



30 OCT 2012

For office use only

Application No.

320121032 P

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**

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Postcode: BB7 2BE

2. Agent Name and Address

Postcode: BB7 2HU

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED TWO STOREY SIDE EXTENSION
WITH SINGLE STOREY GARAGE.

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed? ☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

10. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		STONEWORK / BRICKWORK AS EXISTING.	☐	☐
Roof		ROOF TILES SIMILAR TO EXISTING	☐	☐
Windows		} UPVC. UNITS DOUBLE GLAZED	☐	☐
Doors			☐	☐
Boundary treatments (e.g. fences, walls)			☐	☐
Vehicle access and hard-standing			☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

AD 1 / AD2 / AD3

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):

29/10/12

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

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

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the 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:

- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

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

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[illegible]

12. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agents:

Date (DD/MM/YYYY):

		29/10/12
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(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--	--	--	--

13. Planning Application Requirements - Checklist

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

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



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

The correct fee:



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



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



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



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



14. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

29/10/12

(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):

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:

This copy has been produced specifically
for Map Return Scheme Purposes.
No further copies may be made.

STOWN
Ribble Valley Borough Council
Licence No LA 079111

320121032P



(SCALE 1:2500)

earthworks environmental design

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

John Kirk

34 Hawthorne Place
Clitheroe
BB7 2HU



15 November 2012

Job ref: B 1235

Dear Mr Kirk

Re: Daylight scoping survey (bats): 22 Somerset Avenue, Clitheroe, BB7 2BE.

Introduction

You have requested a protected species survey on behalf of your client Adele Dobson, as a condition of a planning application to Ribble Valley Borough Council (RVBC) for a proposed two storey side extension requiring modifications to the existing single storey garage and house roof / roof void; the property is shown in figures 1 to 6 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 required.

A daylight scoping survey was undertaken on Wednesday 14 November 2012 between 09.30 and 10.00.

The weather at the time of the inspection was mild, bright and dry (max. temperature: 12.0°C; cloud cover: 75%; wind: light westerly; rain: nil) providing satisfactory survey conditions.

Key points to note:

There is no evidence of bat activity within any part of the property; the building is very secure and has low roost potential. There are no records of roosting bats at this site or in adjacent buildings and the location provides sub-optimal feeding and foraging habitat for bats. It is very unlikely that protected species will be disturbed, injured or killed during the course of the proposed development.

Survey methodology

The survey includes internal and external inspections of the building.

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.

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

320121032P

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

The survey methodology is designed to determine the likely presence of bats within the property and does not necessarily prove absence. Crevice-roosting species are likely to be overlooked if bats are concealed within wall cavities, wall claddings and roofing materials.

Bats are highly mobile mammals; pipistrelle, long-eared and myotis species frequently change roost sites.

The timing of the survey is outwith the optimal period for undertaking activity surveys. Evening emergence and dawn swarming surveys have not been carried out at this property.

Bat species in the UK normally hibernate for prolonged periods during the winter months; however, some species / individuals can remain active throughout the year particularly during milder weather conditions.

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

The presence of droppings, whilst indicative of bat activity, requires DNA confirmation to identify species.

National Biodiversity Network (NBN) and NLBG database records, whilst indicative of the bat species 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.

Desktop study (10km square: SD 74)

A local data search was carried to identify any relevant records of bat activity within 1000 metres of the site. The following bat species are known to be present within the wider 10km district:

<u>Myotis</u>	
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>)*
<u>Plecotus</u>	
Brown long-eared bat	(<i>Plecotus auritus</i>)*
<u>Pipistrellus sp.</u>	
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)*
Soprano pipistrelle	(<i>P. pygmaeus</i>)*
<u>Nyctalus</u>	
Noctule bat	(<i>Nyctalus noctula</i>)

*NBN records

Bat records within 1000 metres of the property are appended.

Pre-existing information

Pre-existing data: none. Anecdotal evidence: none. Previous protected species surveys: none recorded.

Description of the property

The property is a modern-style semi-detached two storey house with brick and stone cavity wall construction and an attached single storey garage (figure 1). The hipped duo-pitched roof is tiled and lined with bitumastic felt (Figure 5). The enclosed roof void is partly boarded for access and storage and the area lined with glass fibre material over and between the ceiling rafters (figures 5 and 6). All areas are clean, dry and well-ventilated and there is no evidence of bat droppings or other indicative signs of access by bats.

Externally the walls are rendered and pebble-dashed; the timber fascia and box soffit is very well sealed and there is no gap between soffit and wall. External walls appear to be insulated with a fibre fill material.

The garage has a flat bitumen felt / chipboard roof (figures 3 and 4); there is a double-glazed side window and an external PVC fascia; all areas are very well-sealed and fully secure. The garage is clean, dry and well-ventilated and the area is in constant use for access and storage.

Location of the property (NGR: SD 749 426: elevation: approximately 80 metres).

The house is located in a well-established residential area on the north side of the town. The property is surrounded by residential properties and is not adjacent to open water, river channel or woodland edge.

There are no extensive areas of woodland or plantation adjacent to the site; the nearest areas of open ground providing feeding and foraging habitat for bats are 750m west of the site at Salthill Quarry LNR and 800m north at Crosshills LNR / Pimlico Quarry.

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).

Images: 14 November 2012



Figure 1: Front / side



Figure 2: Rear / side



Figure 3:



Figure 4: garage internal



Figure 5: roof void



Figure 6: roof void

Survey results

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

The building is well-maintained with minimal access potential for bats or birds; the location provides sub-optimal feeding, foraging and commuting habitat for bats and there are no significant bat roosts within neighbouring buildings.

Evaluation of results (interpretation)

There is no evidence of bat activity at the property; the potential for supporting roosting bats is low.

It is very unlikely that breeding or hibernating bats have ever been present within the building.

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

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

The conservation significance of the property is minimal / low².

There are no existing records of bat activity at this property or at neighbouring properties within 100m.

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

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

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

The onus lies with the applicant to satisfy herself / himself 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



320121032P

David Fisher

APPENDIX A

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 proposed works, all site contractors and project managers should be aware that solitary roosting bats are occasionally found beneath roof slates, ridge tiles, roofing felts and lead work flashings.
6. Accidental exposure of bats	In the 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. 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.
8. General advice on bats	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.
Emergency advice:	Call David Fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile) for immediate advice.
9. Post-development monitoring	Not required

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

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)

* 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

APPENDIX C

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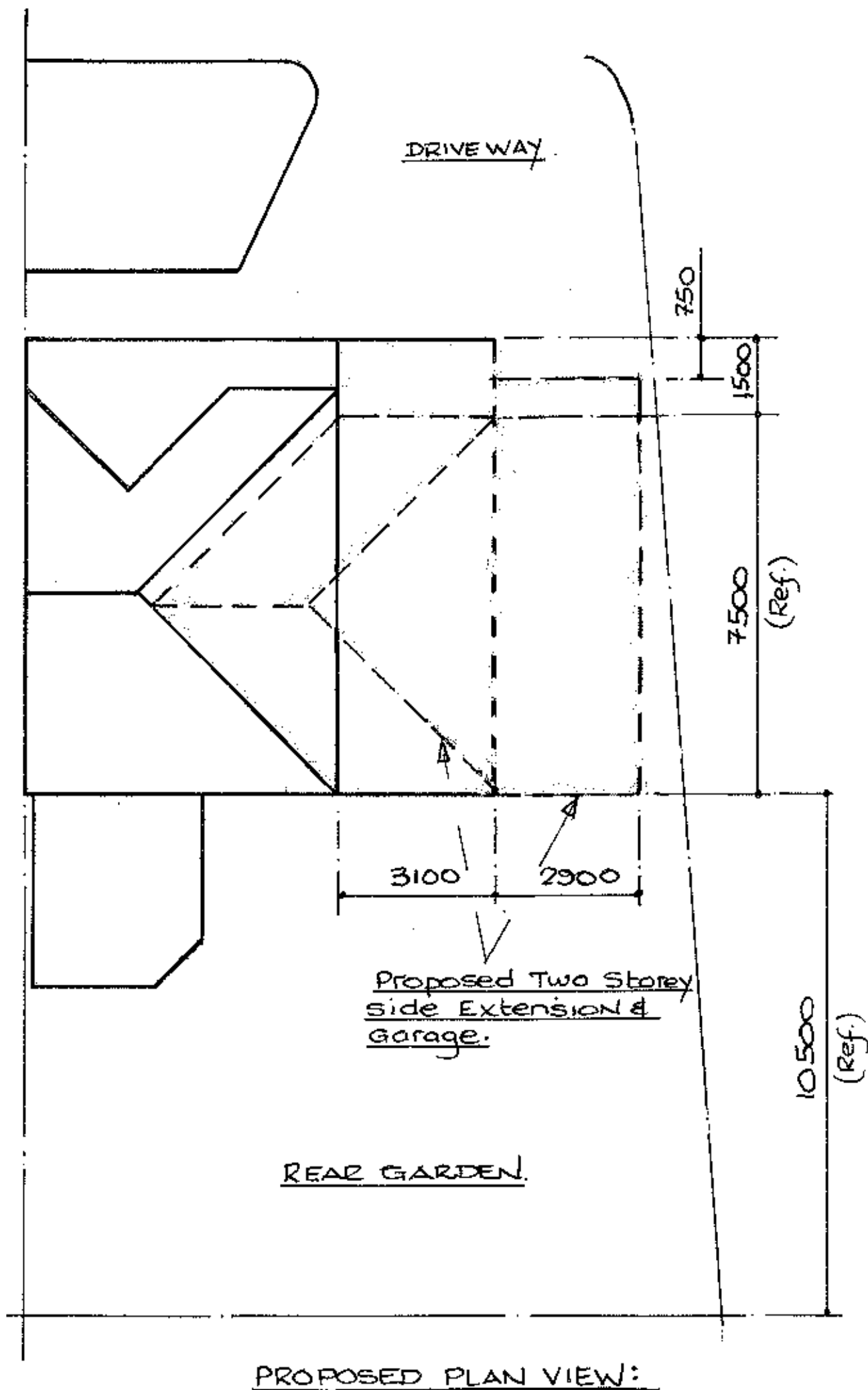
CLITHEROE (NORTH)

Local records of roosting bats within a radius up to 1km of SD 749 426:

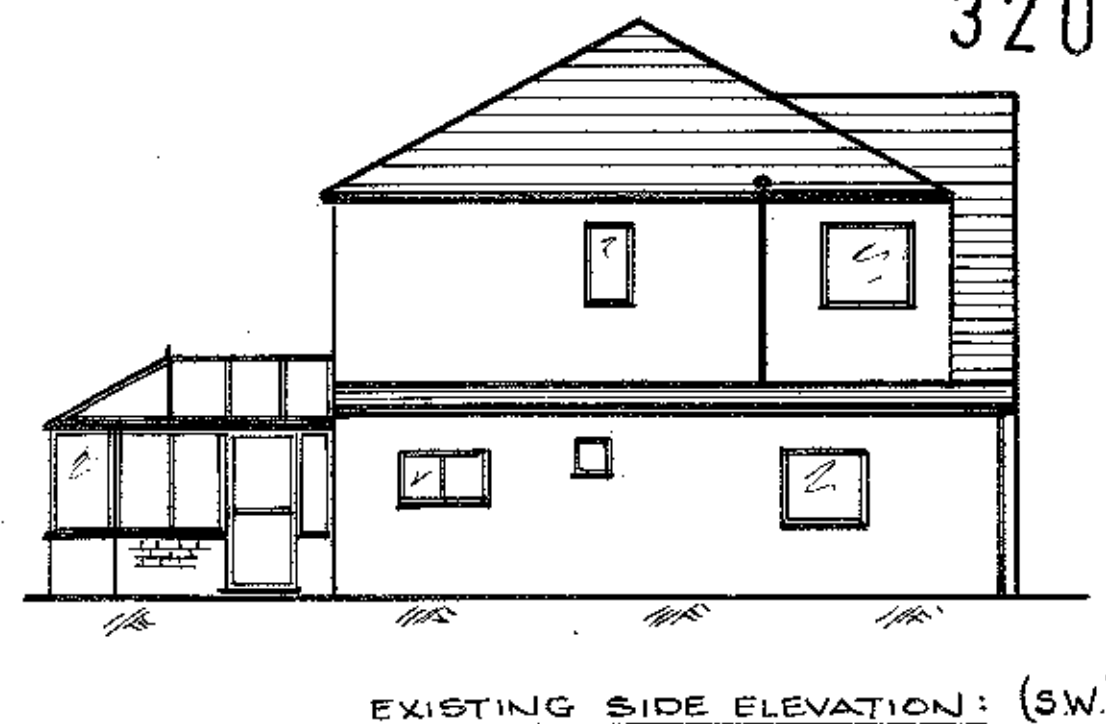
Species:	Site:	Grid reference:	Date	Comment / recorder
Pipistrellus sp.	Dorset Drive	SD 752 426	22.06.2008	Maternity roost
Pipistrellus sp.	Chatburn Road	SD 735 428	05.07.2006	Maternity roost
Pipistrelle sp.	Moorland Crescent	SD751 431	28.09.2007	Maternity roost
Pipistrelle sp.	Pimlico Road	SD747 428	25.06.08	Maternity roost
Pipistrellus sp.	Hippings Way	SD742 426	25.06.2008	Maternity roost
Common pipistrelle	Clitheroe RGS	SD752 426	22.06.2006	Maternity roost
Common pipistrelle	Crosshill Quarry	SD746 434	06.05.2008	Foraging / feeding activity
Soprano pipistrelle	Crosshill Quarry	SD 746 434	06.05.2008	Foraging / feeding activity
Whiskered / myotis	Crosshill Quarry	SD 745433	06.05.2008	foraging / feeding activity
Brown long-eared bat	Bellman Park Works	SD 758 434	28.10.2009	Foraging flight
Myotis sp.	Bellman Park Works	SD 758 434	24.07.2009	Foraging flight
Natterer's bat	Bellman Park Works	SD 758 434	24.07.2009	Foraging flight
Pipistrellus sp.	Bellman Park Works	SD 758 434	24.07.2009	Foraging flight

All records: EED

Compiled / updated 15 November 2012



320121032P



(SCALE 1:100)

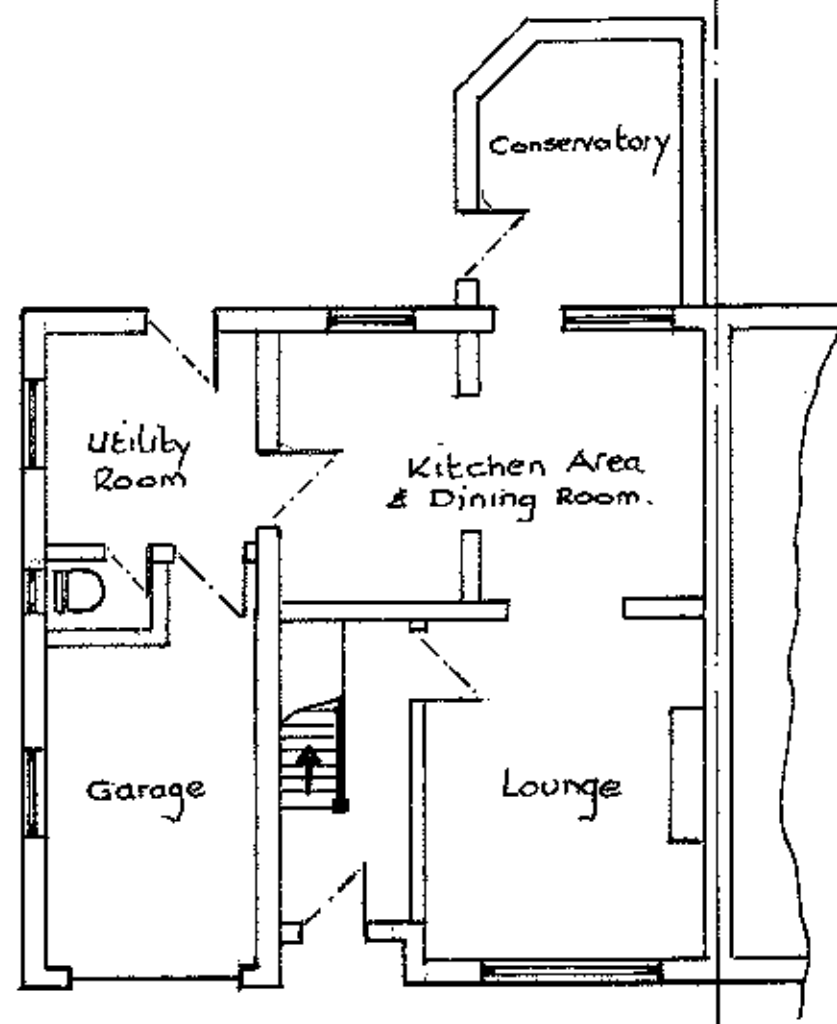
* NOTE :

EXISTING SINGLE STOREY SIDE BUILDING TO BE DEMOLISHED AND REPLACED WITH TWO STOREY SIDE EXTENSION WITH SINGLE STOREY GARAGE.

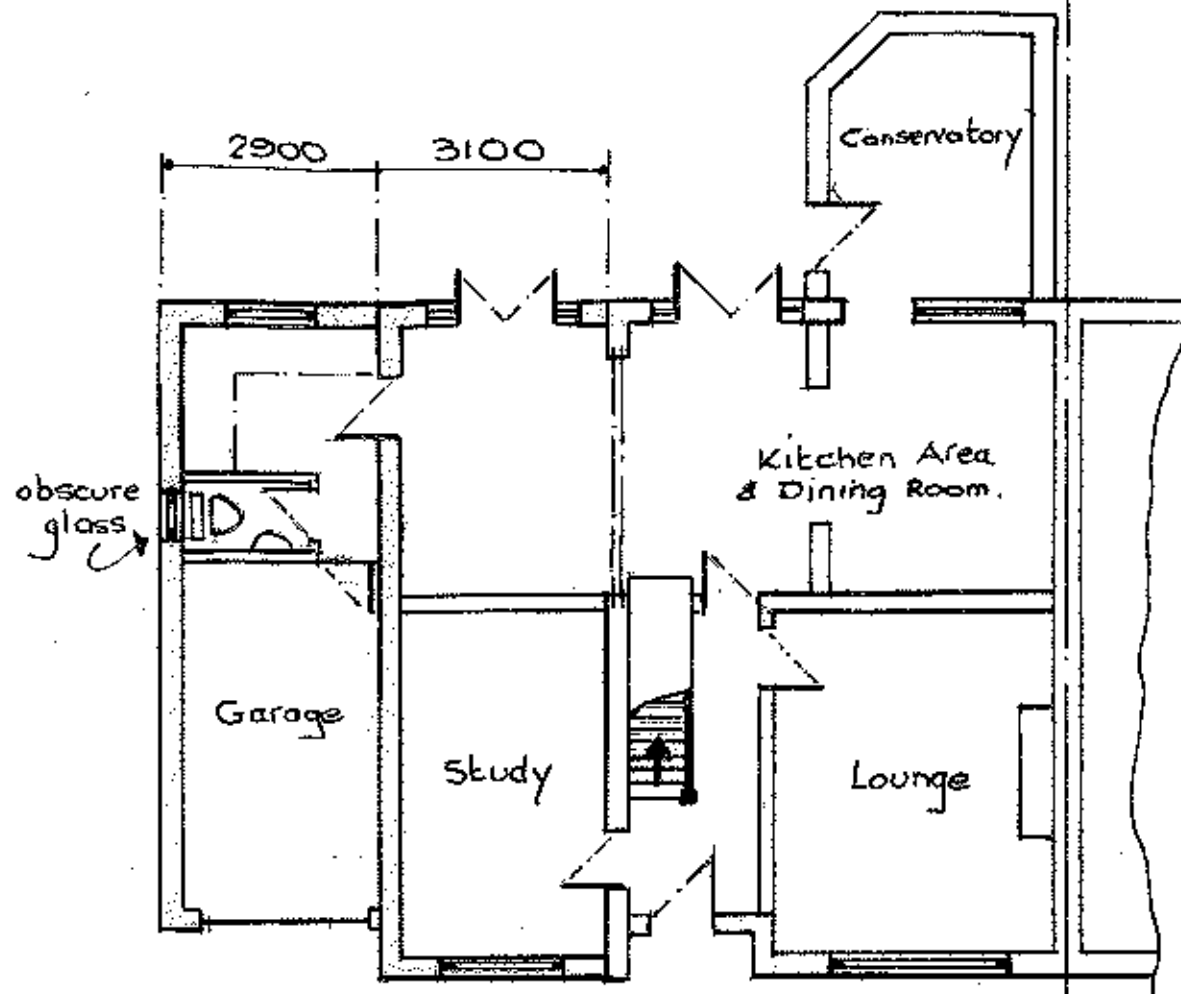
PROPOSED TWO STOREY SIDE EXTENSION & GARAGE
AT : 22 SOMERSET AVE,
CLITHEROE,
BB7 2BE.

DRG No:
AD 1

DATE :
OCTOBER 2012

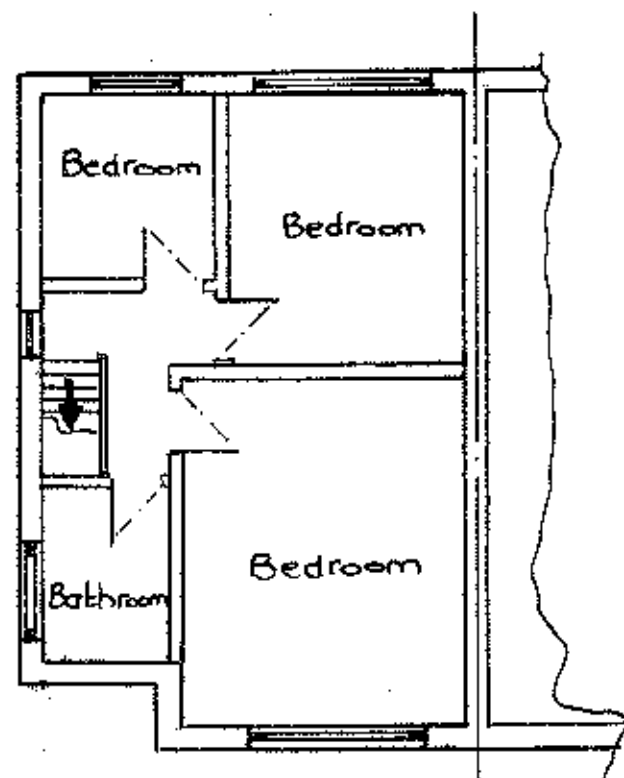


EXISTING GROUND FLOOR PLAN:

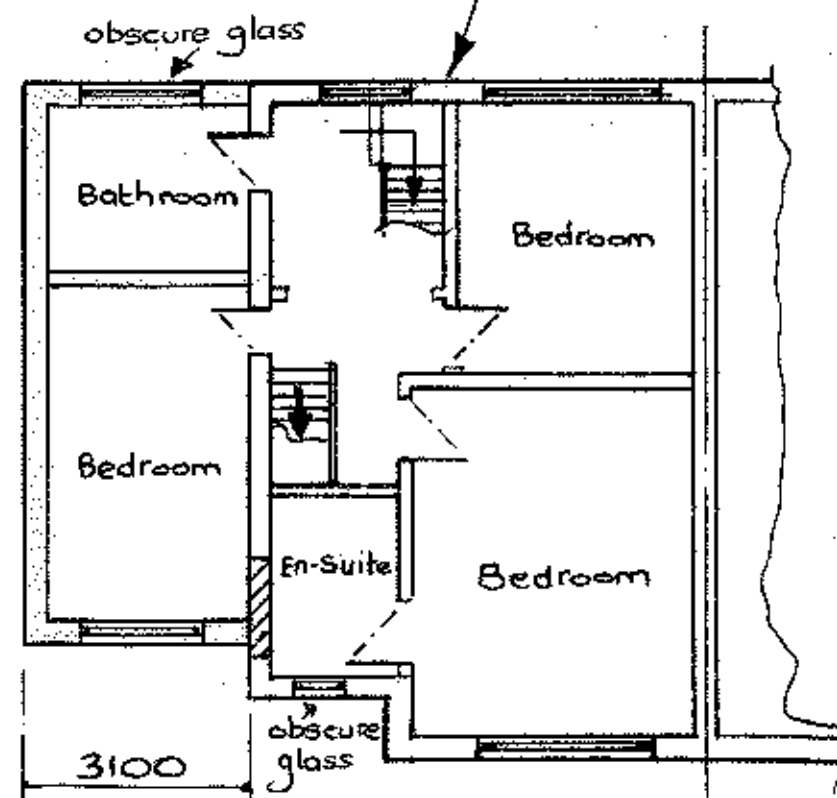


PROPOSED GROUND FLOOR PLAN:

320121032P



EXISTING FIRST FLOOR PLAN:



PROPOSED FIRST FLOOR PLAN:

NOTE:

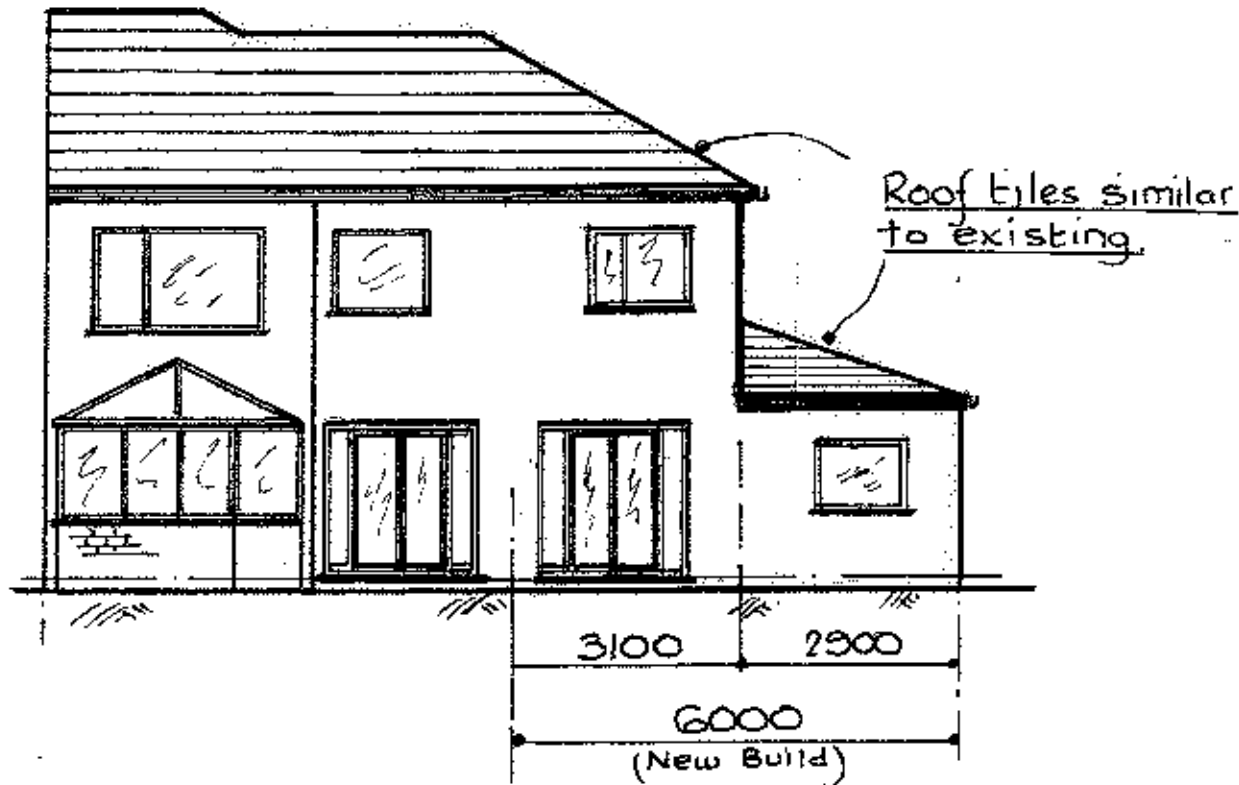
The proposed loft extension would be under Building Control Regulations. Position of Stairway to be confirmed. [Extension would be within existing roof line.]

(SCALE 1:100)

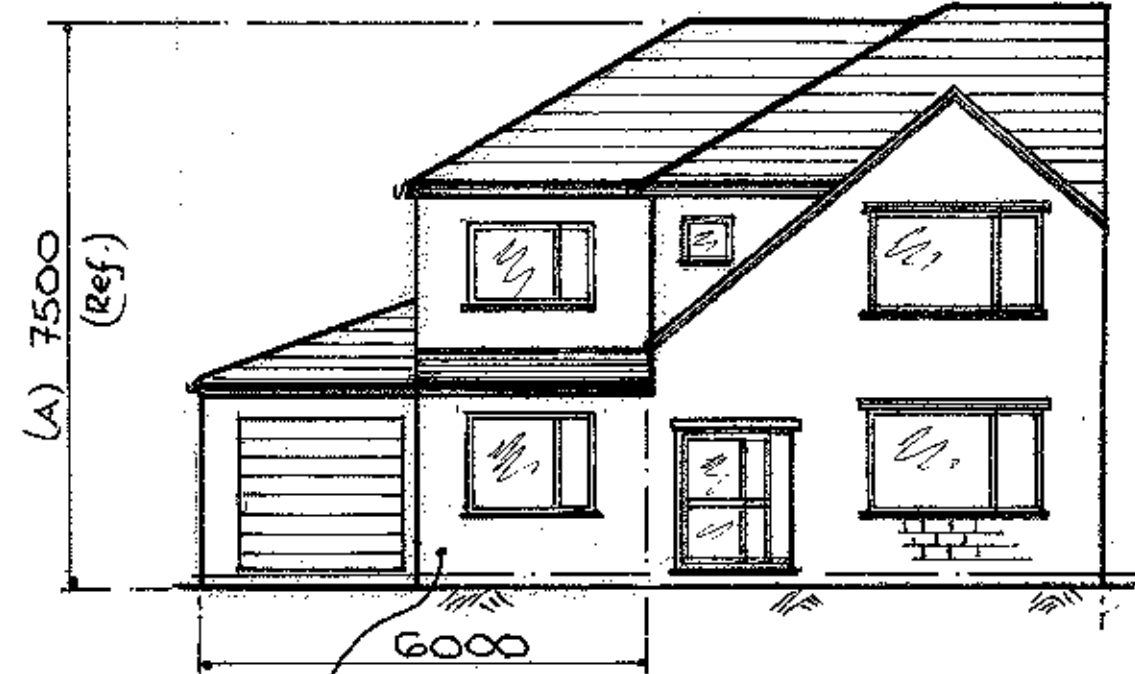
PROPOSED TWO STOREY
SIDE EXTENSION & GARAGE
AT: 22 SOMERSET AVE.
CLITHEROE,
BB7 2BE.

DRGNº:
AD. 2

DATE:
OCTOBER 2012

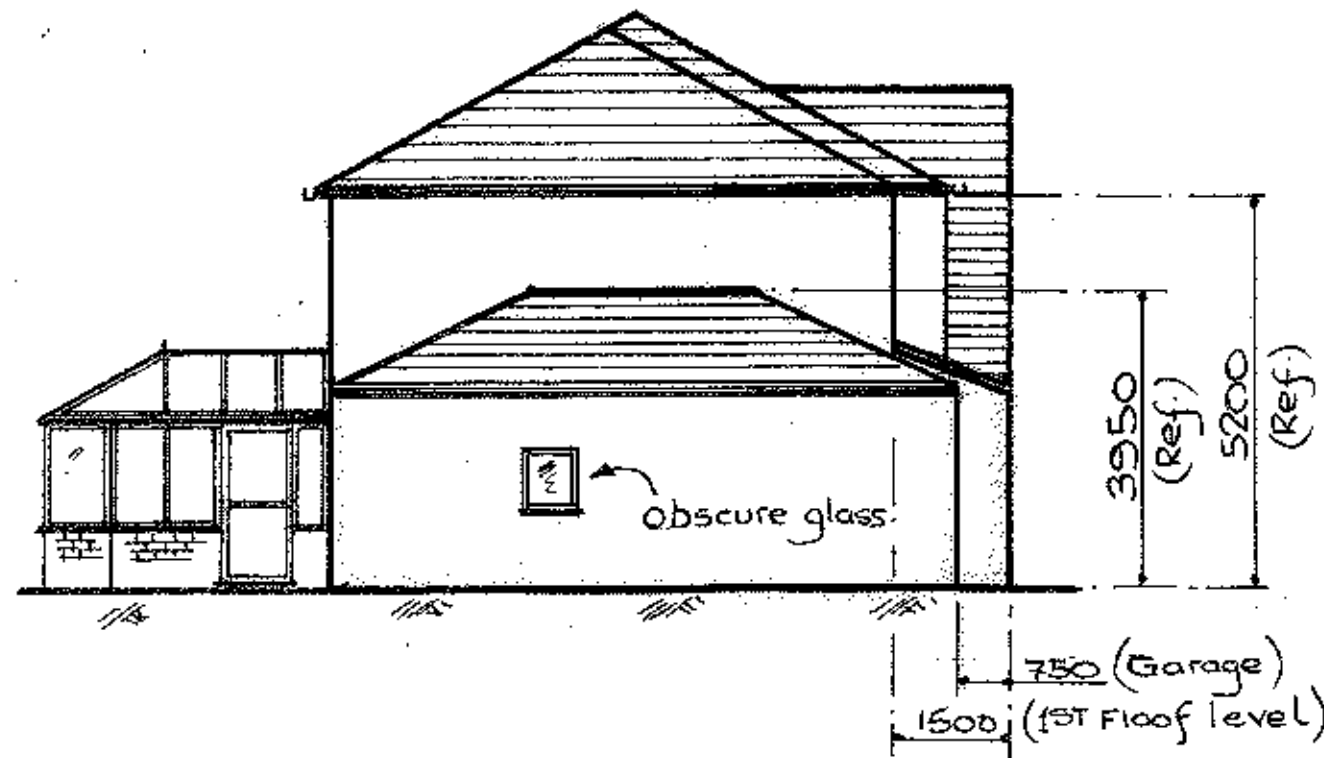


PROPOSED REAR ELEVATION:



PROPOSED FRONT ELEVATION:

Stonework / Brickwork to match existing.



PROPOSED SIDE ELEVATION:

320121032P

(Scale 1:100)

PROPOSE TWO STOREY
SIDE EXTENSION &
GARAGE AT:
22 SOMERSET AVE.
CLITHEROE,
BB7 2BE.

Amendment A
12/11/12

DRG NO
AD 3

DATE:
OCTOBER 2012