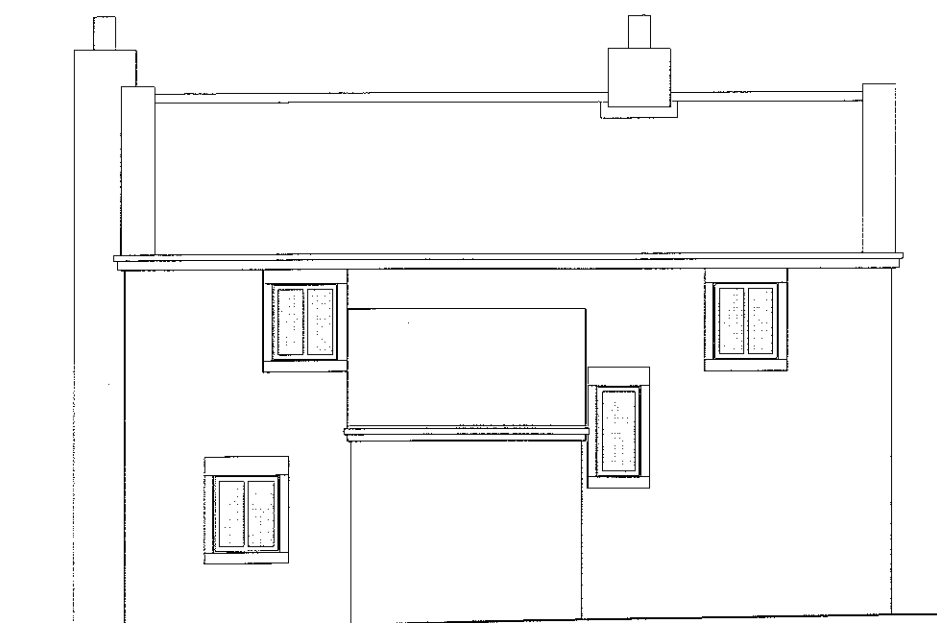
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north elevation



west elevation



south elevation



east elevation

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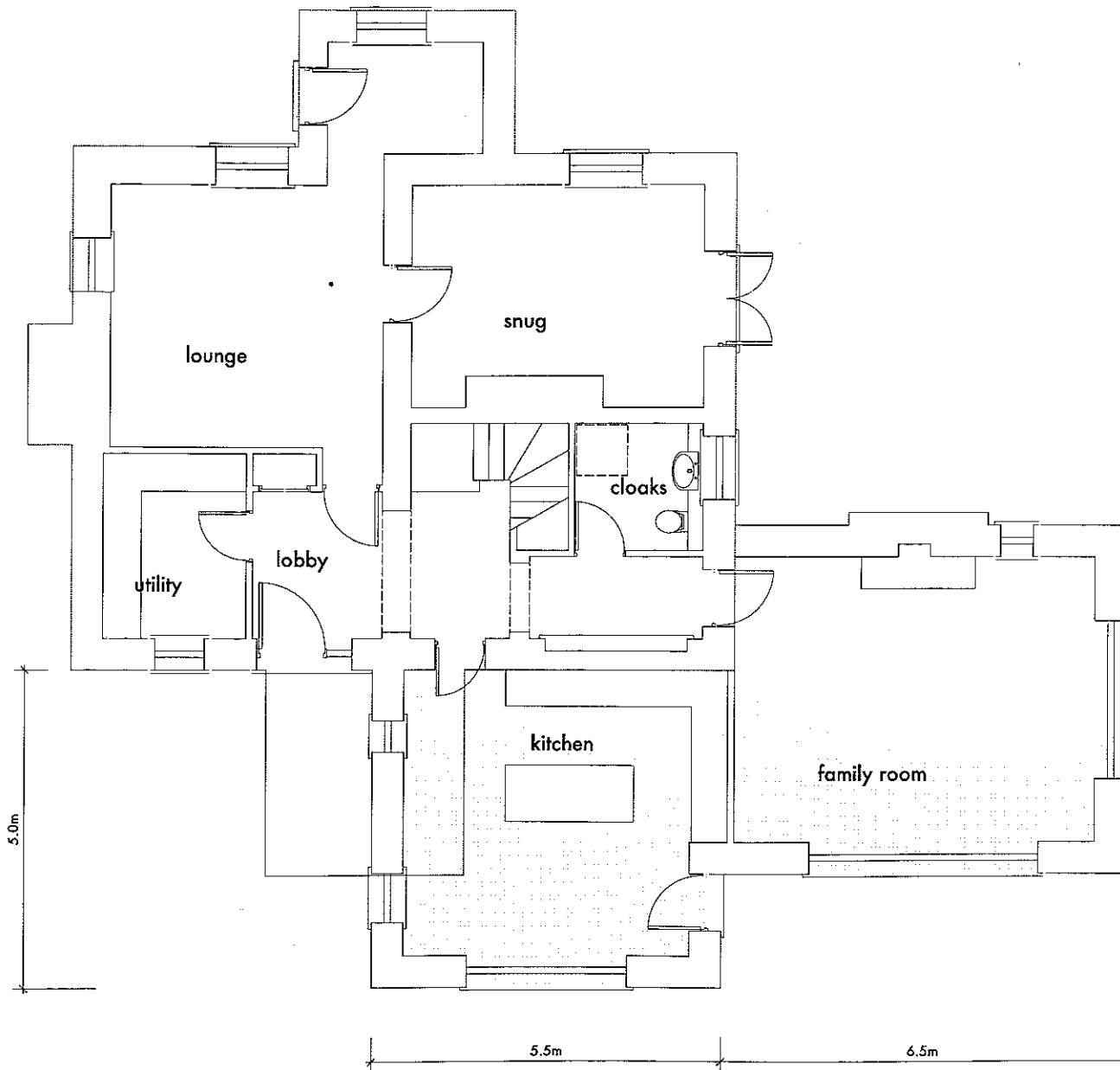
existing
elevations

0m 1m 5m
scale

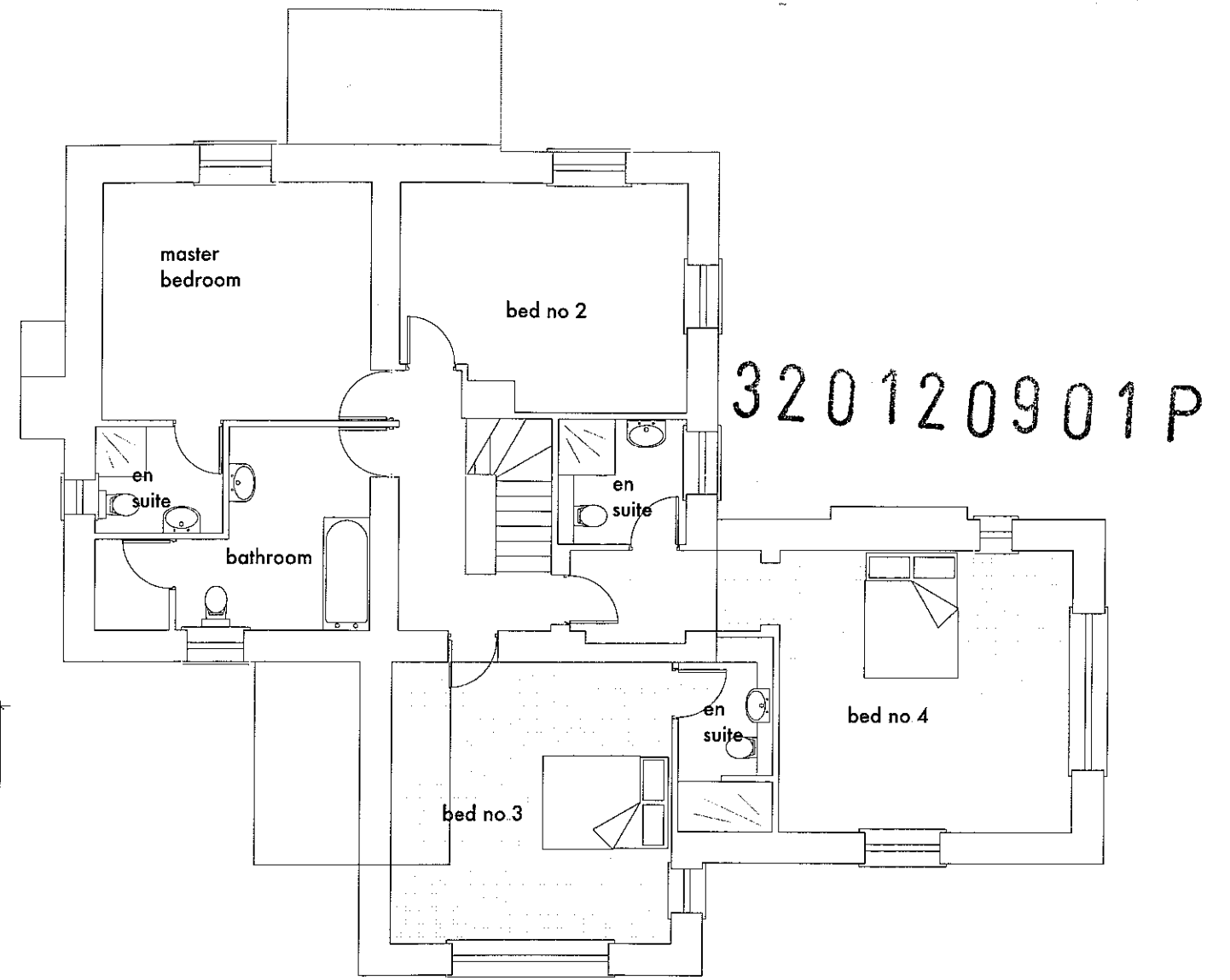
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na april 12 1 to 50 @A1
drawn date scale 1 to 100 @A3

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ground floor



first floor

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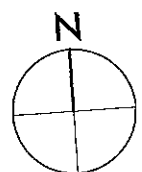
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proposed
ground and first floor plans

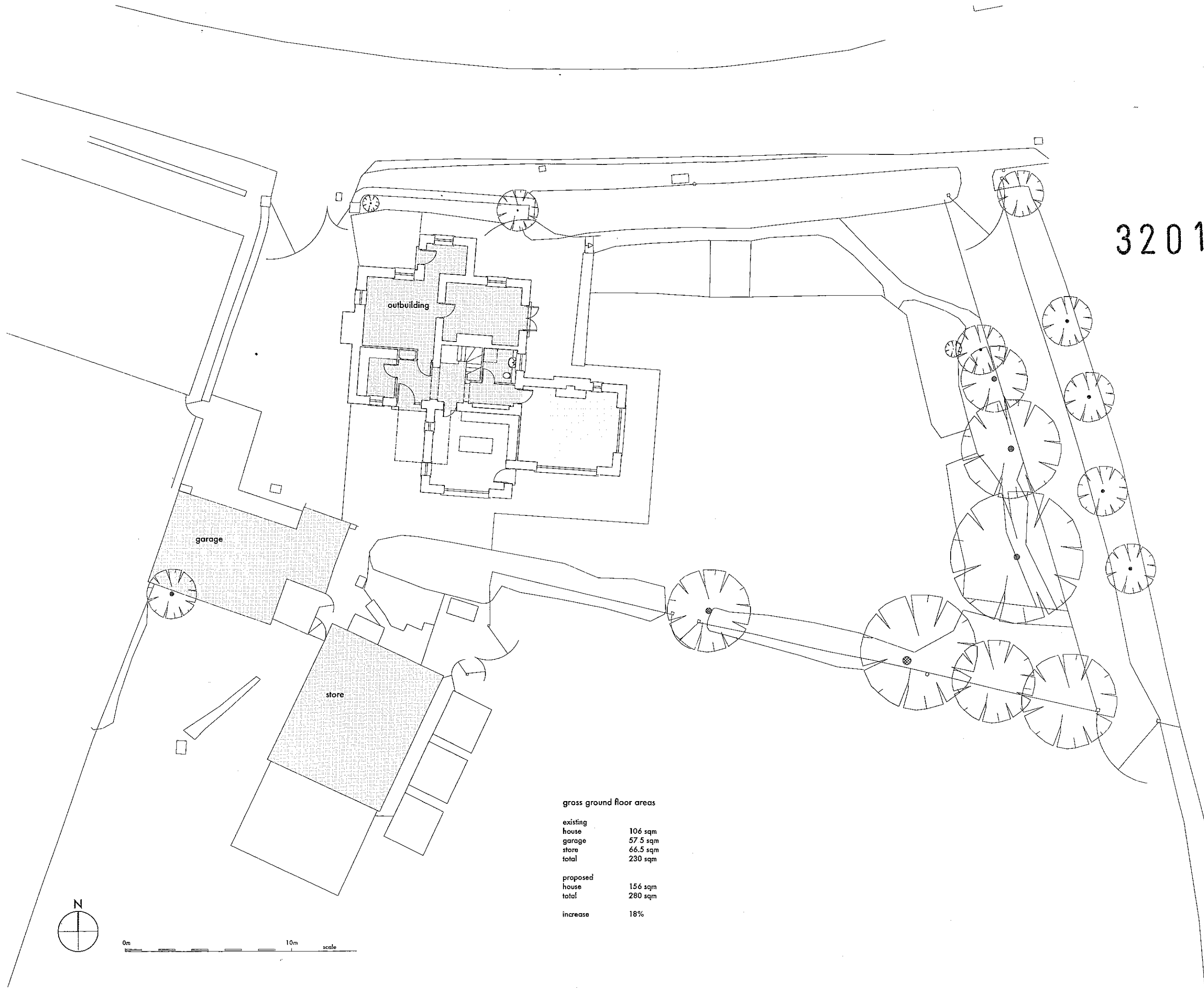
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na aug 12 1 to 50 @A1
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gross ground floor areas

existing	
house	106 sqm
garage	57.5 sqm
store	66.5 sqm
total	230 sqm

proposed	
house	156 sqm
total	280 sqm

increase 18%

rev A 03.10.12 planning application

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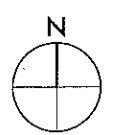
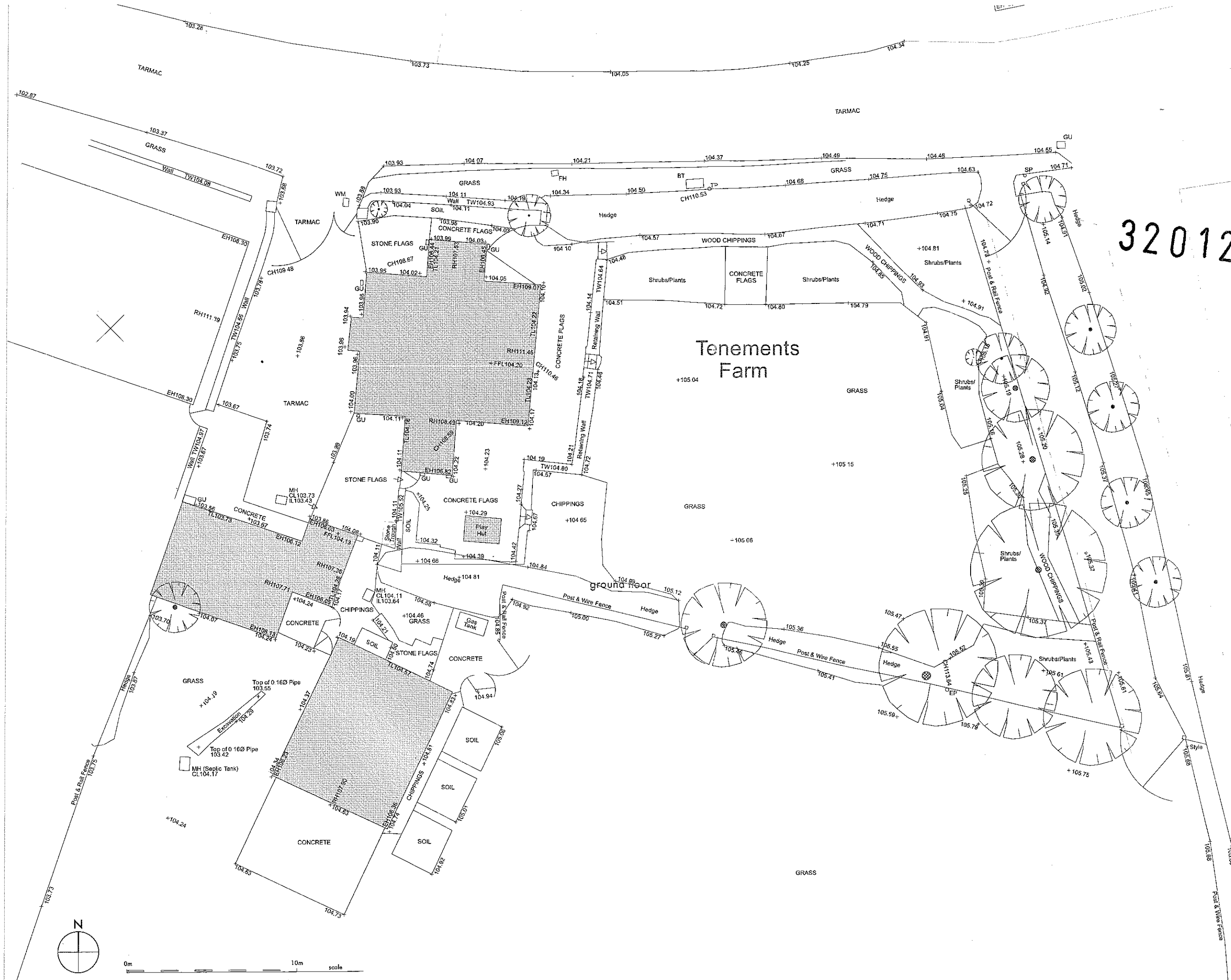
proposed
site plan

drg no. 1041 / 10 rev. A

no. 1 to 100 @A1
drawn. date. july 12 scale. 1 to 200 @A3

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0m 10m scale

rev A 03 10 12 planning application

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existing
site plan

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drawn date scale 1 to 200 @A3

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north elevation

south elevation

320120901P



east elevation

west elevation

broken red line indicates profile of existing outrigger, to be removed

materials schedule

proposed materials to match existing house
samples of materials to be made available to local authority on request for approval

walls stonework to match existing
roof slate, to match existing

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proposed elevations

0m 1m 5m
scale

rev A 03 10 12 planning application

drg.no 1041/ 12 rev A
na aug 12
drawn date scale 1 to 50 @A1
1 to 100 @A3