



RIBBLE VALLEY
BOROUGH COUNCIL

20 NOV 2012

For office use only

Application No 320121068P

Date received

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 & Mrs	First name:	K	Surname:	Barrington
Company name:					
Street address:	6 Homeracre Avenue				
	Saddan				
Town/City:	Clitheroe				
County:	Lancashire				
Country:					
Postcode:	BB7 9HG				
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:	Mrs	First Name:	Emma	Surname:	Farrow
Company name:	Lea Hough & Company				
Street address:	Blakewater House				
	Phoenix Business Park				
	Blakewater Road				
Town/City:	Blackburn				
County:	Lancashire				
Country:					
Postcode:	BB1 5RW				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:	emma.farrow@leahough.co.uk				

3. Description of Proposed Works

Please describe the proposed works:

Proposed New front Porch and pitched roof alterations to the rear two storey outtrigger.

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: 16 Suffix:
House name:
Street address: Whins Avenue
Sadden
Town/City: Clitheroe
County:
Postcode: BB7 9DY

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

Easting: 377430
Northing: 437327

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

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):

Officer name:

Title: Mr First name: Mark Surname: Baldry

Reference: RV/2012/ENQ/00164

Date (DD/MM/YYYY): 25/09/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Confirmation that planning permission is required for the porch and raising the height of the rear two storey outrigger to create a counter pitched roof. Requested a supporting Heritage Statement and Bat Survey

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):

11. (Materials continued)

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

Masonry external walls with rendered finish and painted finishes (white)

Description of *proposed* materials and finishes:

Masonry external walls with render and paint to match existing.

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

Existing Natural Stone Slate finishes

Description of *proposed* materials and finishes:

Natural Stone Slate finishes to match existing.

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

Timber framed double glazed windows

Description of *proposed* materials and finishes:

New Oak framed and double glazed window to front Porch and two storey rear outligger.

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

Timber frame and timber doors

Description of *proposed* materials and finishes:

New timber frames and oak entrance door to Porch

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:

BS-12-146 - Design Access & Heritage Statement
 BS-12-146/01 Existing Plans & Elevations
 BS-12-146/02 Proposed Plans & Elevations
 BS-12-146/03 Location Plan
 BS-12-146/04 Site Plan
 Ecology/Bat Survey Assessment

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: Mrs

First name: Emma

Surname: Farrow

Person role: Agent

Declaration date:

15/11/2012

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

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

Title: Mrs

First Name: Emma

Surname: Farrow

Person role: Agent

Declaration date:

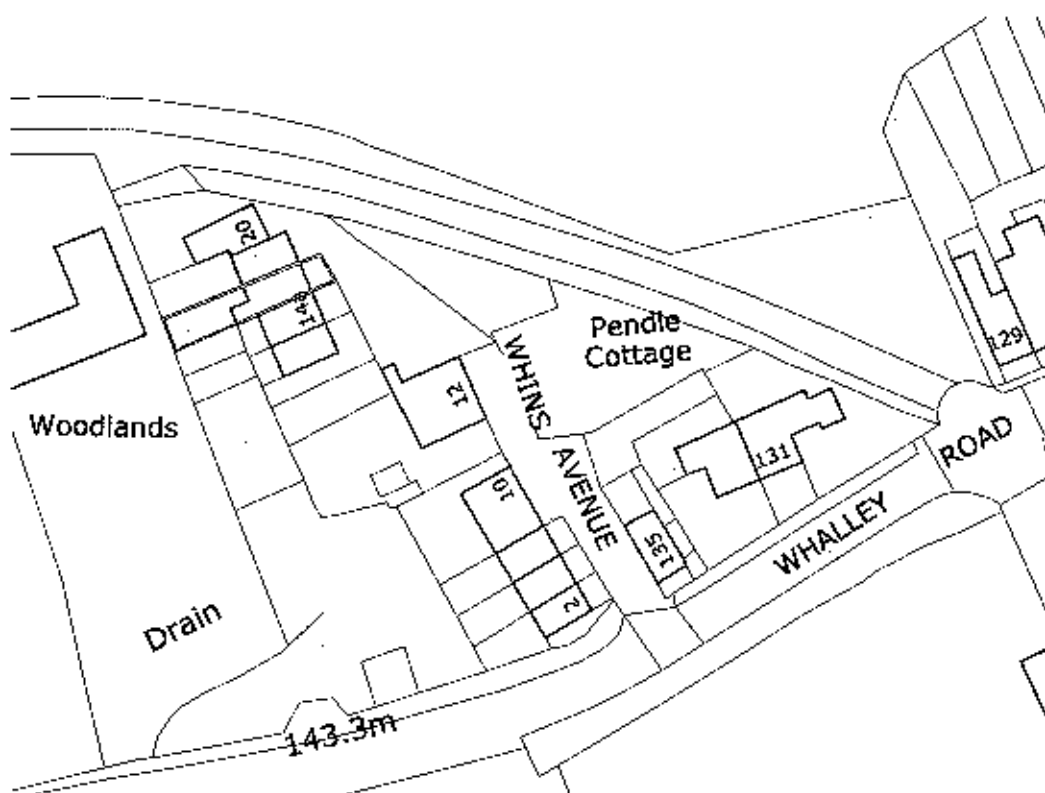
15/11/2012

☒ Declaration Made**13. Declaration**

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

☒ Date

20/11/2012



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LeaHough

CHARTERED SURVEYORS
Survey, Valuation, Design, Planning, Sales

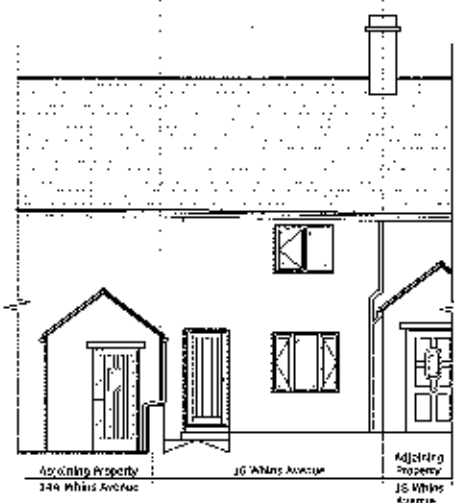
LeaHough Estate
Preston Business Park
Staveley Road
Widnes
Cheshire
BB1 1TQ
Tel: 0151 264 2644
Email: info@leahough.co.uk
Web: www.leahough.co.uk



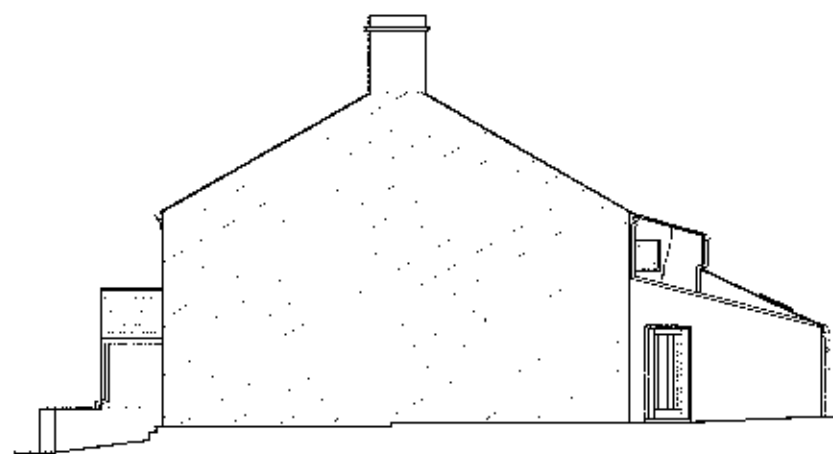
DETAILED	REV	DATE	SCALE	REVISION	DATE
BS.12.146/03	-	EF	1:250	A4	November 2012

Plans Referred to :
16 Whins Avenue
Sadden
Clitheroe
BB7 9DY

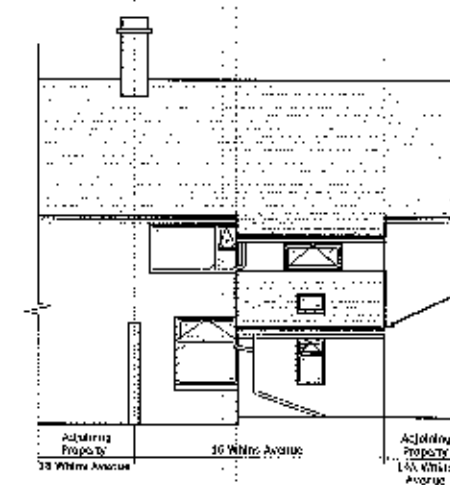
Based on the Ordnance Survey with the sanction
of the Controller of HM Stationery Office
Crown Copyright



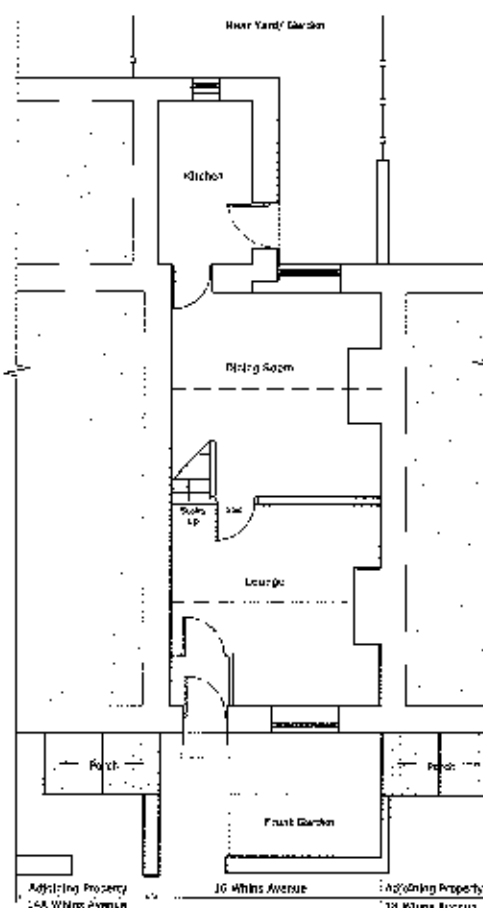
Front Elevation (Facing East)



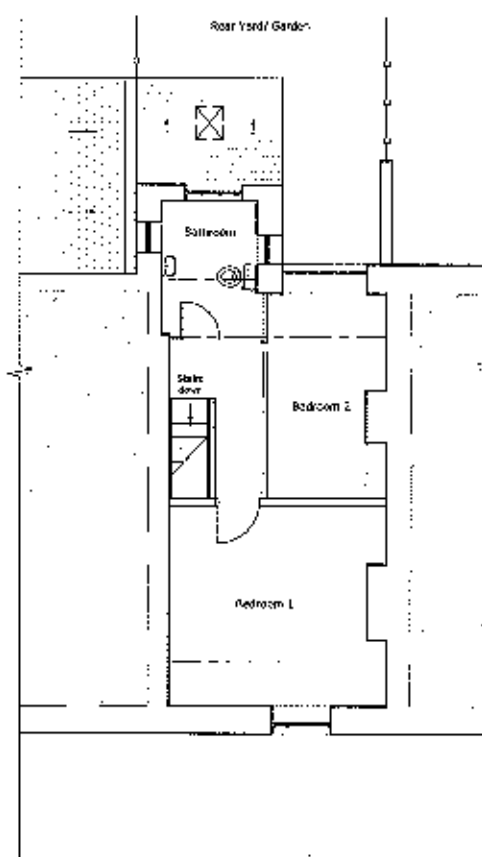
Side Elevation (Facing North)



Rear Elevation (Facing West)



Ground Floor Layout



First Floor Layout

NOTES
The copyright of this drawing is held by Lea Hough & Co Chartered Surveyors LLP.

Do not scale from this drawing. All dimensions must be checked and verified by the contractor prior to works commencing on site.

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED

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CHARTERED SURVEYORS

Survey Valuation Design Planning Sales

Blakewater House
Phoenix Business Park
Blakewater Road
Blackburn
Lancashire
BB1 5RW
Tel: 01254 250195
Email: info@leahough.co.uk
Web: www.leahough.co.uk



CLIENT:
Mr & Mrs Barrington
6 Homeacre Avenue
Sadden
Clitheroe
BB7 9HG

PROJECT ADDRESS:
16 White Avenue
Sadden
Clitheroe
BB7 9DY

PROJECT TITLE:
Proposed New Front Porch & Rear Pitched
Roof Alterations to Two Storey Outrigger

DRAWING TITLE:
Existing Plan & Elevations

DRAWN BY:	DRAWING NUMBER:	REV
A2	BS.12-146/01	-
SCALE	DATE	DRAWN BY
1/100	November 2012	EF

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LeaHough

CHARTERED SURVEYORS

Survey Valuation Design Planning Sales

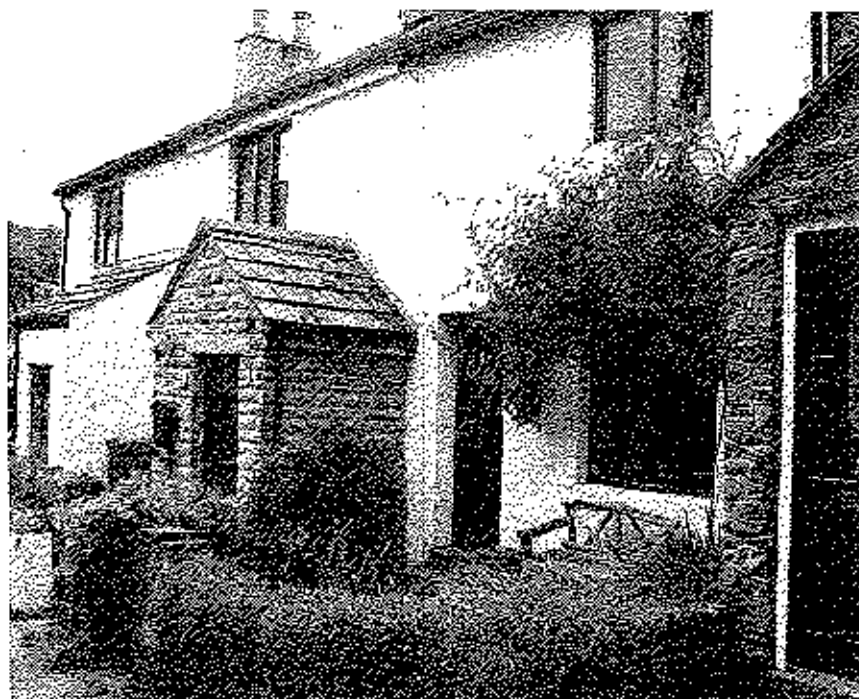
**DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT
TO SUPPORT PLANNING APPLICATION**

For

**Proposed New Front Porch and Pitched Roof Alterations to Rear
Two Storey Outrigger**

at

16 Whins Avenue, Sabden, Clitheroe, BB7 9DY



LeaHough

BLAKEWATER HOUSE, PHOENIX BUSINESS PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5RW.
T: 01254 260 196 E: blackburn@leahough.co.uk W: www.leahough.co.uk



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1.0 Introduction

This combined Design & Access and Heritage statement has been prepared to accompany a planning application for a proposed new front porch extension, together with pitched roof alterations to the existing rear two storey outrigger, at 16 Whins Avenue, Sabden, Clitheroe.

Reference should be made to drawings that are accompanied to the Planning Application.

2.0 Location

The property is positioned on Whins Avenue located to the north, off the main Whalley Road Sabden. The property is located to the western side of the village of Sabden, and falls within the Sabden conservation area. Additionally, the site also lies within the Forest of Bowland Area of Outstanding Natural Beauty.

16 Whins Avenue comprises a mid terraced cottage, forming part of a terrace row. The principal elevation fronts east overlooking Whins Avenue which runs to the front of the properties, whilst to the rear a small cottage garden/yard area extends to adjoin a neighbouring property to the rear "Woodlands".

3.0 Historical Context / Significance

Whilst the property itself is not listed, it is understood that the property falls within the wider Sabden Conservation Area and is identified as a building of townscape merit.

As part of the Sabden Conservation area appraisal the terraced cottages of Whins Avenue are identified and designated as being buildings of townscape merit, believed to date to c.1810 and built by the Bury family for their workers, employed in the Lower Printworks on Whalley Road.

Accordingly, the proposals recognise the significance of the property has being any heritage asset within the context of the townscape merit and seeks to ensure that by careful material selection, and appropriate detailing of the proposals in relation to the context and setting of the property there will be minimal impact.

4.0 Proposals / Design

Front Entrance Porch

Part of the proposal is to provide a new front entrance porch to the property. Many of the adjoining properties forming part of the terrace row (i.e. Nos. 14, 14a & 18) have front entrance porches, and the new entrance porch proposed at No. 16 is to be similar in terms of design and scale.

The proposed new entrance porch is to be of masonry construction, externally rendered with paint finishes (white) to match that of the existing property. The porch will have a duo pitch roof construction with central ridge, perpendicular to the front elevation, matching the design of those to adjoining properties (Nos 14a & 18). Roof finishes will comprise natural stone slate to match that of the main property.

External door and windows within the proposed new porch are to the timber, and timber framed incorporating double glazed units.

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Pitched Roof Alterations to Rear Two Storey Outrigger

To the rear of the property an existing rear two storey outrigger comprising of a shallow mono-pitched roof forming an extension of the main roof is provided, which accommodates the bathroom at 1st floor level. Beyond this a further single storey element provides additional kitchen accommodation at ground floor level.

Due to the height, and nature of the shallow mono-pitch roof to the existing two storey outrigger, much of the existing 1st floor bathroom has severely restricted head height rendering this space unusable. The proposal is to remove the existing mono-pitch roof construction, raise the height and form a new gable wall and provide a new duo pitched roof construction perpendicular to and running back into the main rear roof slope. Lead valley gutter details will be formed at the abutments with the main rear roof slope. Roof finishes will comprise natural stone slate to match that of the main property.

5.0 Conclusion / Assessment of Impact on Historical Significance

The planning application seeks approval for a new front porch extension, along with pitch roof alteration to the rear two storey outrigger as outlined above. Whilst the scale and extent of the proposals is not major it is recognised that careful consideration is needed given the context and setting of the property.

Accordingly, the proposals have been sympathetically designed to take into consideration the adjoining properties, with the proposed new front porch being of similar design/scale to those existing elsewhere to the terraced row. Careful material selection to match that of the existing property is to ensure that the proposals have the least visual impact to the existing character of the property.

Having carefully considered the significance of the property, being any heritage asset within the context of the Sabden Conservation Area Appraisal and being identified as a building or townscape merit, it is considered that the proposals are sympathetic to the setting and are considered to have minimal impact on the significance of the townscape merit status as a whole.

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Ribble Ecology

20 Hall Road
Fulwood
Preston
Lancashire
PR2 9QD

Tel: 01772 879545

mail@ribbleecology.co.uk

FAO Mr & Mrs Barrington (owners of No.16 Whins Avenue)
C/O Lea-Hough Chartered Surveyors
Blakewater House
Phoenix Business Park
Off Blakewater Road
Blackburn
BB1 5RW

16th November 2012
Ref: RB-12-164

Dear Mr & Mrs Barrington,

**Re: Proposed extension works to the rear of No.16 Whins Avenue, Sabden, BB7 9DY:
Provision of professional guidance & METHOD STATEMENT FOR THE PRECAUTIONARY
PROTECTION OF BATS, to ensure compliance with wildlife legislation.**

1. Introduction

Thank you for approaching Ribble Ecology to seek guidance in relation to your proposed extension work on No.16 Whins Avenue.

You are correct in understanding that the planning application needs to be supported by an assessment and guidance in relation to bats. This is because all UK bat species are provided full legal protection under Schedule 5 (section 9) of the Wildlife and Countryside Act 1981 (as amended) and under The Conservation of Habitats and Species Regulations 2010. In combination this legislation make it illegal to intentionally kill, injure, harm or disturb bats and illegal to damage, disturb or obstruct access to confirmed bat roosts, even during seasons when the bats are not using them.

Lea-Hough Chartered Surveyors contacted Ribble Ecology on your behalf, to seek guidance on survey, assessment and mitigation requirements. They have provided electronic copies of the proposals plans, plus photographs and a description, and access for me to inspect the interior and exterior of your property.

In response, I am herewith providing you with this formal letter as a documented account of my assessment and recommendations. Section 4 of the letter comprises a 'Method Statement for the Precautionary Protection of Bats' and it is respectfully recommended that if officers at Ribble Valley District Council are minded to approve the planning application then implementation of Section 4 should be made enforceable by means of a suitably worded planning condition.

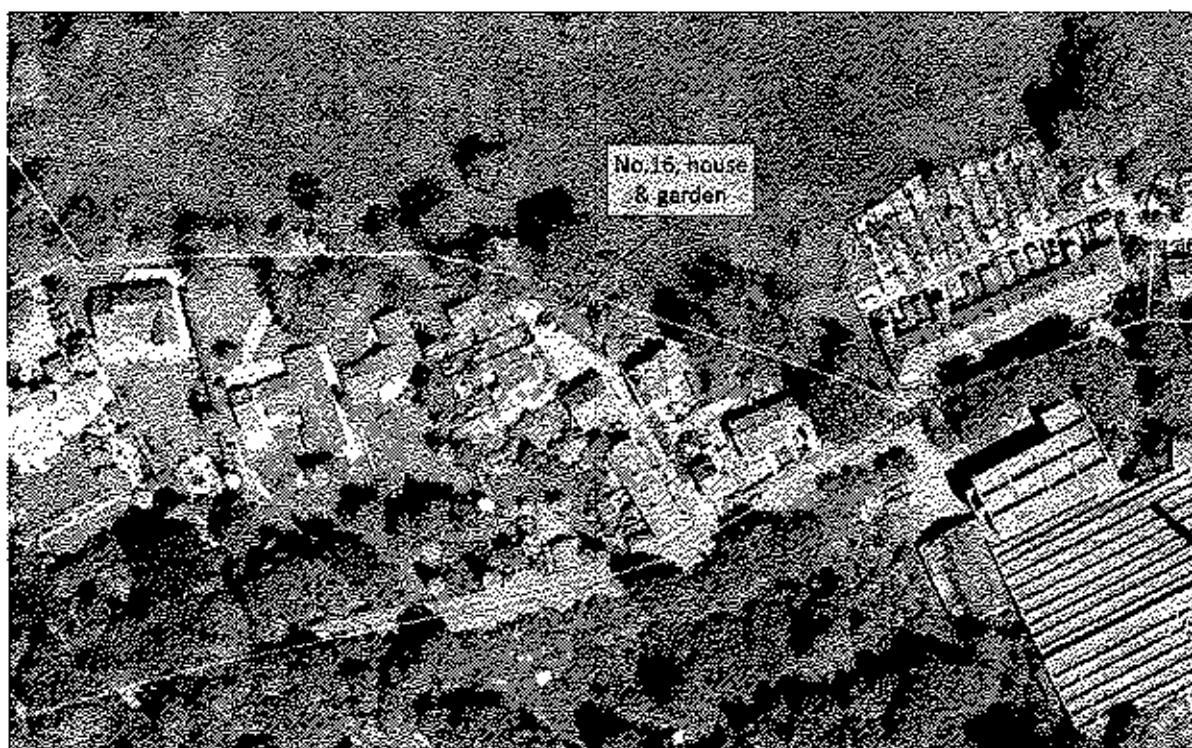
2. Personnel

I can confirm that I, Ms Lorna Bousfield B.Sc. (Hons) MIEEM, am an experienced bat worker (Natural England licence number 20123140) and Principal Ecologist at Ribble Ecology. I am an active member of North and South Lancashire Bat Groups and regularly conduct bat surveys to assess potential risks and opportunities for bats at a range of habitats and locations, both as a volunteer and as a consultant.

3. Assessment of habitat value & the level of risk associated with the proposal

Your property (No.16) is located central to a terrace of houses, at the western side of the village of Sabden (as illustrated in the Aerial Photograph on the following page, © Google Earth).





Aerial Photograph (© Google Earth)

Assessment of habitat value

On the main two-storey house the walls are rendered and the pitched roof is finished with large stone tiles, with the ridge running approx. north-west to south-east. To the rear there is a small 'outrigger' (see **Photo. 1**, below) and then a single-storey extension, both of which are also rendered on the walls and both of which have single-pitch roofs that are finished with large stone tiles. The pitch on the small outrigger has a very shallow gradient.



Photo. 1

Internally, the outrigger has no loft because ceiling of the small bathroom beneath it is lined out to the underside of the pitch of the roof and is finished with plasterboard (see **Photo. 2** on the next page). The ceiling in the single-storey section is the same.

The main roof has a loft void and this is partially boarded and has a thin layer of fibreglass insulation beneath the boarding. There is breathable membrane on the underside of the stone tiles, which is consistent with the anecdotal evidence that the roof was re-laid in recent years (est. 3 years ago), though notably there are already rips in the membrane, as shown in **Photo. 3** (next page).

Photo. 2



The plasterboard on the underside of the 'outrigger' roof

The breathable membrane in the main roof, with a large tear or missing section

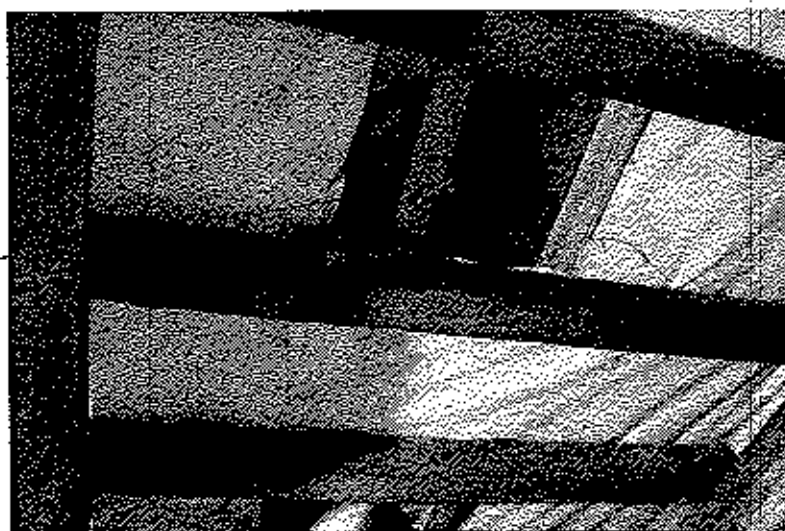


Photo. 3

When inspected on 16th November 2012, there was no evidence of the current or former presence of bats within the loft of the main roof.

Externally, with the property being central to the housing terrace it does not have gables. There are plastic gutters against the eaves of the main roof (both front and rear elevations) and against the eaves of the outrigger and the single-storey extension. This indicates there is negligible potential for wall-top access for roosting bats.

However, the unevenness of stone tiles on all of the roofs (including those along the whole terrace) results in there being many gaps or crevices beneath these tiles. It is judged that the gaps provide low-moderate potential value for use by crevice-roosting bats. The same level of 'potential value' is associated with the roofs all the way along the terrace. Such habitat is unsuitable for use by hibernating bats because it cannot provide sufficient protection against frost and fluctuating air-temperatures.

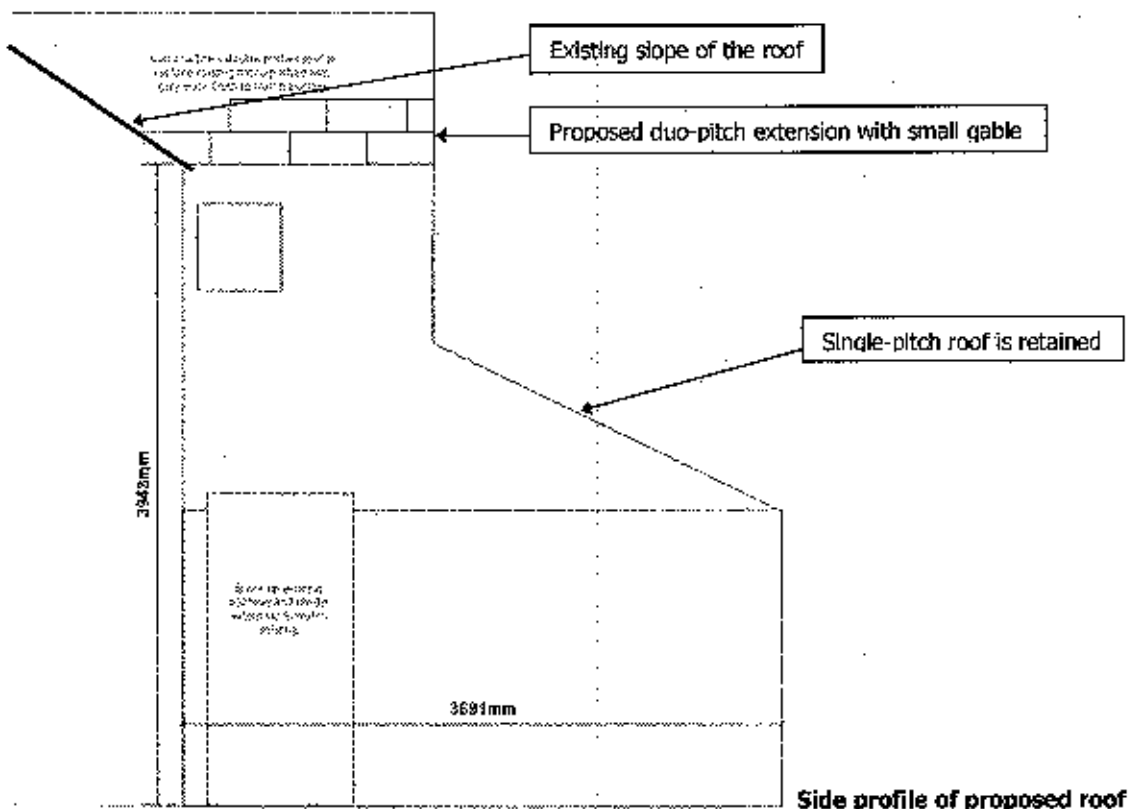
Assessment of the level of risk associated with the proposal

You have no reason to suspect the presence of bats, and have no record of roosting bats having been found when the roof was re-laid in recent years. Unfortunately, during the period from mid-September to mid-April inclusive there is no means of Ribble Ecology conclusively determining presence or absence by using ultrasound bat detectors because this time of year is when bats become inactive and hibernate for the winter; nocturnal surveys, using bat detectors at dusk or dawn, are therefore invalid.

In summary, at this time of year we can only conclude that: a) there is low-moderate potential value for roosting bats beneath the tiles; b) there is negligible value for hibernating bats; and c) there is no

historic evidence of roosting bats in association with the property.

Considering the proposals plans, these show that the work will only affect the rear elevation of the property. It is proposed that the small bit of shallow-sloping roof on the outrigger will be removed, as will part of the rear (south-west facing) slope on the main roof. Then there will be construction of additional walls and a duo-pitched roof that replaces the single-pitch of the outrigger and ties into the main roof (see drawing below). The single-pitch roof on the single-storey component of the house will be retained, as shown.



In the context of the whole housing terrace, the work on No.16 only affects a very small area of tiles. Although these tiles will be removed, they will be re-laid on the new duo-pitch roof, so an equivalent or greater number of crevices will be created on the new roof as a result of the works.

With the work taking place on such a very small scale and with it reinstating habitat of equivalent potential value for bats, it is considered that even in the absence of mitigation measures there is only very low risk of it having a detrimental effect on bats.

It is judged that by applying appropriate precautionary measures it will be possible to reduce this risk even further and ensure that there is no detrimental effect on bats. To ensure this is the case, the precautions specified in Section 4 of this letter must be implemented.

4. Method Statement for the Precautionary Protection of Bats

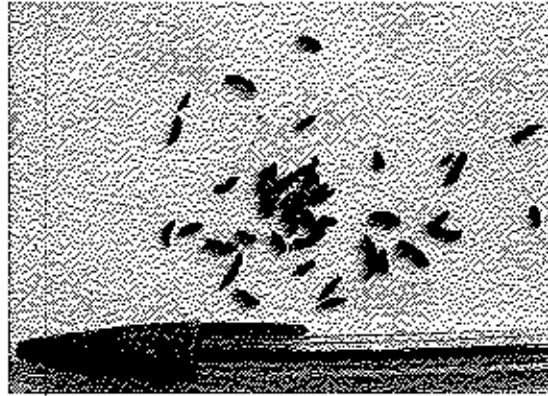
To ensure that the proposed work does not have a detrimental effect on individual roosting bats, or on local bat populations, it is recommended that the following actions are applied:

- Optimally the roof removal is to take place in winter months (i.e. between November and early March), as the tiles do not provide frost protection for hibernating bats.
- If the work takes outside the winter period (i.e. between early-mid March and the end of October) then extra due diligence will be important because there will be slightly greater potential for bats to be present beneath the tiles, where they can potentially roost.
- Removal of tiles is to be undertaken by hand and with care, with the tiles lifted, not dragged.

- If undertaken between early-mid March and the end of October, the removal of tiles is to be supervised by a licensed bat worker, in case of the discovery of one or more roosting bats.
- At all times, roof workers are to be alert for the presence of bats, and/or any accumulations of bat droppings, underneath the features that they are stripping. For guidance, the following photographs show a Common pipistrelle bat and an accumulation of bat droppings.



Fully grown Common pipistrelle bat



Pipistrelle bat droppings, which look like mouse droppings, but crumble to dust when squashed between the fingers (comprising tiny, glistening bits of insect wings etc.)

- If a bat (or an accumulation of bat droppings) is discovered at any time during the roof removal, it will be essential to follow the on-site advice of the bat worker to ensure there is no further breach of the legislative protection afforded to roosting bats.
- If it is necessary to capture a bat to remove it to safety, this should be undertaken with gloves or a light cloth, capturing the bat and containing it in a small cardboard box or similar (with small holes for air) whilst the advice of the bat worker is sought.
- When the new roof is constructed, it is essential that it is finished with large stone tiles because these are so uneven that they naturally create crevices between them, so the new roof on the property will have equivalent potential value for roosting bats in the future.

5. Conclusion

In conclusion, whilst this proposal only has a very small scale and very low risk associated with it, precautionary protection measures are required in order to ensure compliance with wildlife legislation at all times. These measures are described in Section 4 of the report and if officers at Ribble Valley District Council are minded to approve the planning application then it is advisable to enforce implementation of the recommendations by means of a suitably worded planning condition.

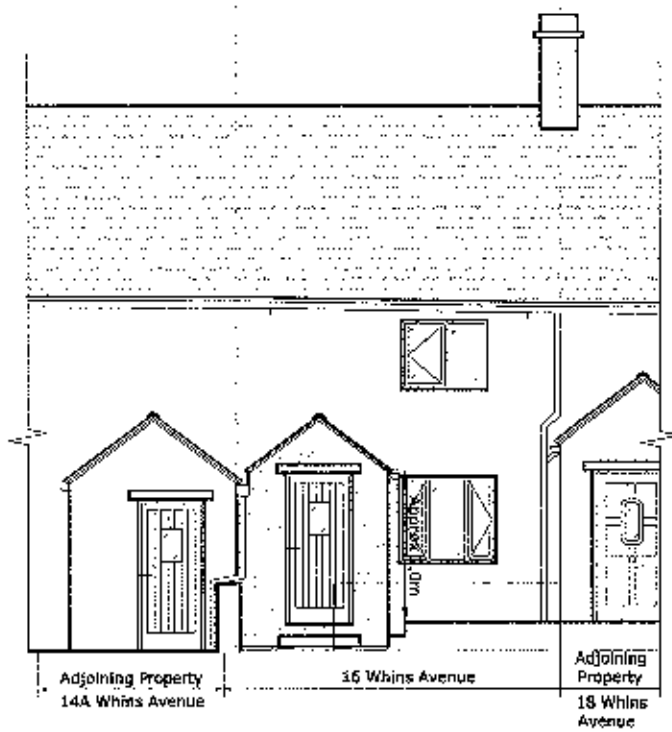
Yours sincerely,

Lorna Bousfield B.Sc. (Hons), MIEEM
Principal Ecologist

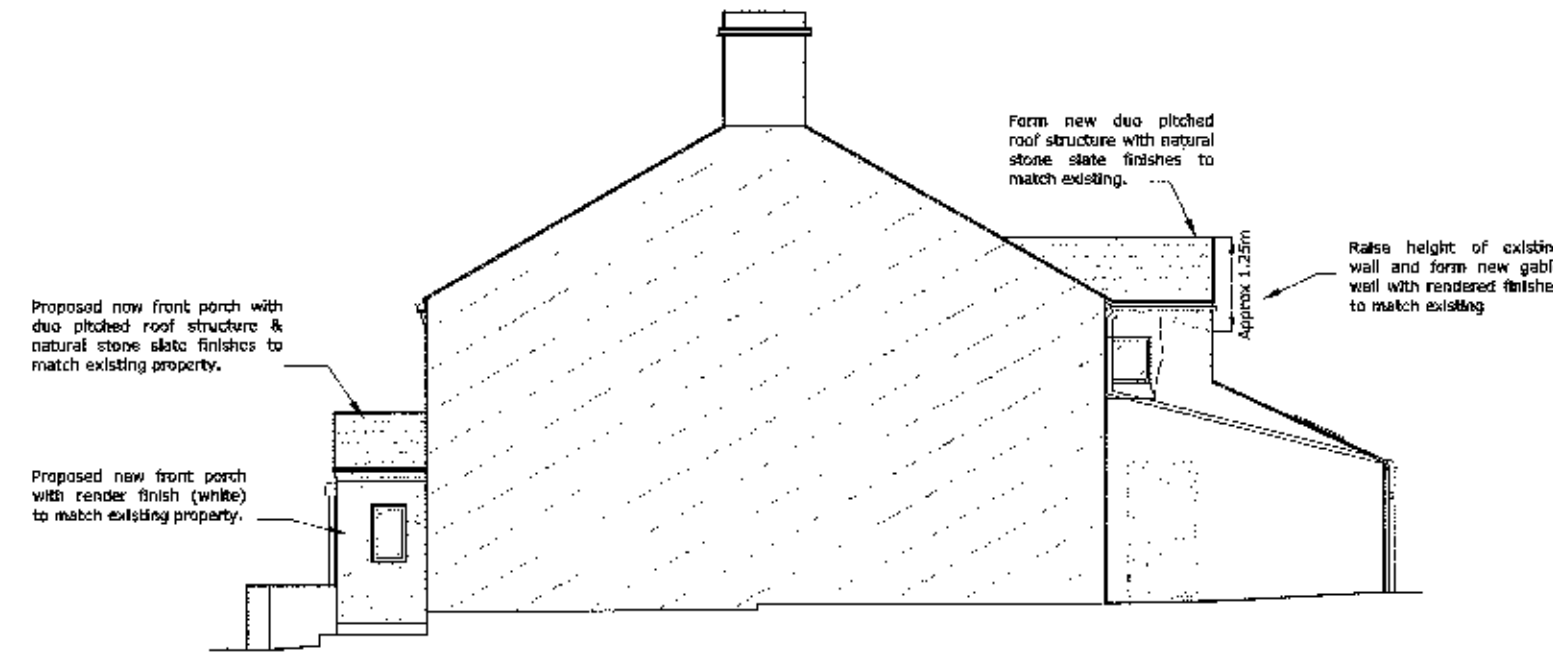
Ribble Ecology

01772 879545

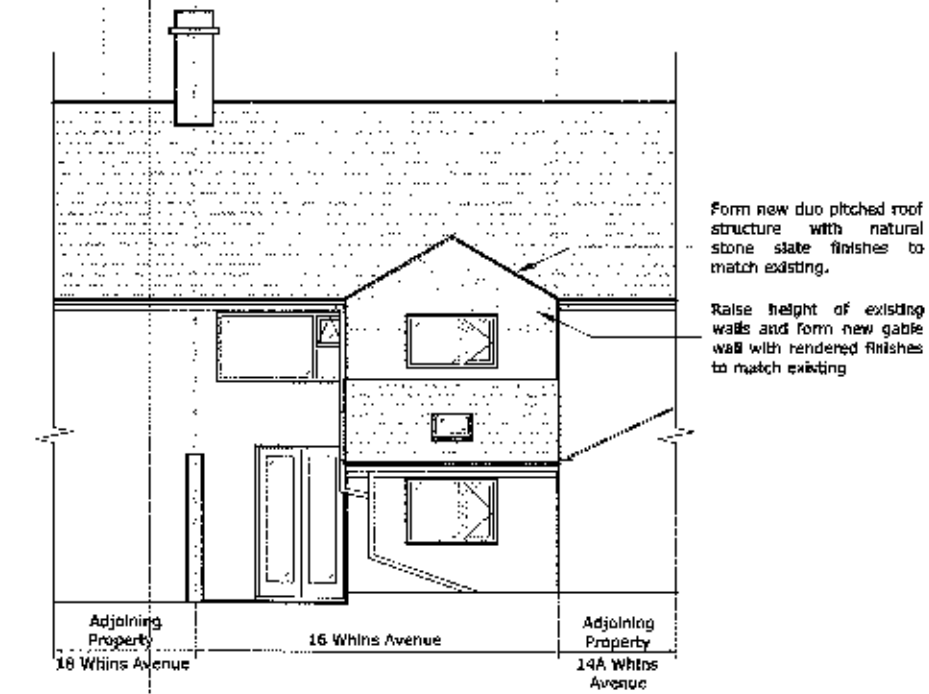
lorna@ribbleecology.co.uk



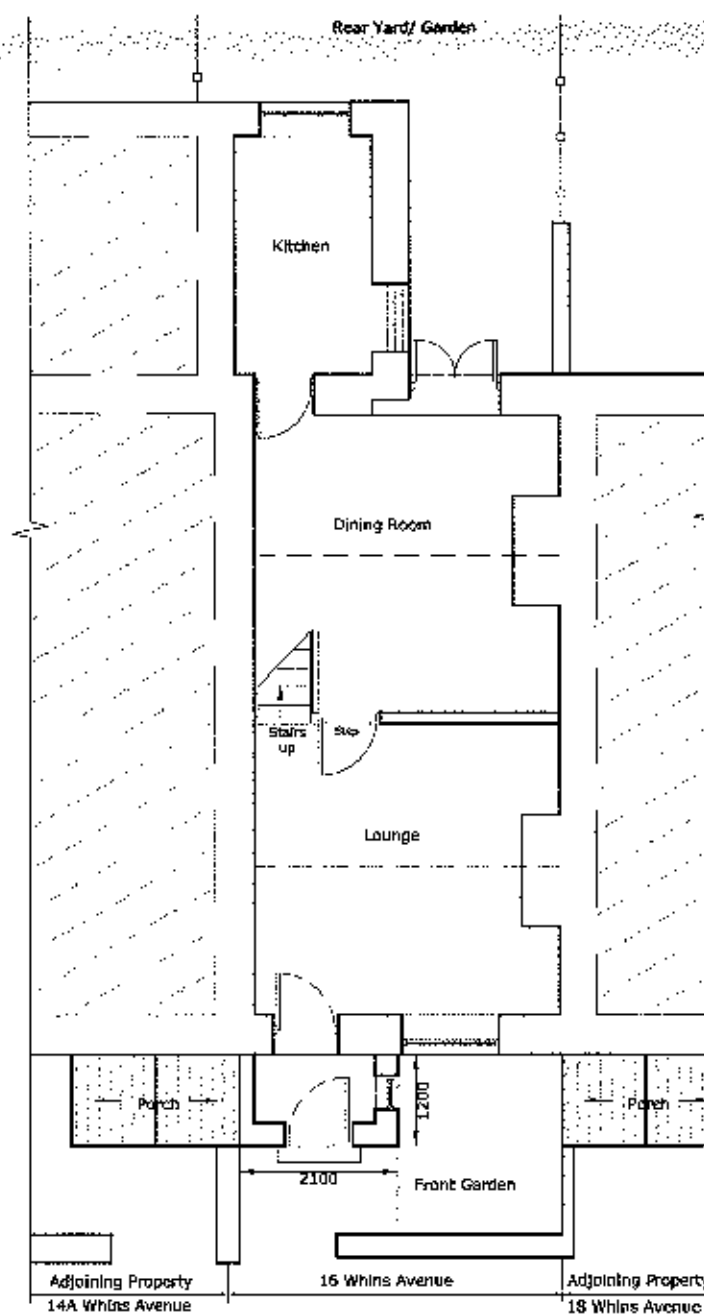
Front Elevation (Facing East)



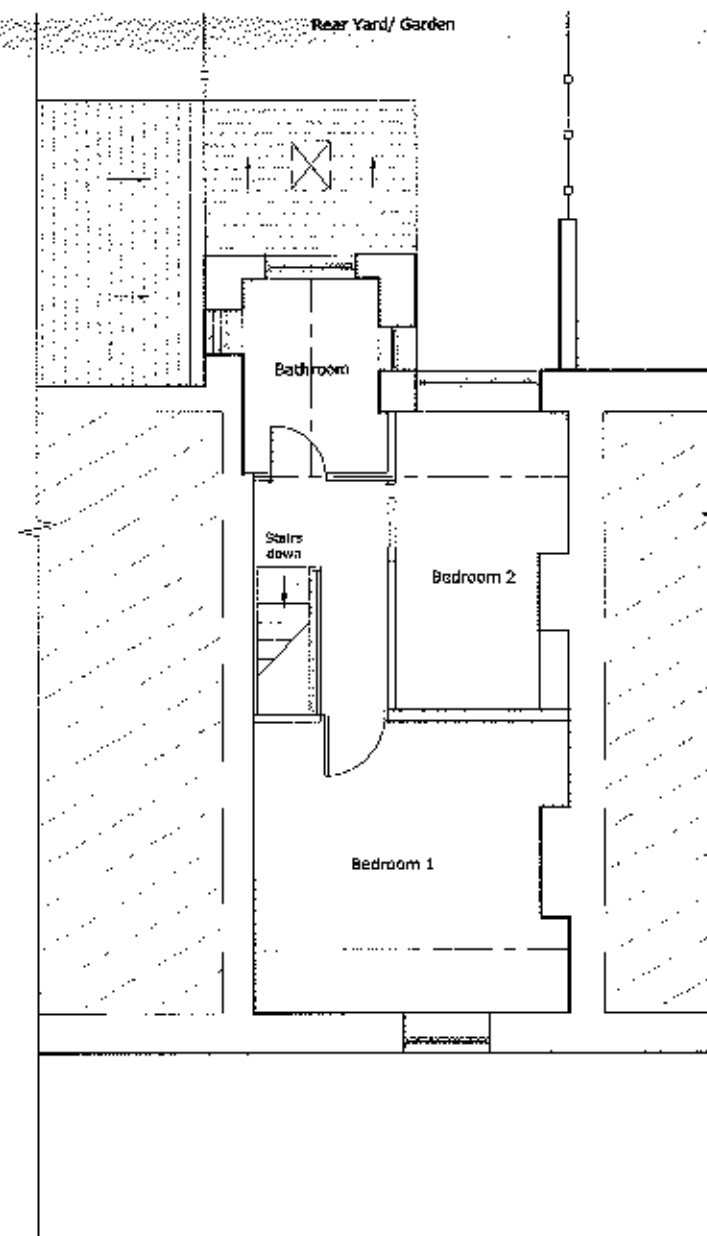
Side Elevation (Facing North)



Rear Elevation (Facing West)



Ground Floor Layout



First Floor Layout

NOTES			
The copyright of this drawing is held by Lea Hough & Co Chartered Surveyors LLP.			
Do not scale from this drawing. All dimensions must be checked and verified by the contractor prior to works commencing on site.			
REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
A	Additional dimensions noted	26-11-12	GM

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LeaHough

CHARTERED SURVEYORS
Survey Valuation Design Planning Sales

Blakewater House
Phoenix Business Park
Blakewater Road
Blackburn
Lancashire
BB1 5RW
Tel: 01254 260196
Email: info@leahough.co.uk
Web: www.leahough.co.uk

8 Eaton Avenue
Matrix Office Park
Buckshaw Village
Preston
Lancashire
PR7 7NA
Tel: 01772 458866



CLIENT:
Mr & Mrs Barrington
6 Homeacre Avenue
Sadden
Clitheroe
BB7 9HG

PROJECT ADDRESS:
18 Whins Avenue
Sadden
Clitheroe
BB7 9DY

PROJECT TITLE:
Proposed New Front Porch & Rear Pitched
Roof Alterations to Two Storey Outrigger

DRAWING TITLE:
Proposed Plan & Elevations

PAPER SIZE:	DRAWING NUMBER:	REV
A2	BS12.146/02	A
SCALE:	DATE:	DRAWN BY:
1/100	November 2012	EF