



**RIBBLE VALLEY  
BOROUGH COUNCIL**

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

4 DEC 2012

For office use only

Application No

320130022P

Date received

Fee paid £

Receipt No:

## Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)

### Publication of applications on planning authority websites

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

Please complete using block capitals and black ink.

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

### 1. Applicant Name and Address

Title: MR First name: BILLY  
Last name: GASKELL  
Company (optional):   
Unit:  House number:  House suffix:   
House name: WAVERLEY  
Address 1: OSBALDESTON LANE  
Address 2:   
Address 3:   
Town: OSBALDESTON  
County: LANCS  
Country: ENGLAND  
Postcode: BB2 7JB

### 2. Agent Name and Address

Title:  First name:   
Last name:   
Company (optional):   
Unit:  House number:  House suffix:   
House name:   
Address 1:   
Address 2:   
Address 3:   
Town:   
County:   
Country:   
Postcode:

### 3. Description of Proposed Works

Please describe the proposed works:

SINGLE STOREY EXTENSION TO REAR

**3. Description of Proposed Works (continued)**

320130022P

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: KINGFISHER COTTAGE

Address 1: WHALLEY ROAD

Address 2: Address 3: 

Town: SABDEN

County: LANCs

Postcode (optional): BB7 9DT

**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 ☒ NoIs a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ NoDo 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.

THREE SAPLINGS TO BE REPLANTED AT THE END OF THE GARDEN - SITE PLAN

**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<br>(where applicable)                                       | Proposed | Not<br>applicable        | Don't<br>Know            |
|---|--|----------|--------------------------|--------------------------|
| Walls                                       | RENDERED WALLS<br>WITH STONE PLINTH<br>QUOINS AND HEADS<br>AND CILLS | SAME     | <input type="checkbox"/> | <input type="checkbox"/> |
| Roof  | BLUE SLATE   | SAME     | <input type="checkbox"/> | <input type="checkbox"/> |
| Windows                                     | DARK TIMBER<br>EFFECT UPVC   | SAME     | <input type="checkbox"/> | <input type="checkbox"/> |
| Doors                                       | AS ABOVE   | SAME     | <input type="checkbox"/> | <input type="checkbox"/> |
| Boundary treatments<br>(e.g. fences, walls) | N/A  | N/A      | <input type="checkbox"/> | <input type="checkbox"/> |
| Vehicle access and<br>hard-standing         | N/A  | N/A      | <input type="checkbox"/> | <input type="checkbox"/> |
| Lighting                                    | N/A  | N/A      | <input type="checkbox"/> | <input type="checkbox"/> |
| Others<br>(please specify)                  | N/A  | N/A      | <input type="checkbox"/> | <input type="checkbox"/> |

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

☒ Yes

☐ No

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

LOCATION PLAN 1:1250, SITE PLAN 1:500  
DETAIL DRAWING 1/3/2012

**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):



**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 |
|---------------|---|--------------------|
| X ADACUS      | TURNER HOUSE<br>56 KING ST LEIGH LANCASHIRE WN7 4LJ | 03/12/2012         |
|               |   |                    |
|               |   |                    |
|               |   |                    |
|               |   |                    |

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

☒

 03/12/2012
**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:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

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

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

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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**12. Agricultural Land Declaration****AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12****Agricultural Land Declaration - You Must Complete Either A or B**

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

|   |
|---|
| X |
|---|

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|--------------|
| X 03/12/2012 |
|--------------|

(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):

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**13. Planning Application Requirements - Checklist**

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

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



The original and 3 copies of a 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):

X

X03/12/2012

(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)

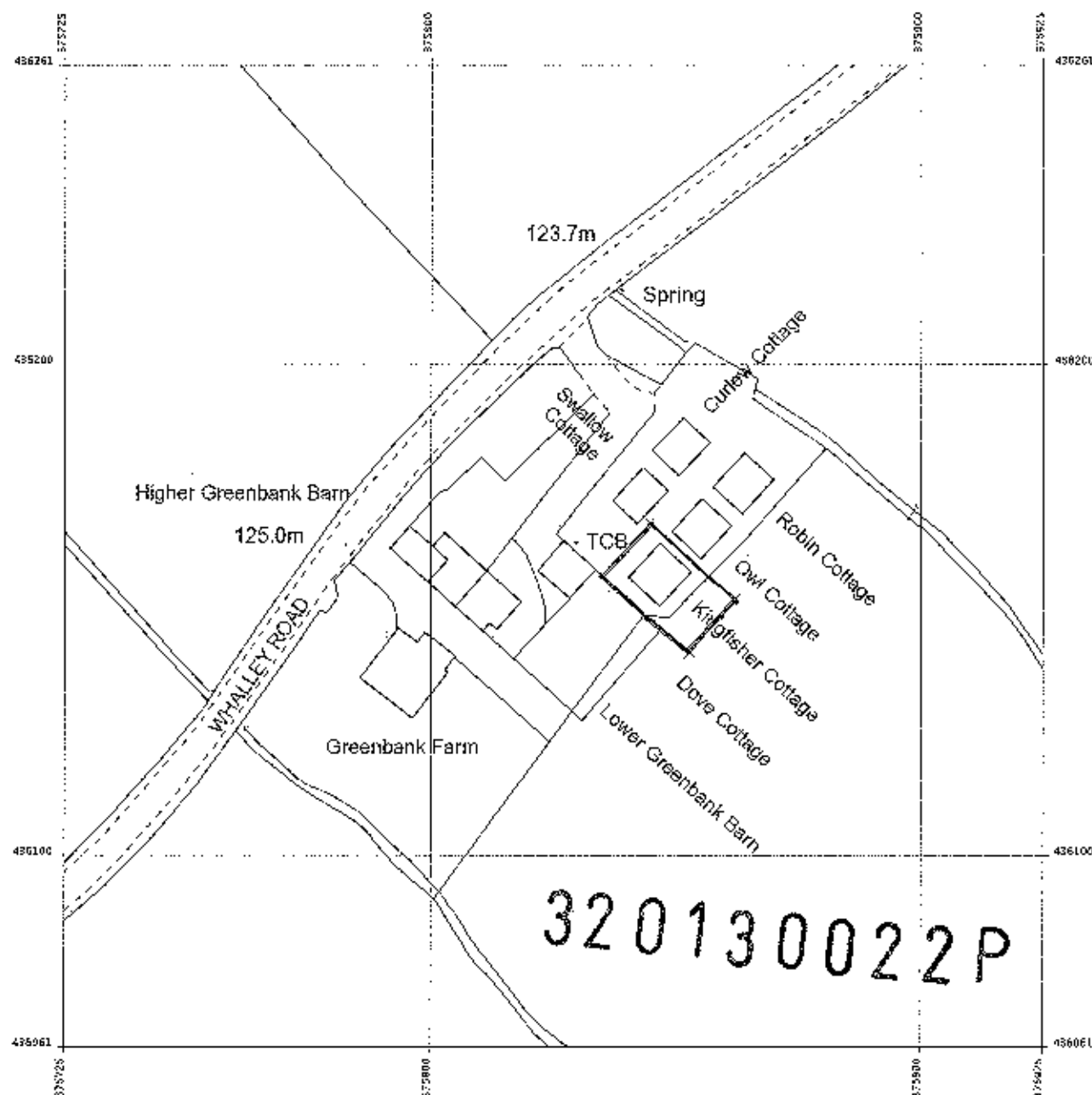
☐ Agent☒ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

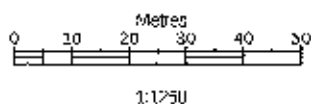
Email address:



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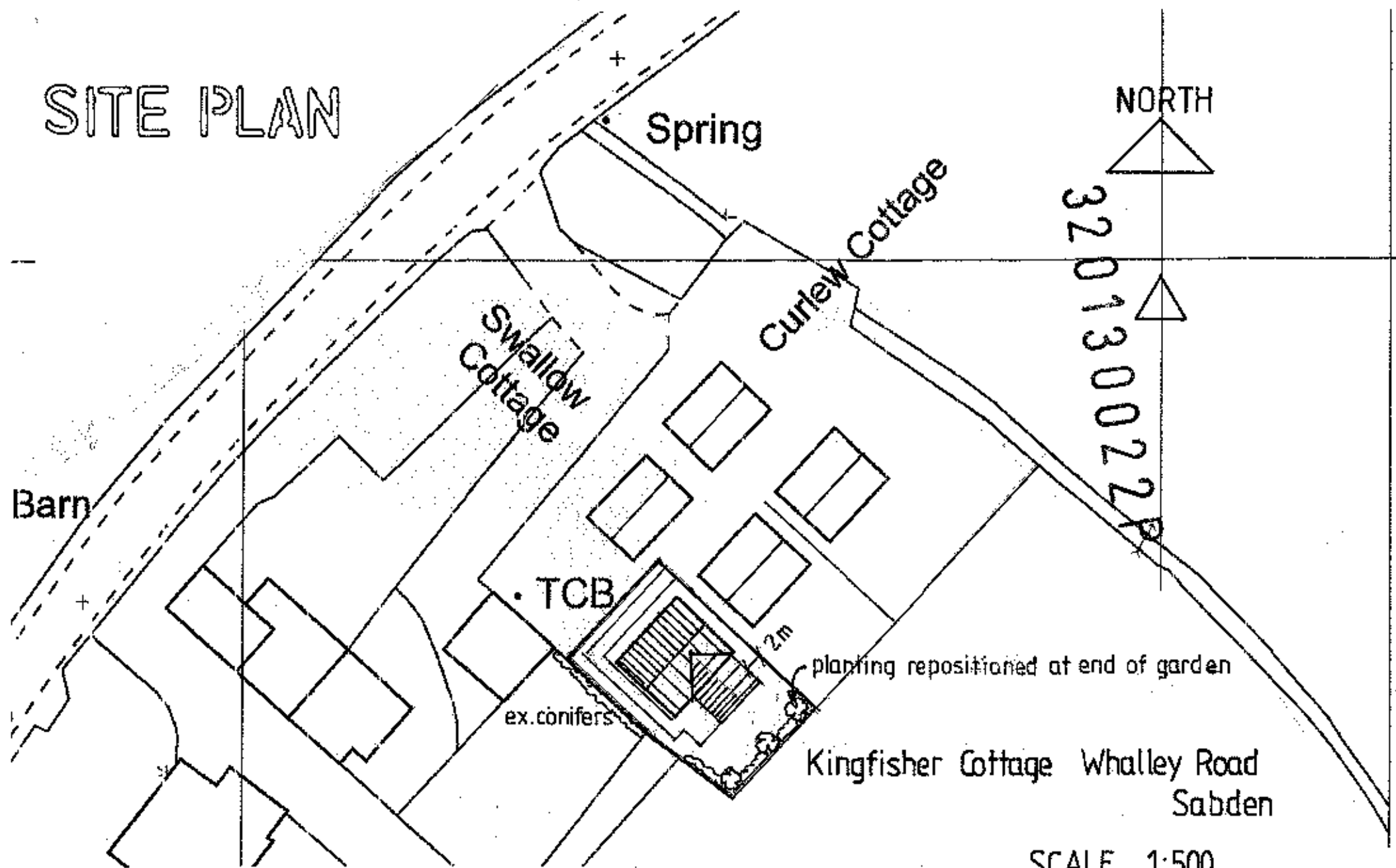
The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



KINGFISHER COTTAGE  
WHALLEY ROAD  
CLITHEROE  
BB7 9DT

Supplied by: Stanfords  
Reference: 01508554  
Centre coordinates: 375825 436161

# SITE PLAN



SCALE 1:500



**Protected Species Survey at Kingfisher Cottage, Whalley  
Road Sabden.****17<sup>th</sup> December 2012****Undertaken by Joyce Gillies****1 Species Background Information**

Bats are the only flying mammal. They have existed in their present form for over fifty million years. Bats and their roosts have full protection under the Wildlife and Countryside Act of 1981, due to their significant decline in recent years.

Bats will live in buildings and trees at different times of year. They will feed over gardens and in woodland with mature trees due to the high density and range of insects and for the shelter provided from the elements. Bats like to fly along linear features such as hedges, fences, ditches, streams and riverbanks.

By using sound to find their way through their echolocation system, bats find prominent features easier to locate. When such features which are linear, e.g. hedges, bats follow them as we would use a footpath, for going to and from a feeding site, or for ease of navigation whilst feeding along such a feature.

Research has shown that bats prefer habitats containing water - this is probably due to the higher density of insects flying, feeding and hatching over ponds, rivers and canals. Bats will travel considerable distances to feed over still pools along a river system where they may be found in large numbers.

Tree lined field edges offer a choice habitat by providing added protection from the wind. Strong wind is a source of danger for the flying mammal whose wing area acts like a kite. Many casualties are picked up after summer gales when lactating female bats are under pressure to feed in conditions when single male bats choose to remain torpid.

If bats are able to roost close to good feeding habitat then their chances of survival and reproduction are increased. Reproduction does not markedly increase bat numbers due to the fact that only one baby is born each year. Although bats have been recorded at 16 and 30 years old, the average is probably 3-5 years with many juveniles not surviving their first winter.

Bats hibernate during the cold winter months when insect food is not available. They choose cool places with high humidity in which to hibernate, seeking out somewhere cooler if the site becomes too mild. In a dry atmosphere dehydration

occurs due to the large area of skin surface in the wings and tail membrane of the bat.

During hibernation in Britain bats are usually found singly or in twos or threes. Apart from caves, cellars and mines, places frequently chosen are gaps between the stonework of bridges, walls, buildings etc. Many bats are more secure with a little dorsal pressure and choose to squeeze into small gaps, drawing themselves deeper in with their feet, thus making them difficult to find. They shun any disturbance by torchlight.

Hibernating bats have been found in a wide variety of places, for example, in ~~gaps in stonework of buildings~~, under lead flashing, behind ~~metal down spouts~~, but more natural sites often chosen include behind the bark or in holes in trees.

Bats cannot fly away from danger as birds do. The ability of bats to go torpid, to save energy, means that their temperature, heart and respiratory rate is drastically reduced. To be able to fly they must increase the rate of these systems (temperature from  $-3/4^{\circ}\text{C}$  to  $40^{\circ}\text{C}$ , heart rate from 2-4 in hibernation to around 400 per minute) before safe flight is possible. This takes in the region of 20 minutes.

Clearly, during building work any bats present would be in danger. If forced to fly in daylight the risk from predators is increased until an alternative roost can be found.

## **2 Bat Feeding and Roosting Behaviours**

### **2.1 Feeding**

Bats fly out of their roosts at dusk to search for insects on which to feed.

They find insects by using echolocation and might consume several thousand small flies each night.

Each bat has its own regular flight paths and feeding area.

Good feeding areas are sheltered from the prevailing wind.

Bats choose not to emerge to feed on wet and windy nights.

## 2.2 Roosts

Hybernaculum: Used in winter because of specific conditions provided, e.g. low temperature and high humidity.

Maternity Roosts: Large collections of females and young.

Non-Maternity Roosts. : Males, spring roosts, autumn breeding/ mating roosts.

Night Roosts: For rests between feeding or for hanging to eat large prey.

## 3 Possible Species in the area of survey.

Species found in the locality are Pipistrelle (possibly both types). Brown Long Eared and probably Whiskered/Brants. The surveyor has personally rescued a Noctule bat from a local felled tree, and within two kilometers, Pipistrels and Brown Longeared.

Also possible are Daubenton and even the more rare Natterers. This is due to the old pasture land, mature trees and many hedgerows, which have been there for many years.

## 4 The General Area and Bat Roosts.

The area of the survey is good bat habitat.

It is known that bats feed, commute and roost in this area.

Roost sizes could be from one to possibly several hundred.

Roosts are used for many reasons during the year, a generalised scenario would be: -

**Spring (April/May/June.):** Males still hibernating, singly or several together. Females begin gathering in small roosts. Pregnancy begins.

**Summer (June/July):** Small all female roosts join together, single young are born to females in large maternity roosts. Males live separately in small numbers or singly.

**Early Autumn (August):** Young begin to fly, learn to feed on insects.

**Late autumn (Sept/ Oct):** Mating takes place. Males set up breeding roosts, often in holes in trees, to attract several females.

**Winter (Oct/April):** Hibernation during cold weather though bats are seen flying on sunny days to drink or change roosts. After mating the female bats store the valid sperm within their body, only becoming pregnant when conditions are favourable in the spring.

British bats are small; most will fit into a matchbox when their wings are closed. The largest, the **Noctule**, mainly a tree dweller, fits comfortably into a human hand.

Bats are generally dark brown, furred on the body, secretive in habit but capable of uttering shrill squeaks when disturbed.

**If in doubt, stop work and seek professional help.**

Contact Natural England, Bat Conservation Trust (0845 1300 228) or Joyce Gillies (07801 386976)

Wear gloves if it is necessary to handle bats.

## **5. The Survey is carried out on the instructions of Mr Gaskell.**

### **5.1. The Instructions**

To inspect the outside, inside and loft space of the property, for evidence of bats and assess its suitability for the possibility of housing a bat roost in connection with the proposed changes.

### **5.2. Accuracy of Report**

This report has been compiled based on the methodology and professional experience of the surveyor. Whilst the report reflects the situation found as accurately as possible, bats are wild and can move freely from site to site. Their presence or absence detailed in this report does not entirely preclude the possibility of a different past, current or future use of the site surveyed.

I would ask all clients acting upon the contents of this report to show diligence when undertaking work on their site and or in their interactions with bat species. If bats are found during a work program and continuing the work program could result in their disturbance, injury or death either directly or indirectly an offence may be committed.

Bats may only be disturbed, injured or killed under license. This report does not convey the authority to undertake work, which may disturb, injure or kill any bat species.

**If in doubt, stop work and seek professional help.**

Contact Natural England, Bat Conservation Trust (0845 1300 228) or Joyce Gillies (07801 386976)

**Wear gloves if it is necessary to handle bats.**

### 5.3. Background

A planning application has been presented.

A Bats Survey has been requested following guidance under Regulation 39 of the Conservation (Natural Habitats etc) Regulations 1994, the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000 and Planning Policy Statement 9(PPS9) Biodiversity and Geological Conservation.

### 5.4. Proposed work on site

To add a 4m extension at the rear of the bungalow. This will be 5.5m wide and will only affect the roofline and guttering for this distance.

### 5.5. Survey Area and Site assessment.

After driving around the local area and walking around the site, together with discussions with other bat workers, in the experience of the surveyor, bat species which may occur in the wider area around the building could be;

Common Pipistrel (pipistrellus pipistrellus)  
 Soprano Pipistrel (pipistrellus pygmaeus)  
 Whiskered (Myotis mystacinus)  
 Daubenton (Myotis Daubentonii)  
 Brants (Myotis brandtii)  
 Brown Longeared (Plectus auritus)  
 Natterers (Myotis nattereri)  
 Noctule (Nyctalus Nactula)

#### 5.6. Objectives of the survey

To ensure that the proposed development does not affect any bat species which is listed under the Conservation (Natural Habitats etc) Regulations 1994 which implements the EC Directive 92/43/EEC in the United Kingdom the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 as it is an offence, with certain exemptions, to;

- 1) Deliberately capture or kill any wild animal of a European protected species;
- 2) Deliberately disturb such animals;
- 3) In respect of bat species, damage or destroy a breeding site or resting place of such a wild animal;

The survey will (where possible) identify the past or current use by bat species.

Assess the likely impact of the proposed development of the species.

Provide a basis upon which to propose mitigation (if required) for bat species affected by the development.

**5.7. Survey Area= Kingfisher Cottage, Greenbank Cottages, Whalley Road, Sabden BB7 9DT    Grid Ref SD757360**

#### 5.8. Habitat Description

320130022P

Joyce Gillies

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The property is situated in a cluster of similar, small cottages built at the side of the original farm. It sits on sloping meadow land to the south side of Whalley Road in a very rural situation, 3k East of Whalley with Sabden Brook running several hundred metres away to the south.

## **6) The Survey of the Building**

My daylight visit took place on Monday 17<sup>th</sup> December 2012 at 11am when the outside temp was 4-6c, there was no breeze and it was raining slightly.

### **6.1. Method**

The outside roofline and gables were inspected using binoculars and torch.

The loft was inspected visually using a 2,000,000 candle powered torch and a headtorch. There was a very deep layer of fiberglass insulation to the eaves.

### **6.2. Personnel**

Mrs. Joyce Gillies, a licensed bat worker with 25 years experience.

## **7. Results**

The Bungalow is very well constructed with a good slate roof, cement rendered walls and a 'stone' chimney.

### **External assessment.**

The only part of the rooflines that will be changed, is the 5.5m length at the rear.

This will involve the removal of plastic guttering which is attached to a soffit board which is 8 to 10ft above the ground and therefore unlikely to harbour bats.

The two Gable Ends are not being affected.

### **Internal assessment**

The inside of the loft is very thickly insulated, right up to the ~~rafters~~ eaves.



### 7.1 Presence or Absence

No evidence of bats was seen at the time of the survey.

This would have consisted of droppings on the insulation, but there was none.

**As this survey took place in the winter, no external signs were expected, but as areas of the roof most often used by Pippistrelle bats are not being altered and work is planned outside the breeding season this also lessens the risk to bats.**

### 8) Conclusion

I believe that there is a 'LOW RISK' to bats in the proposed developments of this building and as such I see no reason to withhold planning permission as far as Bats are concerned.

When work starts :

If a bat is found, that piece of work must stop, the bat must be cared for and advice must be sought ( if the bat is unharmed and the wood or materials can be replaced temporarily, that will be sufficient. If the bat is injured, it must be contained in a box and help obtained)

REMEMBER; WEAR GLOVES IF IT IS NECESSARY TO HANDLE BATS.

PHONE; B.C.T. 0845 1300 228, OR JOYCE GILLIES 07801 38 69 76

320130022P

Joyce Gillies

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12/17/2012

**A COPY OF THIS REPORT MUST BE KEPT ON SITE FOR  
REFERENCE AT ALL TIMES.**

**THIS REPORT IS ONLY VALID FOR CURRANT SEASON.**

**TO HELP BATS IN THE FUTURE;**

Any small gaps that can be left in the mortar work along the roofline, under the eaves and at the ends of the ridge tiles of the property would offer the odd bat a safe roosting opportunity.

Joyce Gillies, licensed Batworker (20104275)

December, 2012