



RIBBLE VALLEY
BOROUGH COUNCIL

13 NOV 2012

THE
TOWN OF

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320121076 P

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: <input type="text" value="Mr & Mrs"/>	First name: <input type="text" value="GARY"/>	Surname: <input type="text" value="CLARKSON"/>		
Company name: <input type="text"/>		Country Code: <input type="text"/>	National Number: <input type="text"/>	Extension Number: <input type="text"/>
Street address: <input type="text" value="RIBBLESDALE
LITTLEMOOR ROAD"/>		Telephone number: <input type="text"/>	<input type="text"/>	
Town/City: <input type="text" value="CLITHEROE"/>		Mobile number: <input type="text"/>	<input type="text"/>	
County: <input type="text" value="LANCS"/>		Fax number: <input type="text"/>	<input type="text"/>	
Postcode: <input type="text" value="BB7 1EW"/>		Email address: <input type="text"/>	<input type="text"/>	
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No				

2. Agent Name, Address and Contact Details

Title: <input type="text" value="Mr"/>	First Name: <input type="text" value="Cyril"/>	Surname: <input type="text" value="Cambridge"/>		
Company name: <input type="text" value="CRC DESIGN"/>		Country Code: <input type="text"/>	National Number: <input type="text"/>	Extension Number: <input type="text"/>
Street address: <input type="text" value="5 Walthurst Close
Worsthorne"/>		Telephone number: <input type="text" value="01282 457936"/>	<input type="text"/>	
Town/City: <input type="text" value="Bumley"/>		Mobile number: <input type="text" value="07837352179"/>	<input type="text"/>	
County: <input type="text" value="Lancashire"/>		Fax number: <input type="text"/>	<input type="text"/>	
Country: <input type="text" value="United Kingdom"/>		Email address: <input type="text" value="cyril@crcdesign.org.uk"/>	<input type="text"/>	
Postcode: <input type="text" value="BB10 3NY"/>				

3. Description of Proposed Works

Please describe the proposed works:

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: 69 Suffix: _____
House name: RIBBLESDALE
Street address: LITTLEMOOR ROAD
Town/City: CLITHEROW
County: LANCS
Postcode: BB7 1EW

Description:

GROUND FLOOR SUN ROOM AND FIRST FLOOR EXTENSION

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

Easting: 374460
Northing: 441008

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

Is a new or altered vehicle access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes No

6. Pre-application Advice

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

Yes No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes No

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

9. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

Yes No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes: BRICKWORK TO PLINTH LEVEL AND RENDER AND DASH ABOVE

Description of proposed materials and finishes: BRICKWORK TO PLINTH LEVEL AND RENDER AND DASH ABOVE

Roof - description:

Description of existing materials and finishes: CONSERVATORY ROOF STRUCTURE AND BLUE SLATE

Description of proposed materials and finishes: BLUE SLATE TO MATCH EXISTING

11. (Materials continued)

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Windows - description:

Description of existing materials and finishes:

WHITE UPVC

Description of proposed materials and finishes:

WHITE UPVC

Doors - description:

Description of existing materials and finishes:

WHITE UPVC

Description of proposed materials and finishes:

POWDER COATED ALUMINIUM BI FOLDING DOORS

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:

1214-1 SURVEY DRAWING

1214-2B SCHEME DRAWING PLANNING APPLICATION

1214-3 SITE AND LOCATION PLAN

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: Mr First name: CYRIL Surname: CAMBRIDGEPerson role: Agent Declaration date: 13/11/2012 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: Mr First Name: CYRIL Surname: CAMBRIDGEPerson role: Agent Declaration date: 13/11/2012 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 13/11/2012



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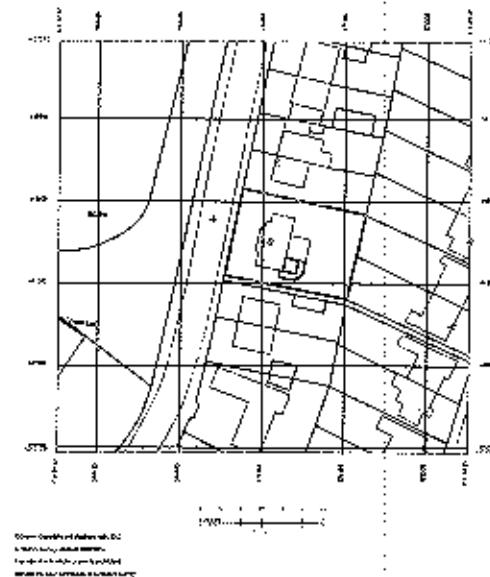
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Without the prior permission of Ordnance Survey

SITE PLAN 1:1500

Geologic Survey

HumanCentred.com



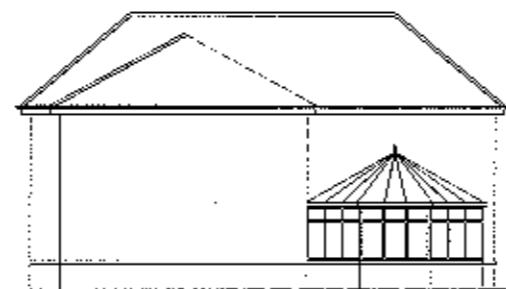
LOCATION PLAN 1:1250

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<p>CRC DESIGN ARCHITECTURAL SERVICES</p> <p>5 AVENUE GENEVIEVE BOURGEOIS 450-460-4747 • 450-460-4747 • 450-460-4747</p> <p>ADDITIONS & EXTENSIONS RENOVATION 6911 SMOKE ROAD LÉVIS MR & MRS G. CLARKSON</p> <p>RENOVATION 518, 519, 520 LÉVIS LÉVIS</p>		
401	402	403
NOV 2012	1155 & 1155-0000	1214-3



FRONT ELEVATION (PART) 1:100

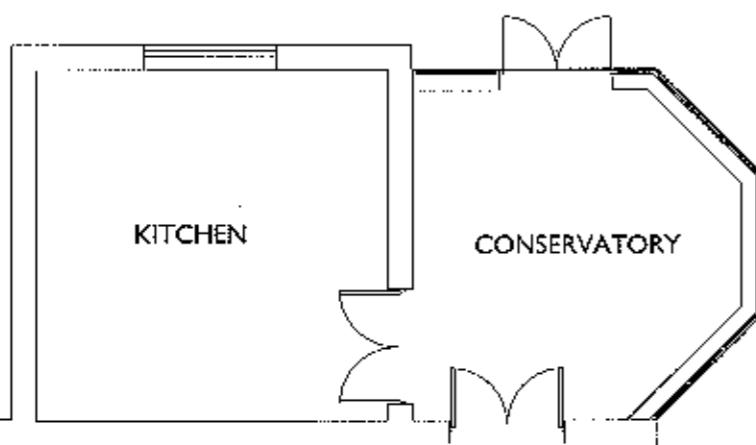


SIDE ELEVATION 1:100

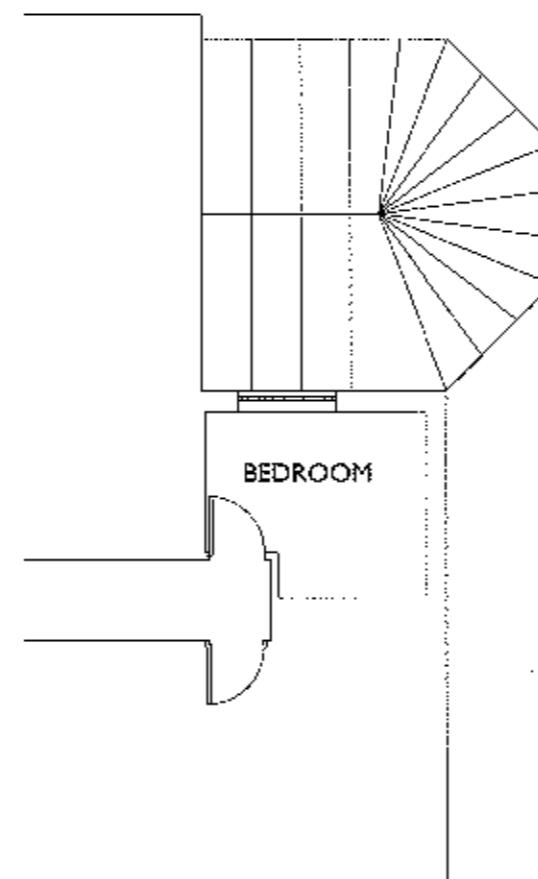


REAR ELEVATION (PART) 1:100

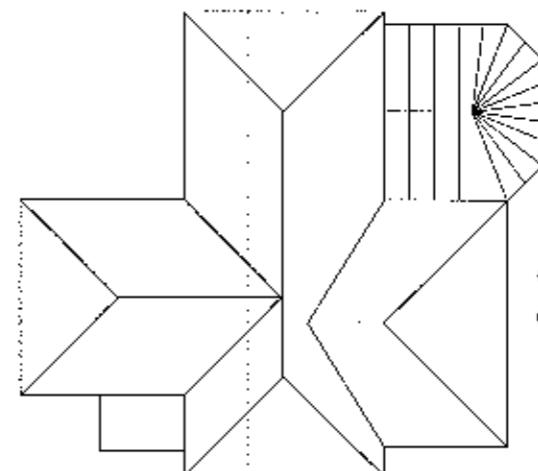
Note:
All sections to be carried out in accordance with the relevant area of the Building Regulations, Building Risk Assessment, Local Plan and any Local Building Control Body's Building Control and in compliance with the Local Authority Approved Document regulations and any other relevant Building Control Document.
Consent must be given by all relevant authorities before commencing any work, making any site drawings or fabricating off site.
Written permission should be obtained in advance of carrying out the work.
Before proceeding to open a site or commence the drawings and site, the CRC Design should be consulted in writing.



GROUND FLOOR PLAN (PART) 1:50



GROUND FLOOR PLAN (PART) 1:50



ROOF PLAN 1:100

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CRC DESIGN

ARCHITECTURAL SERVICES

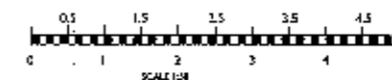
5 WALLACE CLOSE WORSTHORPE BURNLEY BB10 9RY
01282 471970 e-mail: crcdesigns@btconnect.com www.crcdesigns.co.uk

ALTERATIONS & EXTENSIONS

'KIRKESDALE'
69 LITTLEBOOR ROW
GARSTANG

MR & MRS G CLARKE

SURVEY DRAWINGS



DATE	SCALE	DESIGNER
OCT 2011	1:50 & 1:100 @ A1	1214-1

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earthworks environmental design

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

Mr and Mrs G.A. Clarkson

'Ribblesdale'
Littlemoor Road
Clitheroe
BB7 1EW

27 November 2012

Job ref: B 1238

Dear Mr and Mrs Clarkson

Re: Daylight scoping survey (bats); 'Ribblesdale' Littlemoor Road, Clitheroe, BB7 1EW.

Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council (RVBC) for a proposed two storey rear extension requiring modifications to the existing fascia-soffit, roof verge and roof void and including removal of the conservatory. It is understood the proposed building work is in the area located by the broken red line in figure 2 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 Monday 26 November 2012 between 09.30 and 10.00.

The weather at the time of the inspection was cool, dry and overcast (max. temperature: 6.5°C; cloud cover: 100%; wind: light north-westerly; precipitation: mostly dry) providing satisfactory survey conditions.

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

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 may be overlooked where bats are concealed within wall cavities, wall claddings and roofing materials.

Bats are highly mobile mammals; pipistrellus, plecotus and myotis species frequently change roost sites.

Evening emergence and dawn swarming surveys have not been carried out at this property.

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.

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 1km of the site. The following bat species are present within the wider district:

Myotis

Natterer's bat *(Myotis nattereri)*
Whiskered bat / Brandt's bat *(M. mystacinus / M. brandtii)**
Daubenton's bat *(M. daubentonii)**

Plecotus

Brown long-eared bat *(Plecotus auritus)**

Pipistrellus sp.

Common pipistrelle *(Pipistrellus pipistrellus)**
Soprano pipistrelle *(P. pygmaeus)**

Nyctalus

Noctule bat *(Nyctalus noctula)*

*NBN data

Pre-existing information

Not recorded / previous surveys have not been undertaken at this property.

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Description of the property

The property is an extended two storey detached house with rendered brick and block cavity wall construction and duo-pitched hipped slate roof. The original roof and roof void has a rafter with purlin construction (figure 4); the most recent extension (built 2002) has a timber truss roof construction (figure 6).

The original roof has a bitumastic felt on the front pitch, and the newer sections are lined with breathable membrane; all roof areas are well-maintained and very secure. The void is partly boarded for access and storage and the voids are insulated throughout with a fibre glass material laid across the first floor ceiling joists (figures 4, 5 and 6); the voids are clean, dry and well-ventilated; there is no natural light or heating within the roof.

External features are very well-sealed. The upper walls are rendered and pebble-dashed above the brick-work plinth. A uPVC conservatory is located at the rear of the property (figure 2); all fascia-soffits are manufactured in PVC; the box soffits are very tightly fitted and there are no gaps between soffit and wall.



Figure 1: Front elevation



Figure 2: Rear elevation



Figure 3: detail of soffits



Figure 4: roof void (old)

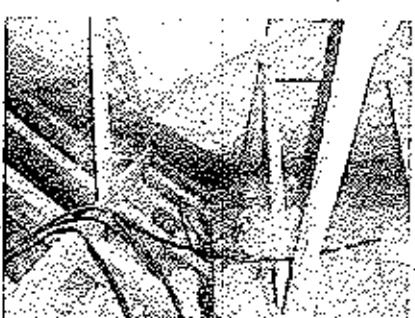


Figure 5: roof void (old / new)



Figure 6: roof void (new)

Location of the property (NGR: SD 744 409; elevation: approximately 85 metres).

The property is located at Littlemoor on the southern edge of the town in a well-established residential area. There are no extensive areas of woodland or plantation adjacent to the site although there is open countryside at nearby Little Moor and Primrose. The nearest broadleaved woodlands and water channels with ponds are close to the Standen Hall Estate approximately 400m south of the site.

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).

Survey results

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

The building is very well-maintained and secure; there is minimal potential for bats or birds to enter any part of the building. The location provides sub-optimal feeding, foraging and commuting habitat for bats, there are no significant bat roosts within neighbouring buildings and there is no history of roosting bats at this site.

Evaluation of results (interpretation)

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

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

There is currently a 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.¹

The conservation significance of the property is negligible / low².

There are no existing records of bat activity at this property or at neighbouring properties within 250m.

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)

Conclusion:

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

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.

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SUMMARY

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.

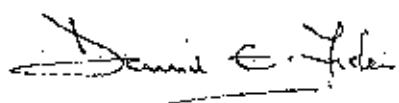
The scale of impact of the development at site level on local bat populations is likely to be negligible.

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



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.
9. Emergency advice	Call David Fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile)
10. 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 658 8

² Planning Policy Statement (PPS9) (2006) , 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".²

¹ (Tony Mitchell-Jones, 2004)

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