

Application for Planning Permission. Town and Country Planning Act 1990

For office use only

Application No

Date received

Fee paid £

Receipt No:

30 OCT 2012

320121056 P

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:	Mrs	First name:	Emma	Surname:	Earnshaw
Company name:					
Street address:	2 Cardigan Close				
Town/City:	Clitheroe				
County:	Lancashire				
Country:	UK				
Postcode:	BB7 2DR				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Jack	Surname:	Bowden
Company name:	Sunderland Peacock				
Street address:	Hazelmore Pimlico Road				
Town/City:	Clitheroe				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	BB7 2AG				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:	jack.bowden@sunderlandpeacock.com				

3. Description of the Proposal - See attached e-mail

Please describe the proposed development including any change of use:

Two storey rear extension to No. 2 Cardigan Close.

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	2	Suffix:	
House name:			
Street address:	Cardigan Close		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 2DR		

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

Easting:	373988
Northing:	441972

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. 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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

As existing

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

As existing

8. 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

9. 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:

Coursed stone.

Description of proposed materials and finishes:

Coursed stone to match existing.

Roof - description:

Description of existing materials and finishes:

Tiled roof.

Description of proposed materials and finishes:

Tiled roof to match existing.

9. (Materials continued)

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

Upvc double glazed window mahogany colour.

Description of *proposed* materials and finishes:

Upvc double glazed window mahogany colour to match existing.

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

Upvc mahogany finish.

Description of *proposed* materials and finishes:

Upvc mahogany finish to match existing.

Boundary treatments - description:Description of *existing* materials and finishes:

Panel fence.

Description of *proposed* materials and finishes:

Panel fence as 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:

4283 - 01, 02A and Location Plan.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

4283 - 02

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system☒ Main sewer☐ Pond/lake☐ Soakaway☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Residential Use

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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21. Site Area

What is the site area?

257 sq.metres

22. Industrial or Commercial Processes and Machinery

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Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No**24. 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**25. Certificates (Certificate A)****Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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

Title: Mr First name: Jack Surname: Bowden

Person role: Agent Declaration date: 30/10/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

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

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

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Jack Surname: Bowden

Person role: Agent Declaration date: 30/10/2012 ☒ Declaration Made

26. 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 30/10/2012

Louise Blatchford

From: Jack Bowden [Jack.Bowden@sunderlandpeacock.com]
Sent: 05 November 2012 10:08
To: Louise Blatchford
Subject: RE: Planning application - 2 Cardigan Close, Clitheroe
Follow Up Flag: Follow up
Flag Status: Red

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Morning Louise,

I will bring the amended plans up at lunch. I am happy with the description you proposed, I will organise for Lynne from our office to conduct a bat survey.

Many thanks,

Jack Bowden

sunderland peacock and associates ltd.
 hazelmere, pimlico road, clitheroe, lancashire, BB7 2AG
 t 01200 423178 f 01200 427328

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From: Louise Blatchford [mailto:Louise.Blatchford@ribblevalley.gov.uk]
Sent: 02 November 2012 13:23
To: Jack Bowden
Cc: Lesley Lund
Subject: Planning application - 2 Cardigan Close, Clitheroe

Dear Jack

RE: Two-storey rear extension
 AT: 2 Cardigan Close, Clitheroe

Thank you for your application which we received on 30th October 2012. The application has been vetted and we need the following information before it can be validated:

- On the existing drawing please can you annotate the demolition of the conservatory by either hatching/highlighting or labelling.

- Please can you confirm that you're happy for the description to read as follows:

"Demolition of existing rear conservatory. Proposed two-storey rear extension."

- Finally, the Countryside Officer has checked the application against the scoring system used by the East Lancashire Bat Group. The final score concludes that a bat survey will need to be submitted with the application. I've attached a copy of the scoring and a list of Ecological Consultants who are suitably qualified to carry out these surveys along with a letter from the Countryside Officer explaining the need for bat surveys.

08/11/2012

Once the above information has been received the application can be validated. Please quote ref. no. 542 in any reply. If you need any assistance please do not hesitate to contact me.

Kind regards
Louise

Louise Blatchford
Technical Admin Assistant
Planning Department
Ribbles Valley Borough Council

Best in the country for customer satisfaction – 94 per cent of Ribbles Valley residents are satisfied with life in the borough (Place Survey 2009)

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Corbridge Court

Issues

Five Fells
Cottage

76.8m

The Bungalow

Eastwood

SWAN MEADOW

KIRKMOOR CLOSE
Sub Sta

Kirkmoor
House

KIRKMOOR ROAD

CASTLEKEEP VIEW

to
14
Castlekeep
House

BUCCLEUCH CLOSE

CARDIGAN CL

KIRKMOOR ROAD

CARDIGAN AVENUE

BUCCLEUCH AVENUE

BUCCLEUCH AVENUE

Daybreak

Albermarle
Court

Sunnydale

rd Bdy

Location Plan
Mr and Mrs Earnshaw
2 Cardigan Close
Clitheroe

Scale 1:1250 @ A4

N



320121056P

BAT SURVEY

AT

2 CARDIGAN CLOSE
CLITHEROE

DATE AND TIME OF VISIT
22ND NOV 2012 1.30PM

WEATHER CONDITIONS

Overcast, light rain, strong southerly wind. 10°C

REFERENCE NO. 4283



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 protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

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

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

EQUIPMENT USED ON SURVEY

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

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PROPOSED DEVELOPMENT

Removal of existing conservatory prior to construction of two storey rear extension involving the removal of some slates to the rear elevation .

TYPE OF BUILDING

COMMENTS: The property is a semi detached house with semi detached garage to the side, probably dating from the 1980's.

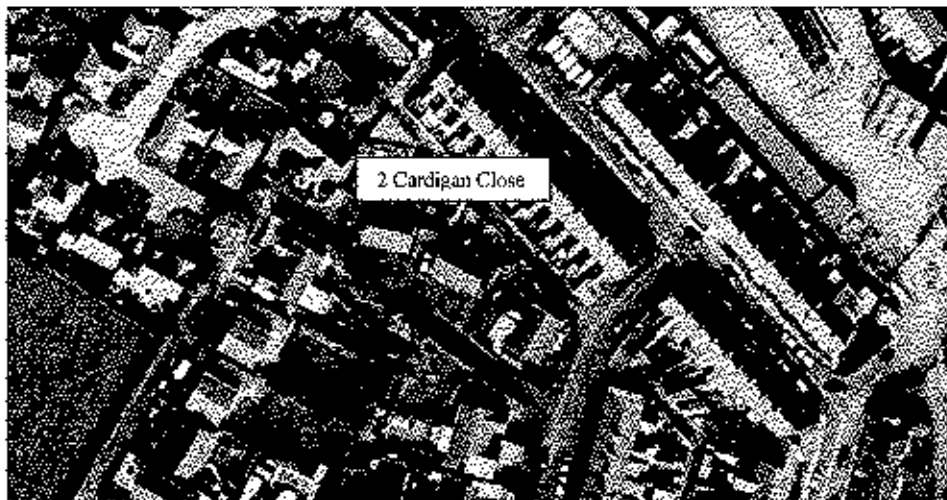


Front Elevation

LOCATION

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

COMMENTS: The house is located on a small cul de sac within the town boundary of Clitheroe. It is however close to the edge of the built up area, within approx 60m of pasture land.



BUILDING ADJACENT TO OR WITHIN 10M OF

☐	TREES
☐	HEDGEROW
☐	OPEN WATER

COMMENTS: The house has a garden to the front and rear with some domestic shrubbery. There are a couple of small mature trees in a neighbouring garden to the south west of the house.

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WALL CONSTRUCTION

X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are constructed out of artificial stone.

ROOF CONSTRUCTION

X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The roof is tile with upvc vented soffits to the eaves.

BAT ACCESS POINTS IN WALLS

Yes	No
	X

COMMENTS: There are no gaps or crevices in the walls as the pointing is in good condition.

BAT SIGNS, EXTERNAL

SEEN

DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

COMMENTS: Due to the survey being carried out in the autumn when bats are inactive no external sightings are likely. Careful examination of the ground surrounding the building and the walls was possible for signs of droppings, urine staining or grease marks. None could be found.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes	No
X	
	X
X	

COMMENTS: Access to the roof space was via a loft ladder which is boarded out for use as storage. No dropping or insect remains could be found. The felt and roof trusses are in very good condition with no cracks or crevices suitable for bats. No evidence could be found.



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BAT ACCESS POINTS IN ROOF

Yes	No
	X

COMMENTS: The roof is in good condition with no access points and the soffits are tight fitting with small ventilation holes. However inspection of the vents did not reveal any grease marks or smoothing indicating access.

BAT SIGNS, INTERNAL

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

Yes	No
	X
	X
	X
	X
	X
	X
	X

COMMENTS: None of the above was found.

CONCLUSION

This property has not been used by bats for roosting, feeding or hibernating. The alterations to the roof will not adversely affect any bat population.

RISK ASSESSMENT

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

LOW

NOTES:

The precautions below should be incorporated in the unlikely event that any bats are found to be present in the intervening time between surveys and work commencing on site.

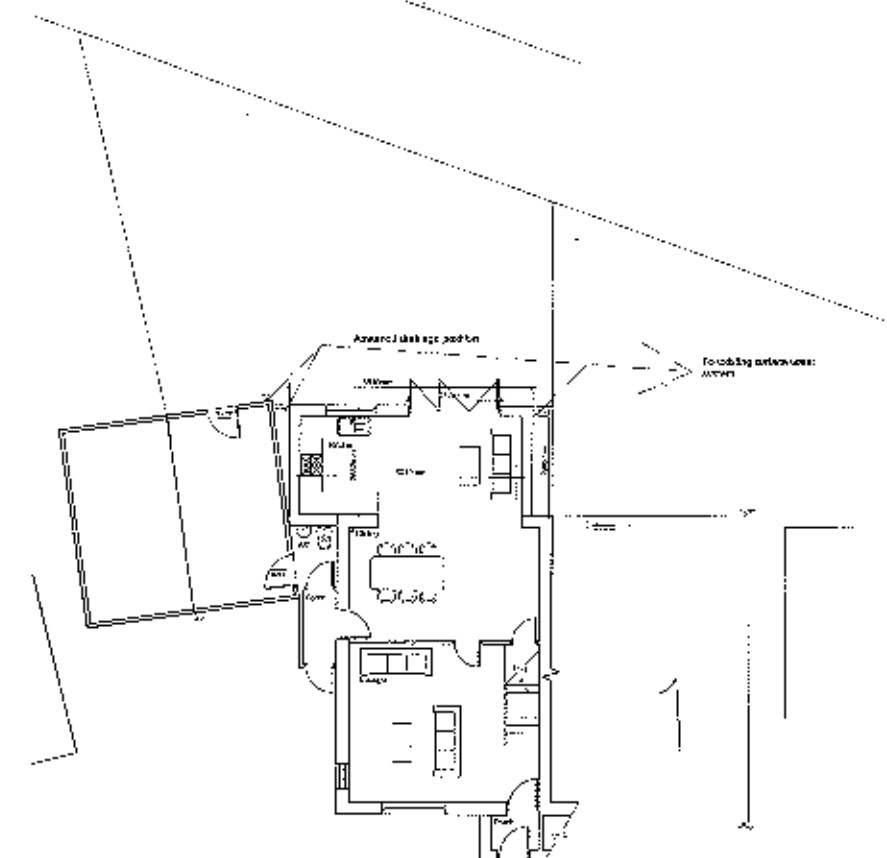
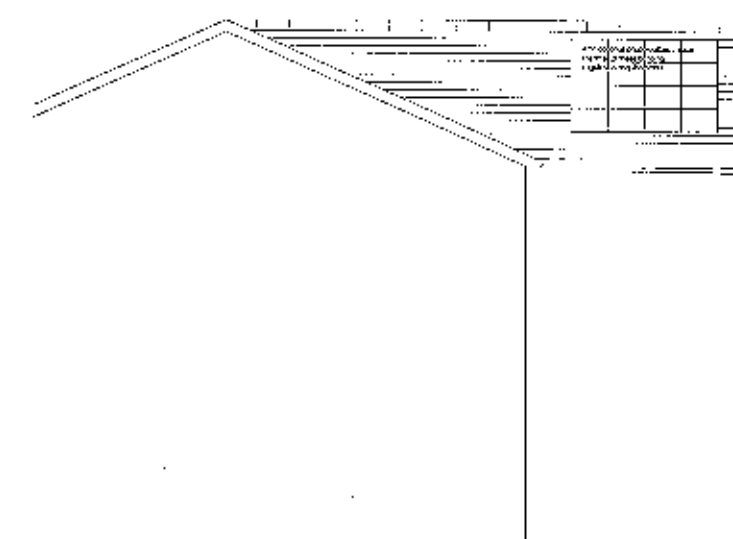
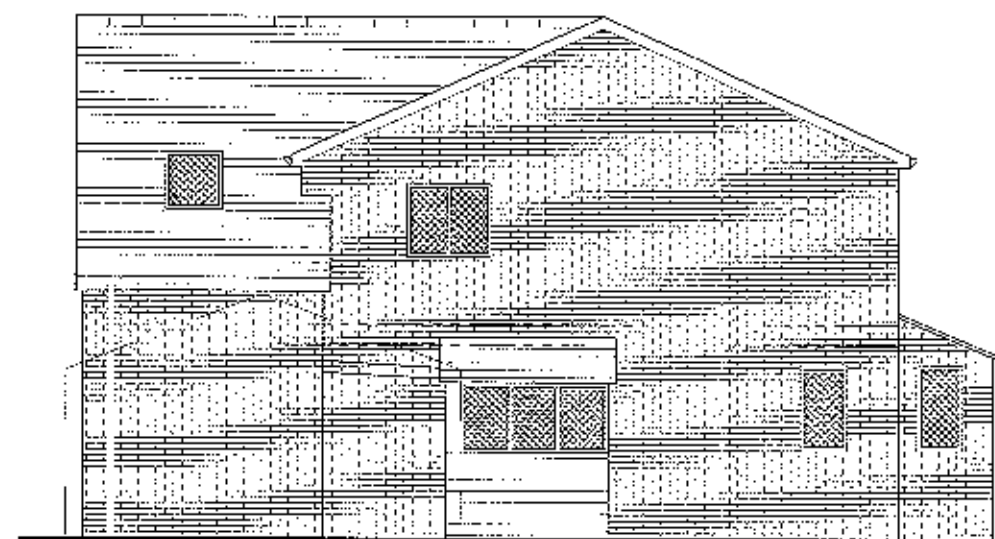
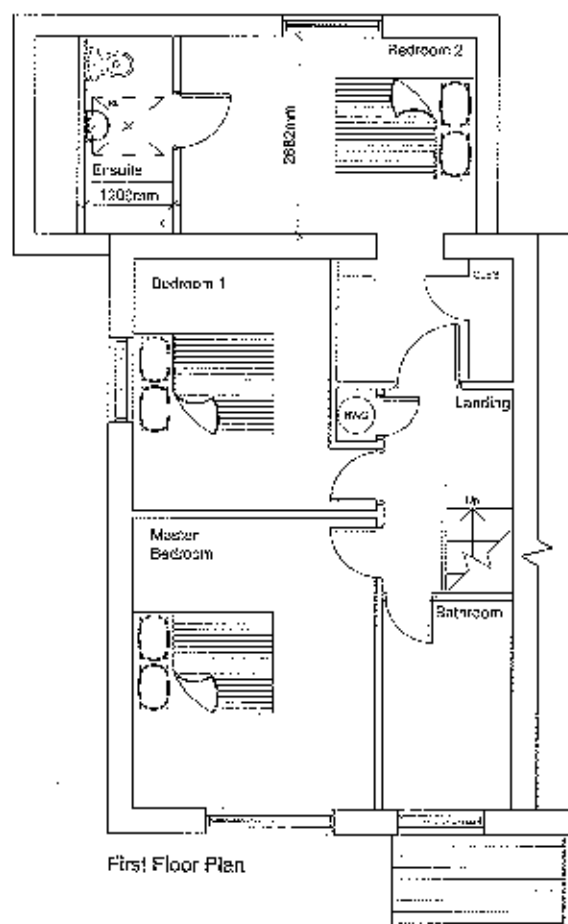
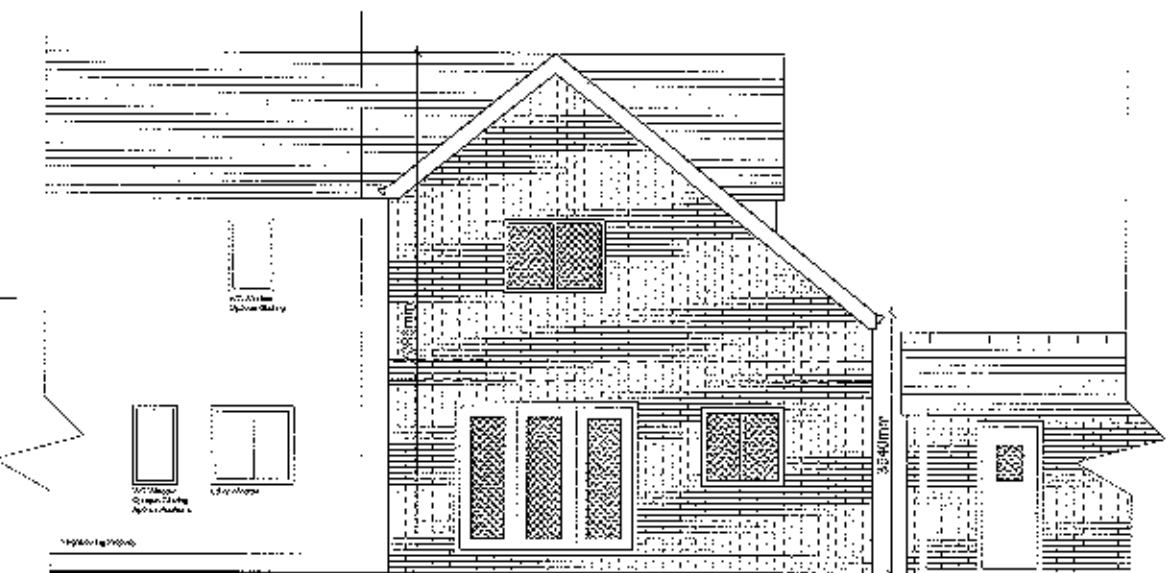
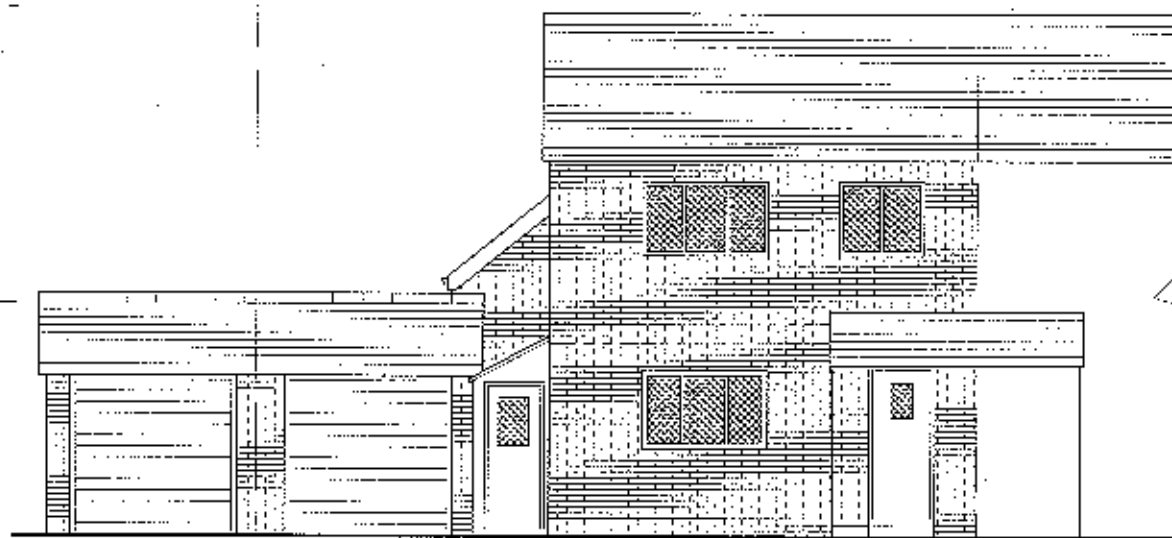
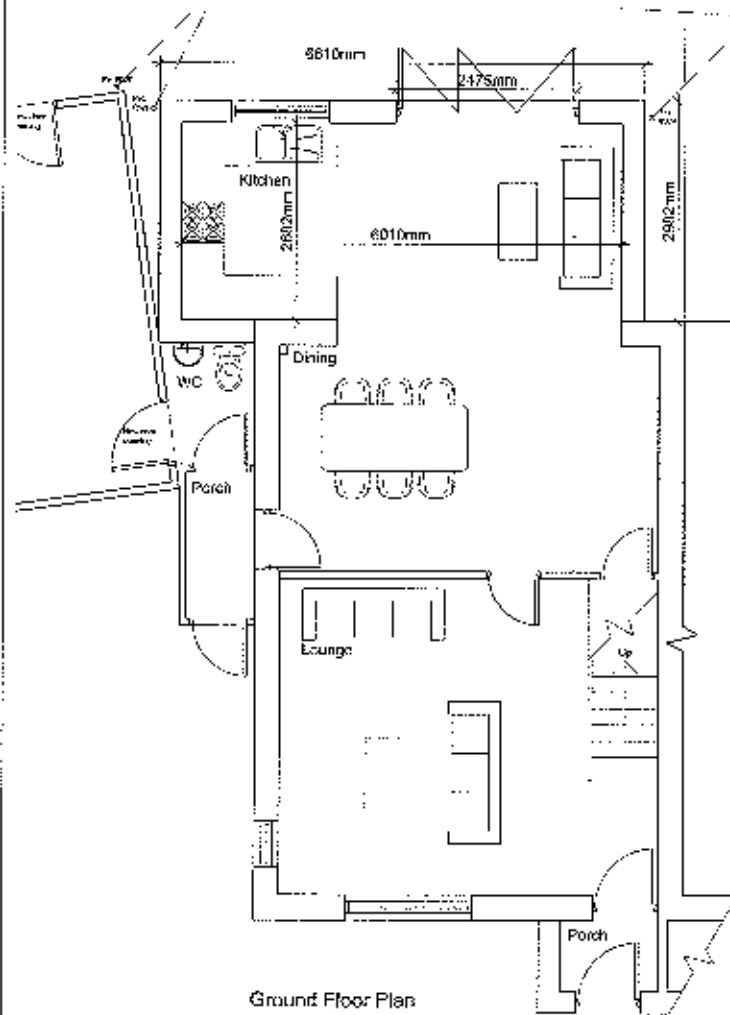
When bats are found to be present in a building:

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

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

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

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



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Scale
Architect's service is not to be used for planning purposes without the consent of the local authority.

Client
Mr and Mrs Cornslew

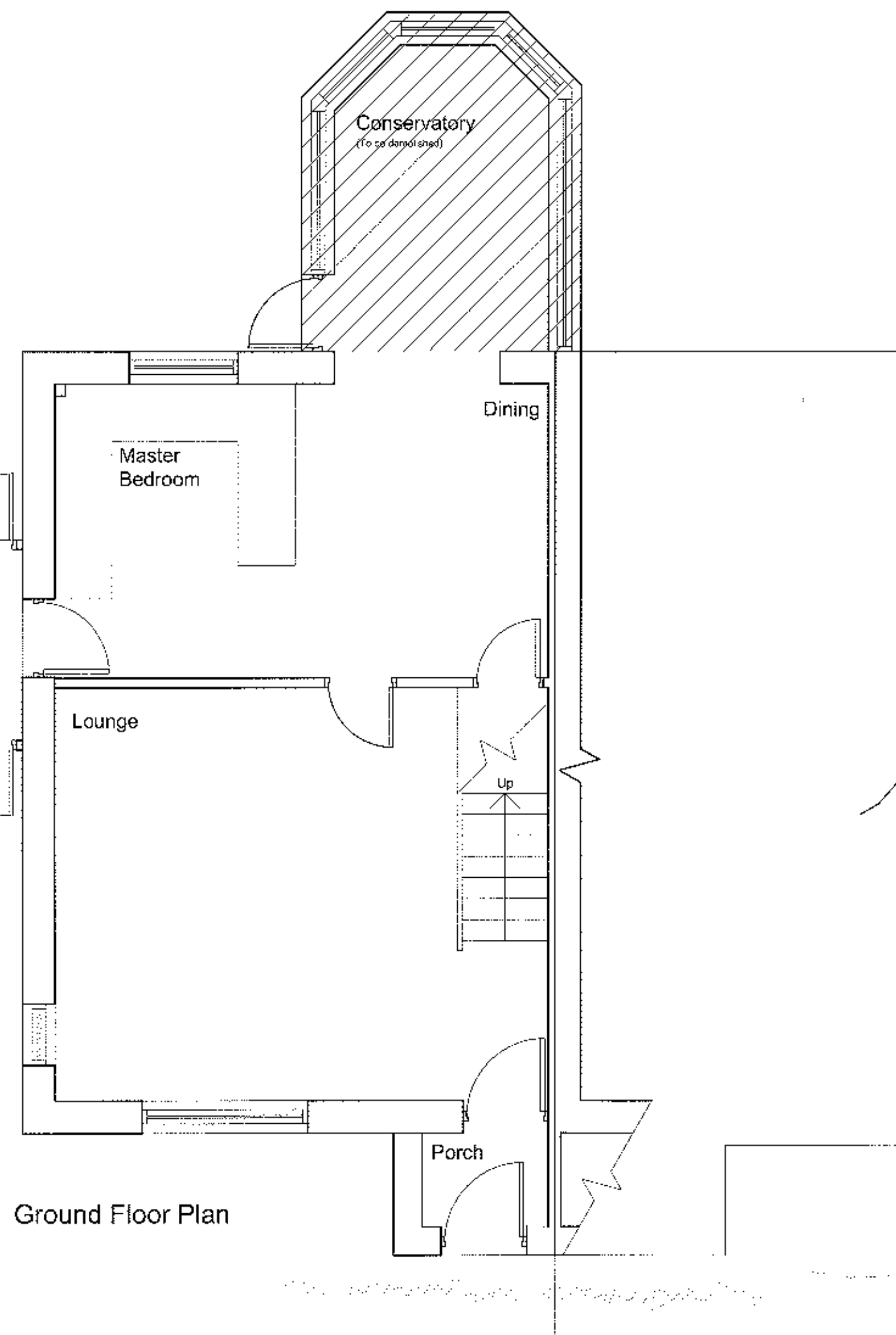
Project
Proposed Extension to
No. 2 Cardigan Close
Clitheroe
B97 2DR

Drawing Title
Proposed Plans and Elevations and Site Plan

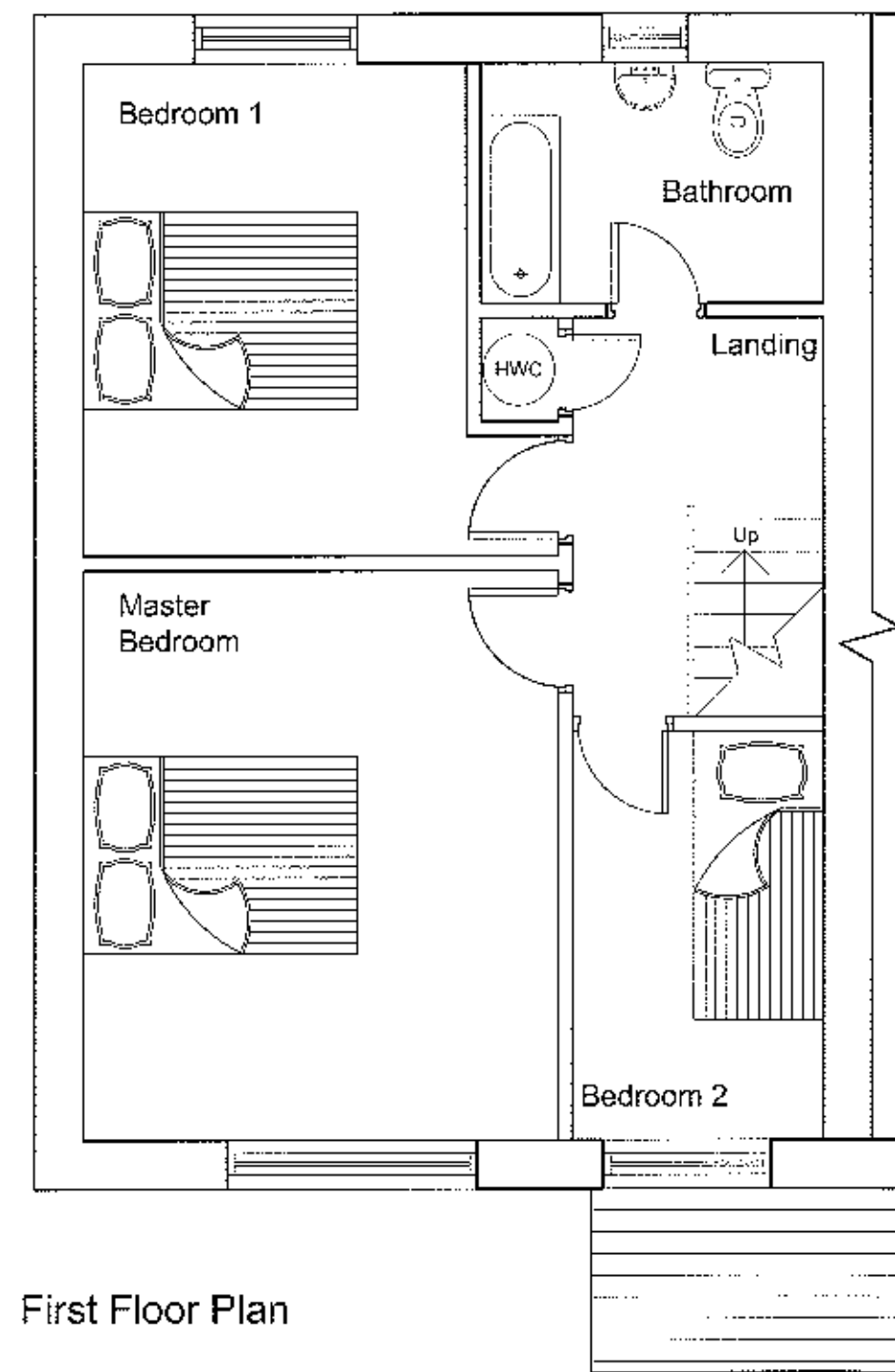
Scale
1:500/100/1/1
Date
Sept 2012
Drawn
J Bowden

SPa
SUNDERLAND PEACOCK & ASSOCIATES
Architects
11-13 THE QUAY
SUNDERLAND
SUN1 1AA
0191 566 1111
www.spa-architects.co.uk

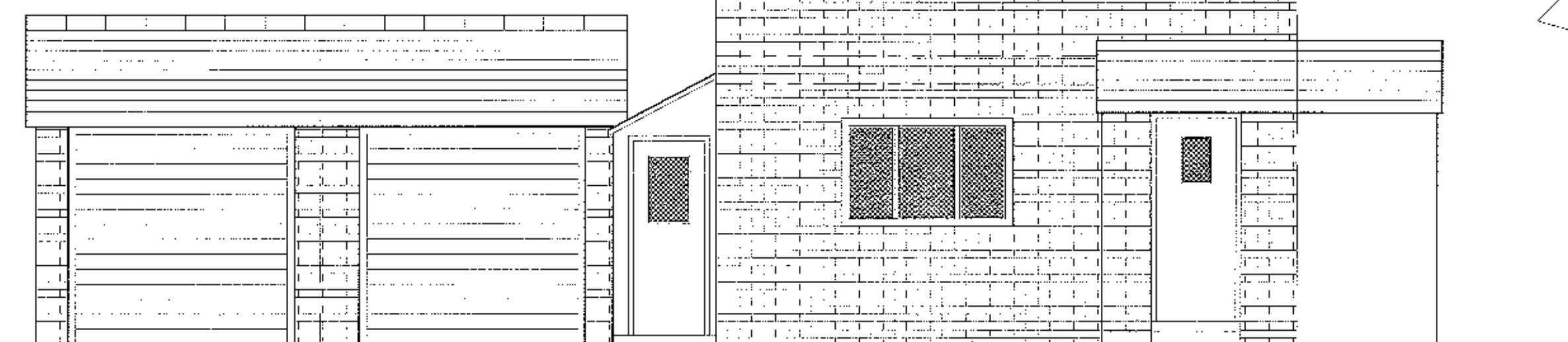
4283 -02



Ground Floor Plan



First Floor Plan



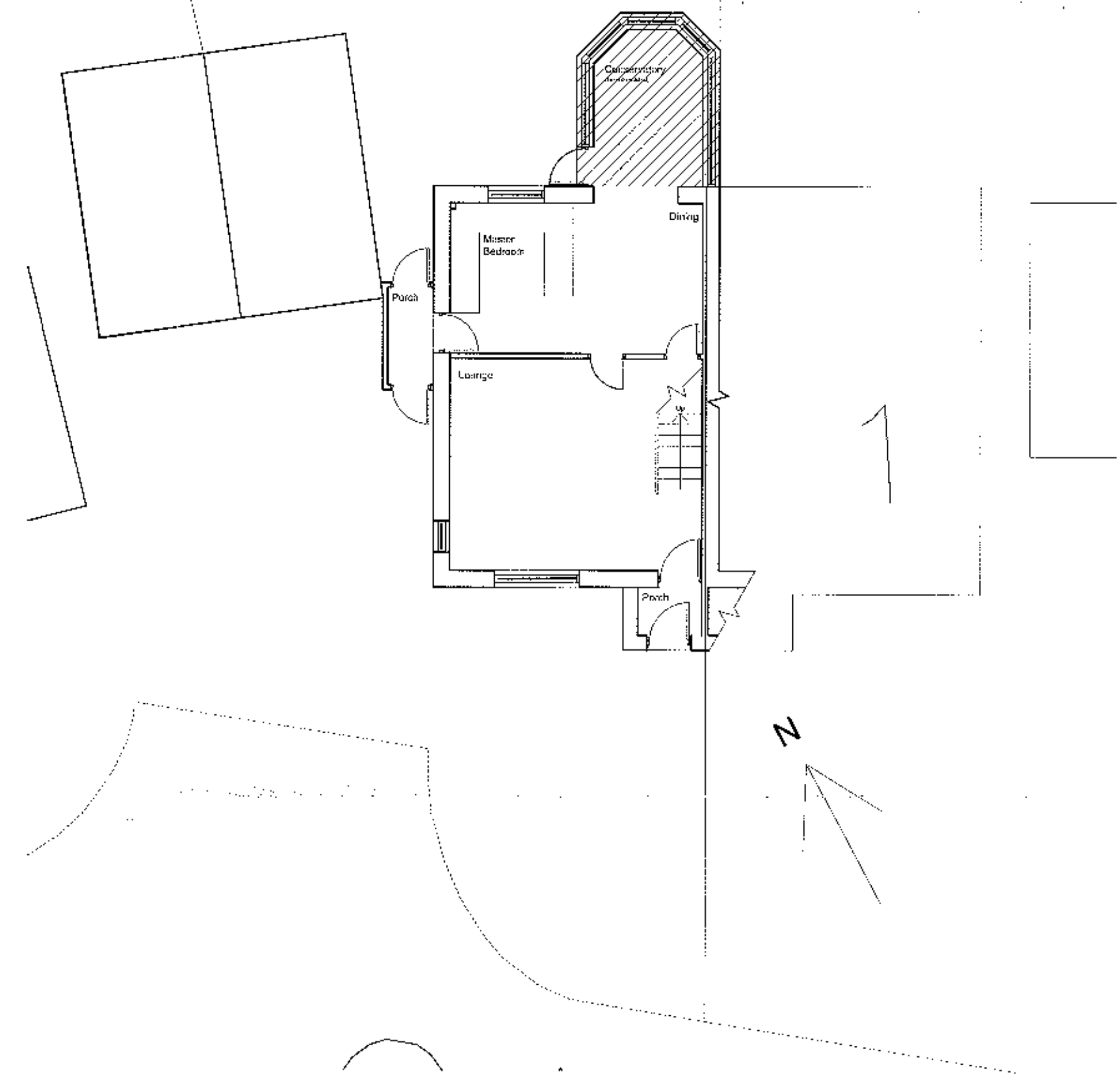
South West Elevation



North East Elevation



North West Elevation



Site Plan Scale 1:100

AMENDED PLANS RECEIVED
DATE 7/11/12

Rev. A. Demolitions indicated as requested by planning.
05.11.2012 JB

Client
Mr and Mrs Earnshaw

Job Title
Proposed Extension to
No. 2 Cardigan Close
Clitheroe
BB7 2DR

320121056P

Drawing Title
Existing Plans and Elevations and Site Plan

Scale
1:50/100@A1

Date
Sept 2012

Drawn
J Bowden

spa

SUNDERLAND PEACOCK ARCHITECTS

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAGELMEIRE, 108, 109, 110, CLITHEROE
LANCASHIRE, BB7 2DR
T 01200 423175 F 01200 423198
E info@sunderlandpeacock.com
www.sunderlandpeacock.com



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