

320120918 P

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

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://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: **MR AND MRS** First name:   
Last name: **WARD**  
Company (optional):   
Unit:  House number:  House suffix:   
House name: **CROSS HOUSE**  
Address 1: **BROAD LANE**  
Address 2: **WHALLEY**  
Address 3:   
Town: **NR CLITHEROE**  
County: **LANCASHIRE**  
Country:   
Postcode: **BB7 9TW**

### 2. Agent Name and Address

Title:  First name:   
Last name:   
Company (optional): **SUNDERLAND PEACOCK & ASSOCIATES LTD**  
Unit:  House number:  House suffix:   
House name: **HAZELMERE**  
Address 1: **PIMLICO ROAD**  
Address 2:   
Address 3:   
Town: **CLITHEROE**  
County:   
Country:   
Postcode: **BB7 2AG**

### 3. Description of Proposed Works

Please describe the proposed works:

PROPOSED SINGLE STOREY SIDE EXTENSION AS A GARDEN ROOM AND 1/2 STOREY OAK FRAME EXTENSION AT REAR TO PROVIDE COVERED PARKING AND WORK FROM HOME OFFICE. REPLACEMENT OF ALL EXISTING UPVC WINDOWS AND DOOR WITH PAINTED TIMBER. WORK TO FORM PART OF SCHEME TO REINSTATE PROPERTY FOLLOWING SEVERE FLOOD DAMAGE.

- 4 OCT 2012

FOR THE  
ATTENTION OF

\$Date: 2010-09-10 \$ \$Revision: 2998 \$

### 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: CROSS HOUSE

Address 1: BROAD LANE

Address 2: WHALLEY

Address 3:

Town: NR CLITHEROE

County:

Postcode (optional): BB7 9TW

### 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:

MR GRAEME THORPE

Reference:

RV/2012/ENQ/00176

Date (DD MM YYYY): 17/09/2012  
(must be pre-application submission)

Details of the pre-application advice received:

NO OBJECTIONS IN PRINCIPLE TO THE  
SUBMITTED SCHEME WITH SUBSEQUENT  
AMENDMENT ISSUED ON 17/09/12

### 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:

### 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

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If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

|                                             | Existing<br>(where applicable)                                                   | Proposed                                                                                    | Not<br>applicable        | Don't<br>Know            |
|---------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| Walls                                       | NATURAL STONE<br>PAINTED RENDER                                                  | NATURAL STONE, PAINTED<br>RENDER AND GREEN OAK<br>FRAME WITH GLAZED / OAK BOARDED<br>PANELS | <input type="checkbox"/> | <input type="checkbox"/> |
| Roof                                        | ARTIFICIAL STONE ON EXISTING<br>CONTEMPORARY EXTENSION.<br>STONE ON FRONT FACADE | ARTIFICIAL STONE TO MATCH<br>REST OF EXISTING EXTENSION                                     | <input type="checkbox"/> | <input type="checkbox"/> |
| Windows                                     | UPVC FRAMED AND<br>TIMBER                                                        | TIMBER PAINTED                                                                              | <input type="checkbox"/> | <input type="checkbox"/> |
| Doors                                       | UPVC AND TIMBER                                                                  | TIMBER                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> |
| Boundary treatments<br>(e.g. fences, walls) | N/A                                                                              | NEW TIMBER BOARDED GATE                                                                     | <input type="checkbox"/> | <input type="checkbox"/> |
| Vehicle access and<br>hard-standing         | GRAVEL                                                                           | GRAVEL                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> |
| Lighting                                    | N/A                                                                              | N/A                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> |
| Others<br>(please specify)                  | N/A                                                                              | N/A                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> |

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:

DESIGN, ACCESS AND HERITAGE STATEMENT (VERSION 1.01)  
DRAWING NO. 5. 4272-04 & 05 SITE LOCATION PLAN.  
BAT SURVEY REPORT

**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**

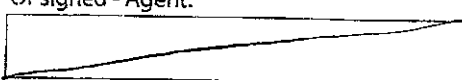
I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):





28/9/12

**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.

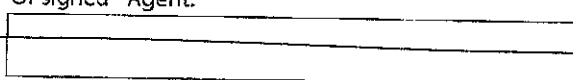
| Name of Owner | Address | Date Notice Served |
|---------------|---------|--------------------|
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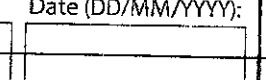
Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):





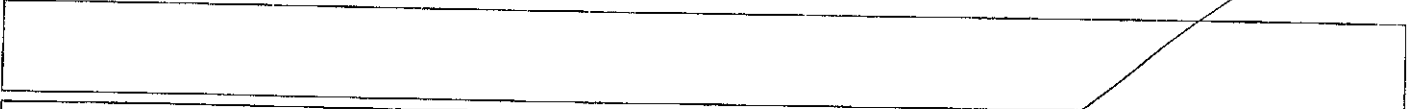


**CERTIFICATE OF OWNERSHIP - CERTIFICATE C****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

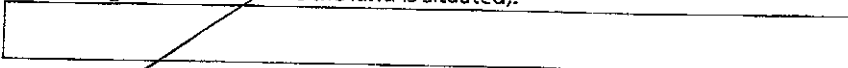
- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

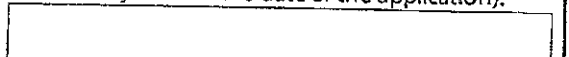


| Name of Owner | Address | Date Notice Served |
|---------------|---------|--------------------|
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Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):



On the following date (which must not be earlier than 21 days before the date of the application):

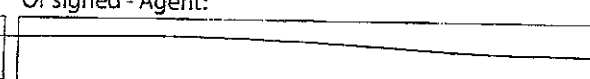


Signed - Applicant:

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:

|  |
|--|
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Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

|  |
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On the following date (which must not be earlier than 21 days before the date of the application):

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Signed - Applicant:

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Or signed - Agent:

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Date (DD/MM/YYYY):

|  |
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**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:

|              |
|--------------|
| A [Redacted] |
|--------------|

Or signed - Agent:

|  |
|--|
|  |
|--|

Date (DD/MM/YYYY):

|          |
|----------|
| 28/09/12 |
|----------|

(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:

|  |
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Or signed - Agent:

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|  |
|--|

Date (DD/MM/YYYY):

|  |
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**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 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 other plans and drawings or information necessary to describe the subject of the application:



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 the completed, dated Ownership Certificate (A, B, C or D - as applicable):



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



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**14. Declaration**

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):

10-10-12

(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):

stuart.e.sunderland@peacock.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)

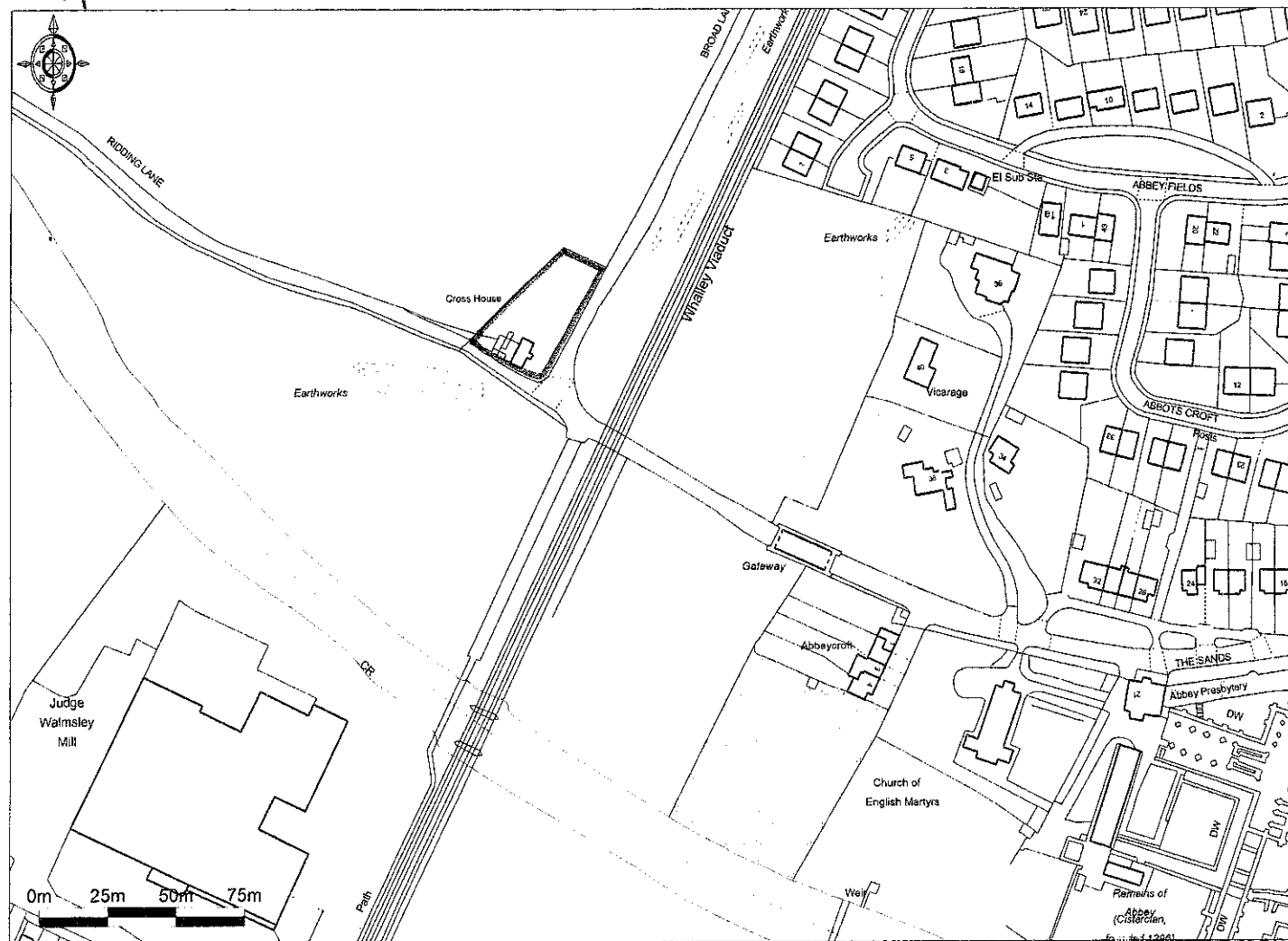
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

NORTH



Ordnance Survey © Crown Copyright 2012. All rights reserved. Licence number 100020449. Plotted Scale 1:2500

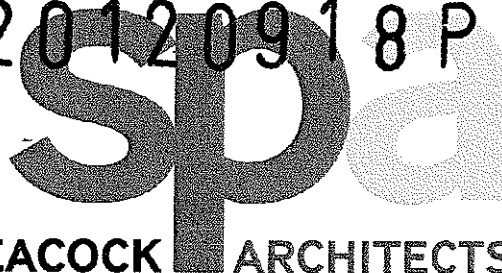
**Promap**

4272

SITE LOCATION PLAN FOR CROSS HOUSE, BROAD LANE, WHALLEY  
JOB REF. 4272.

320120918P

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**SUNDERLAND PEACOCK ARCHITECTS**

**DESIGN, ACCESS AND HERITAGE STATEMENT FOR THE  
PROPOSED ERECTION OF A SINGLE STOREY SIDE GARDEN ROOM  
EXTENSION AND AN OAK FRAME CARPORT EXTENSION TO THE REAR  
TO PROVIDE COVERED PARKING AND A WORK FROM HOME OFFICE.  
REPLACEMENT OF ALL EXISTING UPVC WINDOW AND DOORS WITH  
NEW PAINTED TIMBER - WORKS TO FORM PART OF SCHEME TO  
REINSTATE THIS PROPERTY FOLLOWING SEVERE FLOOD DAMAGE  
AT CROSS HOUSE, BROAD LANE, WHALLEY  
FOR MR AND MRS WARD**



**Date:** 2<sup>nd</sup> October 2012  
**Our Ref.** 4272  
**Author:** Stuart G. Herd RIBA  
**Version:** 1.01

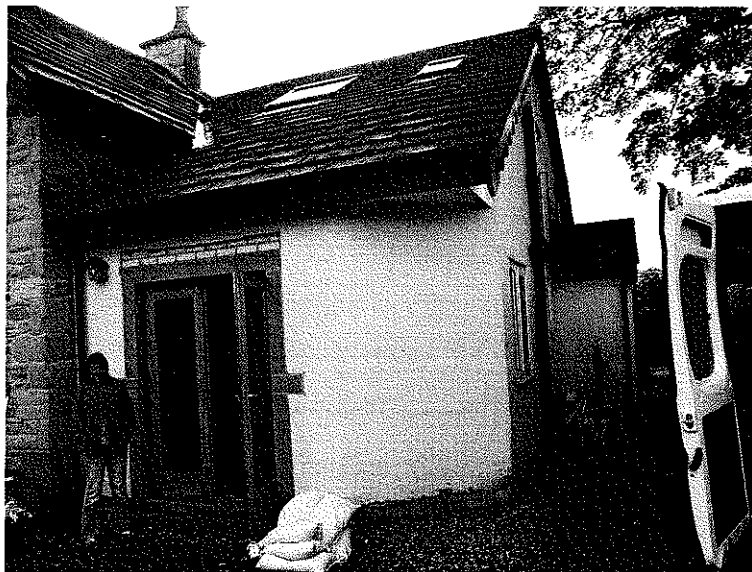
## 1.0 INTRODUCTION

- 1.1 Severe flooding in Whalley earlier this year caused significant damage to the condition of Cross House, resulting in the need for extensive reinstatement works to be undertaken. The applicants', Mr and Mrs Ward, are making arrangements to undertake extensive reinstatement works and wish to take this opportunity to extend their house to provide improved living space, undercover parking and to create a work from home office whilst the rest of the building work is underway to reinstate the flood damage.
- 1.2 The applicants' are mindful that Cross House falls within the Conservation Area of Whalley and noted as being a Building of Townscape Merit, and that a sensitive solution is required to avoid any detrimental impact on Cross House and the setting of this building within the Conservation Area.
- 1.3 Sunderland Peacock & Associates Ltd were appointed to prepare a scheme and submit a request for pre-application advice, which was given by the planning department at Ribble Valley Borough Council on 17<sup>th</sup> September 2012 following a site meeting on 10<sup>th</sup> September 2012 with Mr Graeme Thorpe and Mr David Hewitt. The applicants' were advised that the local planning authority would have no objections in principle to the amended scheme that was emailed to Mr Thorpe on 17<sup>th</sup> September 2012.
- 1.4 The application also addressed key planning considerations set out in the relatively new National Planning Policy Framework (NPPF) which promotes sustainable development.

## 2.0 HISTORICAL OVERVIEW

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- 2.1 The Ribble Valley Borough Council Whalley Conservation Area Appraisal refers to Cross House as being a small one and a half storey cottage dating to the latter half of the 19<sup>th</sup> Century and is notable for its Gothic drip moulds over the windows and front door, and for its stone slate scantle roof.
- 2.2 The original frontage of the dwelling faces directly onto the Grade 2 Listed Whalley Viaduct and is visible when travelling out of Whalley underneath the Grade 2 Listed North-West Gateway to Whalley Abbey.
- 2.3 A one and half storey extension was constructed to the rear elevation (west facing) in 1979/80 with a lean-to roof and this was replaced with a pitched roof in situ in 1999/2000 following fire damage and this is shown in the photograph below.



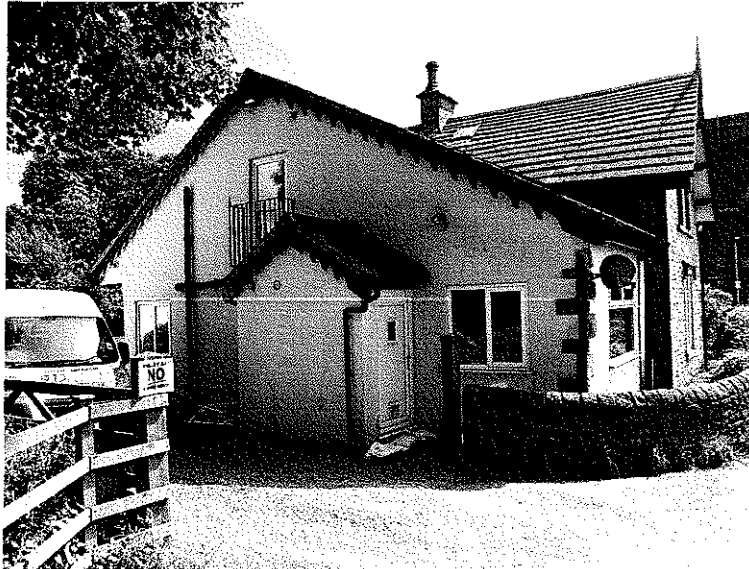
Photograph showing the north facing part of the modern extension

### 3.0 DESIGN STRATEGY

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- 3.1 The proposed oak framed extension to the rear side of Cross House (west facing) has been designed to be subservient to the extension as well as the main dwelling, and its roof will be finished using similar materials as the extension so that it blends seamlessly with the existing property. The extension will be partially visible from the public right of way along Ridding Lane, however, the existing mature trees to the west of the site provide a significant level of screening and as such there is considered to be no significant impact on the views into the Conservation Area.
- 3.2 The proposed rear extension would be set back 1.3m from the line of the side (south facing) gable of the original dwelling, which will reduce its visual impact from the public right of way. The oak frame will provide a subtle contrast in materials which is considered to be appropriate to the more rural aspect to the western side and allow the proposed work from home office space to be located inside the roof void and for the west facing gable to have an exposed oak frame with full height glazed infill, which is considered to be an enhancement of the views into the Conservation Area.
- 3.3 The rear extension would be sited on an existing gravel driveway which is defined by an existing stone dwarf wall that retains higher ground levels in the adjacent field, and this would be effected by the proposed development. The Tree Conservation Officer also confirmed during his visit that the proposed development would have no impact on the existing trees to the west side of the house taking into account ground levels and building work previously undertaken to erect the wall and drainage work underneath the drive.

- 3.4 The proposed rear extension would hide the existing Juliette balcony which is considered to be enhancement to the character and appearance of this building and views into Whalley Conservation Area and the view of the Grade 2 Listed Whalley Viaduct seen from the public right of way, along Ridding Lane.



Photograph showing the rear (west facing) side of the house.



Photograph showing the drive to the west side of the house.

- 3.5 The proposed garden room extension would be set apart from the original dwelling as an addition to the modern extension (built circa

1979/80) with a recessed glazed panel and low level stone wall to leave the existing fabric physically untouched and to clearly differentiate between the new and old structures.

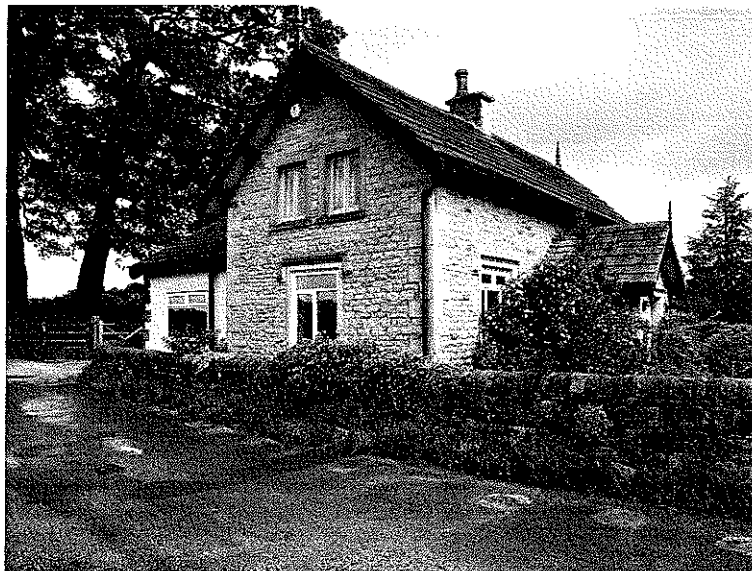
- 3.6 The front/ east facing façade of the original dwelling (as shown in the photograph below) would not be affected by the proposed extension. The garden of Cross House is enclosed and well screened by mature planting and trees. A new 1.8/2.0m high new timber boarded garden gate would be fixed into an existing timber pergola frame off the north facing gable of the original dwelling to improve privacy and security and this gate would further restrict views into the site and of the proposed side extension.



Photograph showing the front (east facing) elevation of the original house

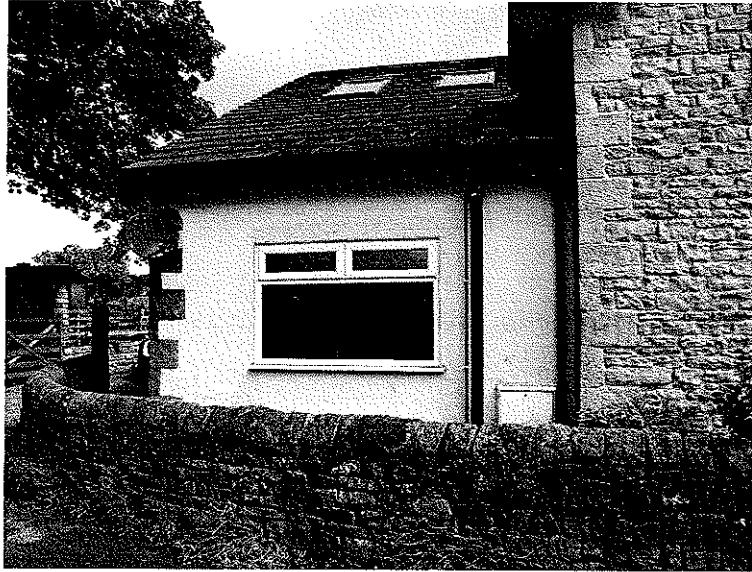
- 3.7 The external door opening in the garden room extension has been positioned so that any glimpses of the extension from the front would be limited to just a glimpse of a natural stone clad wall which would have minimal impact on the appearance and setting of the Cross House within the Conservation Area or as a building of Townscape Merit.

- 3.8 The proposed works would not affect any of the original building and the details that are particularly noted in the Conservation Area Appraisal i.e. Gothic drip moulds over the windows and front door and stone slate scantle roof.
- 3.9 The applicants are also willing to replace all of the existing uPVC window frames and doors (shown in the photographs below) which were installed by previous owners) with painted timber. This will significantly enhance the appearance of the building of Townscape Merit and its' setting within Whalley Conservation Area.



Photograph showing the uPVC windows in the original building and extension

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Photograph showing an existing uPVC window frame

#### 4.0 NATIONAL PLANNING POLICY FRAMEWORK

- 4.1 Under the National Planning Policy Framework there are three key dimensions to sustainable development: economic, social and environmental which are addressed in turn below.
- 4.2 An economic role – the proposed development will contribute to the local and wider economy by creating demand for materials and labour required to build the extension and reinstate damage caused by recent flooding. The development will stimulate economic growth which can secure higher social and environmental standards
- 4.3 A social role – the proposed development will improve the quality of living accommodation expected to meet the demands of present contemporary living standards and those of future generations. Investment in Cross House will ensure that people continue to stay in the village of Whalley and improve the lives and well-being of people and communities.
- 4.4 An environmental role – the proposed development has responded to the natural environment and climate change relating to flooding. Whilst planning permission is not required to fit new flood protection barriers, the applicants' wish to install removable temporary flood board systems to provide added protection to all ground floor external door openings and full height glazed openings. The internal alterations will also include fitting anti-back flow drainage fittings to prevent water from coming up inside the dwelling, and also to alter the existing drainage system within the curtilage to minimize flooding around Cross House.

- 4.5 The proposed design also contributes to protecting the historic environment by removing inappropriate uPVC window and doors from a building being of Townscape Merit and within a designated Conservation Area and respecting the qualities of the building and its setting in terms of implementing an appropriate design approach taking into account massing, scale, siting and choice of materials.
- 4.6 The proposed development is also respectful of the Grade 2 listed Viaduct and does not compromise views of this from main vantage points adjacent to Cross House.
- 4.7 To conclude, the proposed development is sustainable and it balances economic, social and environmental gains simultaneously, in accordance with the requirements of the National Planning Policy Framework.

## 5.0 ACCESS STATEMENT

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- 5.1 The proposals would not adversely impact on current pedestrian or vehicular access arrangements to or within the site area. Cross House remains to be within convenient walking distance to the centre of Whalley where there are local services and amenities available, and access to local public and private transport systems.
- 5.2 The proposed carport will improve accessibility in that it will provide covered parking space next to the house.
- 5.3 The scheme would be submitted and built in accordance with current building regulation approvals.

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BAT SURVEY

AT

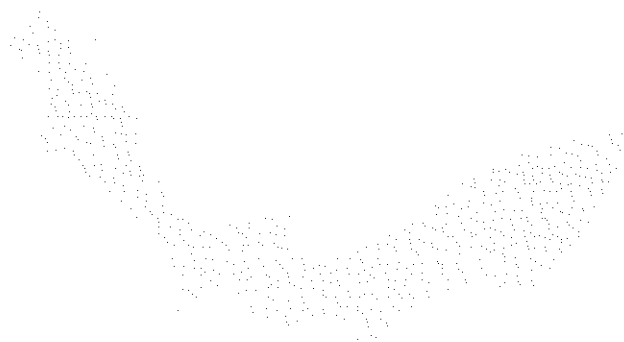
CROSS HOUSE  
WHALLEY

DATE AND TIME OF VISIT  
13<sup>TH</sup> JULY 2012 9.30- 11.00 am

WEATHER CONDITIONS

Low cloud occasional drizzle 15 °C

REFERENCE NO. 4247



Survey carried out by:

Lynne Rushworth  
Sunderland Peacock & Associates Ltd.  
Hazelmere  
Pimlico road  
Clitheroe  
BB7 2AG

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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 projection 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

Single storey extension to the rear of

TYPE OF BUILDING

|  |
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|  |
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|  |

HOUSE  
BARN  
GARAGE  
OTHER

COMMENTS:

LOCATION

|  |
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|  |
|  |
|  |

URBAN  
SMALL TOWN/URBAN VILLAGE  
RURAL/VILLAGE

COMMENTS:

BUILDING ADJACENT TO OR WITHIN 10M OF

|  |
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|  |
|  |
|  |

TREES  
HEDGEROW  
OPEN WATER

COMMENTS:

WALL CONSTRUCTION

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|  |
|  |
|  |
|  |

STONE  
BRICK  
STEEL  
BRICK/BLOCK AND RENDER  
OTHER

COMMENTS:

ROOF CONSTRUCTION

|  |
|--|
|  |
|  |
|  |
|  |
|  |

SLATE  
TILE  
GREY SLATE  
STEEL  
FLAT ROOF FELT

COMMENTS:

BAT ACCESS POINTS IN WALLS

| Yes | No |
|-----|----|
|     |    |

COMMENTS:

BAT SIGNS, EXTERNAL  
MAGENTA BAT5 DETECTOR RESULT

| Yes | No |
|-----|----|
|     |    |
|     |    |
|     |    |

SEEN  
DROPPINGS

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COMMENTS:

|            |         | Yes | No |
|------------|---------|-----|----|
| ROOF SPACE | TRUSSED |     |    |
|            | PURLINS |     |    |
|            | FELT    |     |    |

COMMENTS:

|                           | Yes | No |
|---------------------------|-----|----|
| BAT ACCESS POINTS IN ROOF |     |    |

COMMENTS:

|                     |                                 | Yes | No |
|---------------------|---------------------------------|-----|----|
| BAT SIGNS, INTERNAL | SIGHTED                         |     |    |
|                     | DROPPINGS                       |     |    |
|                     | DETECTOR RESULTS                |     |    |
|                     | STAINING/GREASE MARKS           |     |    |
|                     | SUSPECT SUMMER ROOST            |     |    |
|                     | SUSPECT WINTER HIBERNACULA      |     |    |
|                     | INSECT OR MOTH FEEDING EVIDENCE |     |    |

COMMENTS:

## CONCLUSION

## RISK ASSESSMENT

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

## NOTES:

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.

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- 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

#### PHOTOGRAPHS