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For office use only

Application No. 3/20/3/0030

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.

Title: Mr & Mrs	First name:	Surname: Ha	ortley	
Company name				
Street address:	Beechwood		Country National Code Number	Extension Number
	2 Hammond Drive	Telephone number:		
		Mobile number:		
Town/City	Read			
County:	Lancashire	Fax number:		[
Country:		Email address:		
Postcode:	BB12 7RE			
Are you an agent	acting on behalf of the applicant?	Yes (No		
2. Agent Nam	e, Address and Contact Details			
itle:	First Name:	Surname:		
<u> </u>		Juliaine.		
Company name:	Sunderland Peacock and Associates	Juniane.		
. ,	Sunderland Peacock and Associates Hazlemere	Juniane.	Country National	Extension
. ,		Telephone number:	Country National Code Number 01200 423178	Extension Number
. ,	Hazlemere		Code Number	
itreet address:	Hazlemere	Telephone number: Mobile number:	Code Number	
itreet address: Town/City	Hazlemere Pimlico Road	Telephone number:	Code Number	
Company name: Street address: Fown/City County: Country:	Hazlemere Pimlico Road Clitheroe	Telephone number: Mobile number:	Code Number	
Street address: Fown/City County:	Hazlemere Pimlico Road Clitheroe	Telephone number: Mobile number: Fax number:	Code Number	
Town/City County: Country:	Hazlemere Pimlico Road Clitheroe Lancashire BB7 2AG	Telephone number: Mobile number: Fax number:	Code Number	
own/City County: Country: Country:	Hazlemere Pimlico Road Clitheroe Lancashire	Telephone number: Mobile number: Fax number:	Code Number	
fown/City County: Country: Costcode: Description	Hazlemere Pimlico Road Clitheroe Lancashire BB7 2AG	Telephone number: Mobile number: Fax number: Email address:	Code Number 01200 423178	Number

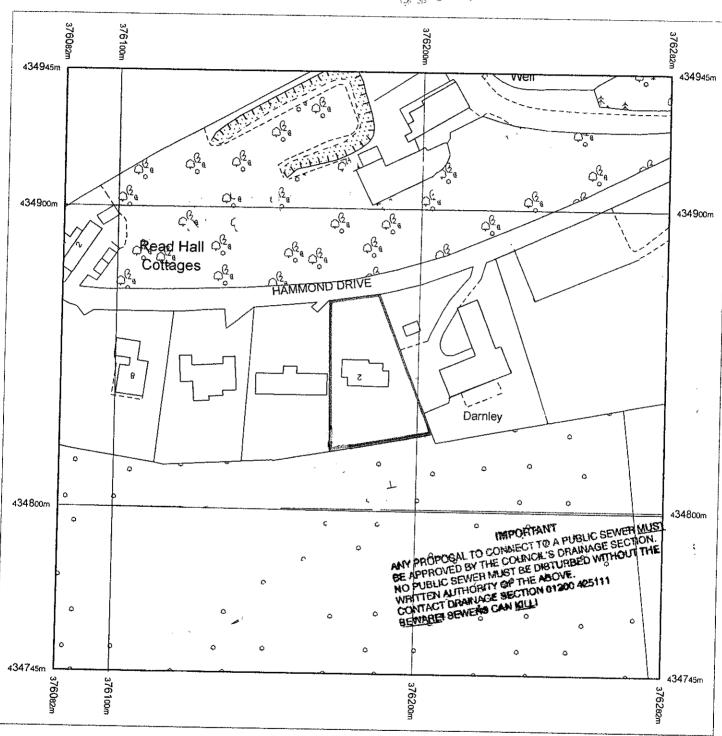
Full postal address (Details				
	of the site (including full postcode w	/here available)	Description:		
House:	2 Suffix:				
House name:	Beechwood	<u> </u>	\neg		
	Hammond Drive		_		
J. C. C. G. G. C. C.	Read				
T (Ch.:.	Burnley		_		
Town/City:	Duliney		_{		ļ
County:			_]		
Postcode:	BB12 7RE				
	on or a grid reference if postcode is not known):				
Easting:	376178				
Northing:	434845				
5. Pedestrian ar	nd Vehicle Access, Roads an	nd Rights of Way			
is a new or altered ve access proposed to c the public highway?	ehicle Is or from ac	s a new or altered pedestrian ccess proposed to or rom 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	on Advice				
	or advice been sought from the loca	al authority about this applica	ation?		
7. Trees and He	dges				
Are there any trees or	r hedges on your own property or or	- adicining properties which	within		
falling distance of you	r neages on your own property or or ur proposed development?	n adjoining properties which	are within Yes	No No	
	ges need to be removed or pruned in	n order to carry out your pro	posal?	Yes No	
8. Parking					
Will the proposed wo	orks affect existing car parking arrang	gements? (Yes (No		
Q. Authority Em	ployee/Member				
J. Additionty Lin					
With respect to the A (a) a mem (b) an elec	uthority, I am: iber of staff cted member I to a member of staff I to an elected member	Do any of these statements a	apply to you?	Ć Yes (♠ No	
With respect to the A (a) a mem (b) an elec (c) related (d) relatec	uthority, I am: iber of staff cted member I to a member of staff I to an elected member	Do any of these statements a	apply to you?	← Yes ♠ No	
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11. (Mate	rials co	ontinued)				*****					
Windo	ws - de	escriptio	n:									
Descrip	ption of	f existing	materials and fi	nishes:								
Alumin	nium fra	amed.										
Descrip	otion of	f propose	d materials and	finishes:								
Alumin	nium fra	med to	match existing.									
Doors	- descr	iption:										
Descrip	otion of	existing	materials and fi	nishes:								
Glazed	alumin	nium fran	ned.									
Descrip	otion of	propose	d materials and	finishes:								
Alumin	nium or	timber d	loor to new Gar	age.								•
Bound	ary tre	atments	- description:									
Descrip	otion of	existing	materials and fi	nishes:								
N/A												
Descrip	otion of	propose	d materials and	finishes:								
N/A												
Vehicle	e acces	s and ha	ırd standing - d	escription:								
Descrip	tion of	existing	materials and fi	nishes:		<u></u>						
Paved o	drive.						·					
Descrip	tion of	proposed	d materials and	finishes:								
Drive ex	xtended	d to area	of new Carport	in pavings t	o match existing		~~					
Are you	ı supply	ying add	itional informati	ion on subm	itted plan(s)/dra	wing(s)/de:	sign and acces	s statement?			(♠ Yes (No
If Yes, p	lease st	tate refei	rences for the pl	lan(s)/drawii	ng(s)/design and	access stat	ement:					
Locatio	n Plan				· · · · · · · · · · · · · · · · · · ·							
-			ations Drg No 4									
Propose Bat Surv			vations Drg No	4306 - 02A								
2013011	*c) 11cp											
			····									
12. Ce	rtifica	ates (C	ertificate A)								•	
12. Ce	rtifica	ates (C	ertificate A)		Ce	ertificate o	of Ownership	- Certificate /	4			
			Town and Cou	ntry Planni	ng (Developmei	nt Manage	ment Proced	ure) (England	d) Order 2010	Certificate und	der Article 12	
I certify/	The ap	plicant c	Town and Cou ertifies that on t	ntry Planni :he day 21 d	ng (Developme) ays before the da	n t Manage ite of this a	ment Proced pplication not	ure) (England body except n	d) Order 2010 hyself/ the app	licant was the c	wner (owner is a	person with a
I certify/	The ap	plicant c	Town and Cou ertifies that on t	ntry Planni :he day 21 d	ng (Developmei	n t Manage ite of this a	ment Proced pplication not	ure) (England body except n	d) Order 2010 hyself/ the app	licant was the c	wner (owner is a	person with a
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l certify/ freehold	The applications of the second	plicant c	Town and Cou ertifies that on t ehold interest v	ntry Planni he day 21 d vith at least	ng (Developme) ays before the da	n t Manage ite of this a	ment Proced pplication not	ure) (England body except nor building to	d) Order 2010 nyself/ the app which the app	licant was the c	wner (owner is a	person with a
l certify/ freehold	The application of the second	plicant c	Town and Cou ertifies that on t ehold interest v	ntry Planni he day 21 d vith at least	ng (Developme) ays before the da	nt Manage ate of this a a) of any pa	ment Proced pplication not	ure) (England body except nor building to	d) Order 2010 nyself/ the app which the app	licant was the colication relates	wner (owner is a	person with a
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OS Sitemap[™]



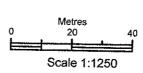
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The representation of features as lines is no evidence of a property boundary.



Supplied by: Maps at Malcolm Hughes Serial number: 00279900 Centre coordinates: 376182 434845

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web eite

Beechwood	
2 Hammond Drive	
Read, Burnley	
BB12 7RE	

BAT SURVEY

AT

BEECHWOOD HAMMOND DRIVE READ

DATE AND TIME OF VISIT 12th NOV 2012 9.30AM

WEATHER CONDITIONS

Overcast, light rain, strong breeze. 12 C

REFERENCE NO.4306

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

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 projection 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

PROPOSED DEVELOPMENT

It is proposed to construct a two storey extension to the front elevation which will involve the removal of some of the slates and existing roof structure.

TYPE OF BUILDING

X HOUSE
BARN
GARAGE
OTHER

COMMENTS: The property is a large detached house possibly dating from the 1970'S

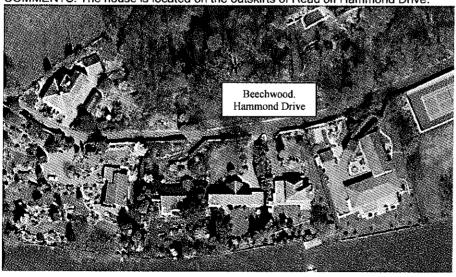


Front elevation

LOCATION

URBAN
SMALL TOWN/URBAN VILLAGE
X RURAL/VILLAGE

COMMENTS: The house is located on the outskirts of Read off Hammond Drive.



BUILDING ADJACENT TO OR WITHIN 10M OF

X TREES
HEDGEROW
OPEN WATER

COMMENTS: The house has a garden to the front and rear containing mature planting. The west and east boundaries to the adjacent properties are hedgerow. The southern boundary is adjacent to pasture land. To the North boundary adjacent to Hammond Drive there is a wooded area.

		J 4	U I U	~
WALL CONSTRUCTION	STONE BRICK STEEL X BRICK/BL OTHER	OCK AND	RENDEF	3
COMMENTS: The walls are white	painted render.			
DOOE CONCEDUCTION	V 01.4.TT			
ROOF CONSTRUCTION	X SLATE TILE			
	GREY SLA	\TE		
	STEEL			
	FLAT ROC)F FELT		
COMMENTS: The hipped roof con and the finish is slate.	struction has been rene	ewed possibly	around 20	008. The soffits are boarded
		Yes	No	
BAT ACCESS POINTS IN WAL	LS		Х	
COMMENTS: The walls are in perf	fect condition with no ga	aps or crevice	s.	
		Yes	No	
•	EEN		X	
MAGENTA BAT5 DETE	ROPPINGS CTOR RESULT		X	
		L	····	1
COMMENTS: The survey has been examine externally for signs of staining	a carried out during the g, droppings or grease r	inactive perio marks. None v	d for bats. was found.	However it was possible to
		Yes	No	
	RUSSED	Х		
	URLINS ELT	X		
	ssed and felted in exce	<u></u>	١.	t.
		Yes	No	
BAT ACCESS POINTS IN BOC)E	103	- 140 - V	1

COMMENTS: There are no access points as the slates are in perfect condition and the boarded soffits are tight fitting with no gaps.

BAT SIGNS, INTERNAL

SIGHTED

DROPPINGS
DETECTOR RESULTS

STAINING/GREASE MARKS SUSPECT SUMMER ROOST

SUSPECT WINTER HIBERNACULA

INSECT OR MOTH FEEDING EVIDENCE

Yes	NO
	Х
	X
	Х
***	Х
	Χ
	Х
	Х

COMMENTS:

There was no internal evidence.

CONCLUSION

This property does not have any evidence that bats have used this building in the past for hibernation or roosting. There is no access to the building for bats or suitable cracks or crevices. The alteration to this building will not have a detrimental effect on the 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.
- 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