

21 DEC 2012

FOR THE
ATTENTION OF

For office use only

Application No. 3/2013/0030

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.

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:		Surname:	Hartley						
Company name:											
Street address:	Beechwood 2 Hammond Drive			Telephone number:	<table><tr><td>Country Code</td><td>National Number</td><td>Extension Number</td></tr><tr><td></td><td></td><td></td></tr></table>	Country Code	National Number	Extension Number			
Country Code	National Number	Extension Number									
Town/City:	Read			Mobile number:	<table><tr><td></td><td></td><td></td></tr></table>						
County:	Lancashire			Fax number:	<table><tr><td></td><td></td><td></td></tr></table>						
Country:				Email address:							
Postcode:	BB12 7RE										
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:		First Name:		Surname:							
Company name:	Sunderland Peacock and Associates										
Street address:	Hazlemere Pimlico Road			Telephone number:	<table><tr><td>Country Code</td><td>National Number</td><td>Extension Number</td></tr><tr><td></td><td>01200 423178</td><td></td></tr></table>	Country Code	National Number	Extension Number		01200 423178	
Country Code	National Number	Extension Number									
	01200 423178										
Town/City:	Clitheroe			Mobile number:	<table><tr><td></td><td></td><td></td></tr></table>						
County:	Lancashire			Fax number:	<table><tr><td></td><td></td><td></td></tr></table>						
Country:				Email address:							
Postcode:	BB7 2AG										

3. Description of Proposed Works

Please describe the proposed works:

Proposed: Single storey extension to side (west) elevation forming Garage and Utility Room: Two storey extension to front (north) elevation forming Home Cinema and Playroom with attached single storey oak framed carport: Oak framed tiled canopy to front (north) elevation: Oak framed tiled canopy to rear (south) elevation with infill balustrading and timber decking. Formation of 2no window openings to side (east) elevation.

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:	2	Suffix:	
House name:	Beechwood		
Street address:	Hammond Drive		
	Read		
Town/City:	Burnley		
County:			
Postcode:	BB12 7RE		

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

Easting:	376178
Northing:	434845

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

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:

Painted render with brick plinth

Description of *proposed* materials and finishes:

Painted render with brick plinth to match existing.

Roof - description:

Description of *existing* materials and finishes:

Plain concrete roof tiles.

Description of *proposed* materials and finishes:

Plain concrete roof tiles to pitched roofs to match existing.

Lead covering to flat roof over Carport.

11. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

Aluminium framed.

Description of *proposed* materials and finishes:

Aluminium framed to match existing.

Doors - description:

Description of *existing* materials and finishes:

Glazed aluminium framed.

Description of *proposed* materials and finishes:

Aluminium or timber door to new Garage.

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Paved drive.

Description of *proposed* materials and finishes:

Drive extended to area of new Carport in pavings to match existing.

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

☒ Yes ☐ No

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

Location Plan

Existing Plans and Elevations Drg No 4306 - 01

Proposed Plans and Elevations Drg No 4306 - 02A

Bat Survey Report

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: David Surname: Lofthouse

Person role: Agent Declaration date: 28/11/2012 ☒ 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: David Surname: Lofthouse

Person role: Agent Declaration date: 28/11/2012 ☒ Declaration Made

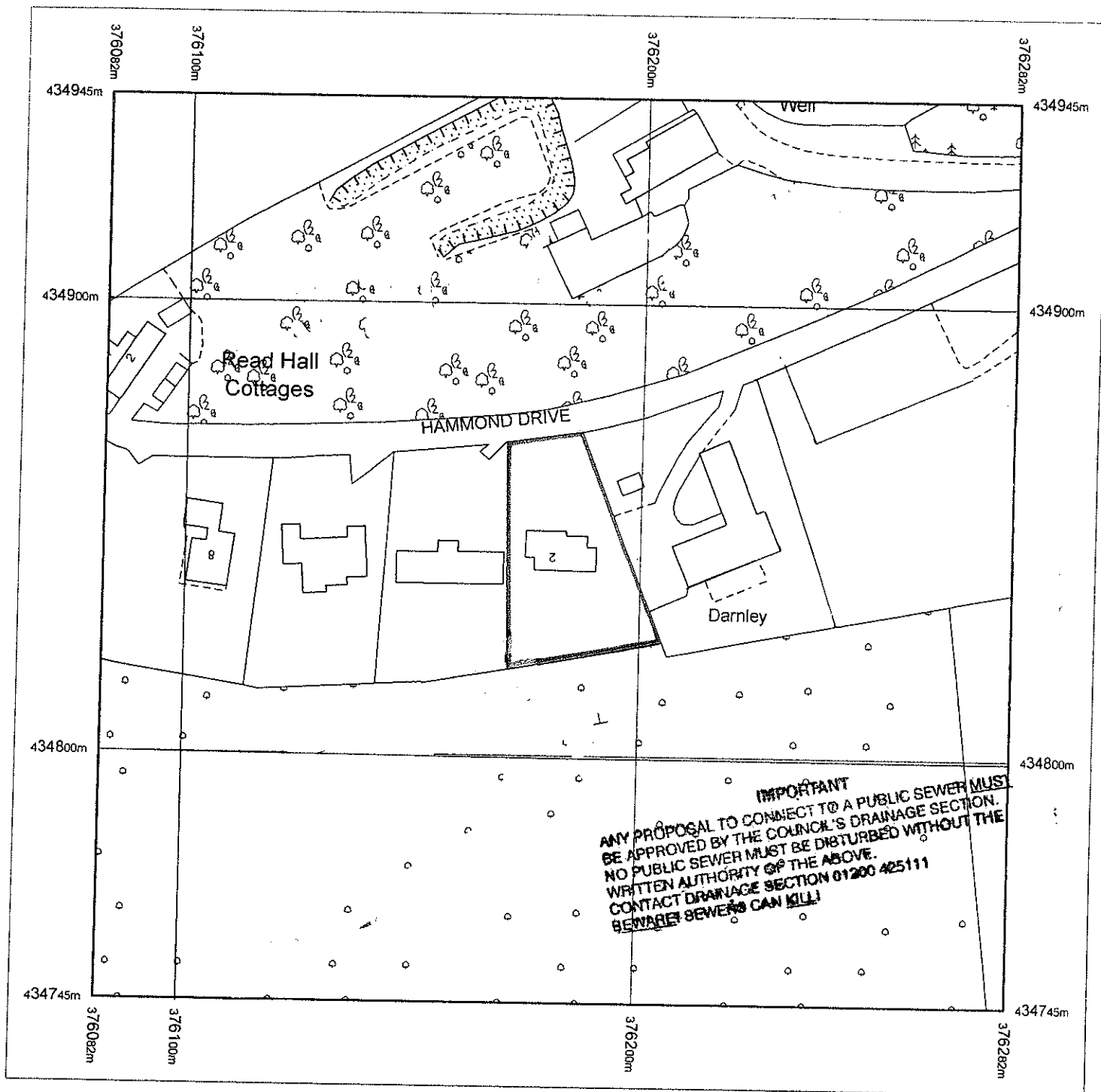
13. Declaration

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 28/11/2012



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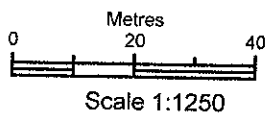
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The representation of a road, track or path is no evidence of a right of way.

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



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 site.

Beechwood

2 Hammond Drive

Read, Burnley

BB12 7RE

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BAT SURVEY

AT

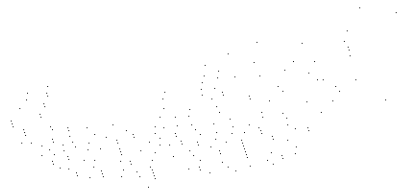
**BEECHWOOD
HAMMOND DRIVE
READ**

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

LIMITATIONS OF REPORT

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

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

EQUIPMENT USED ON SURVEY

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

320190030 F

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	<input checked="" type="checkbox"/>	HOUSE
	<input type="checkbox"/>	BARN
	<input type="checkbox"/>	GARAGE
	<input type="checkbox"/>	OTHER

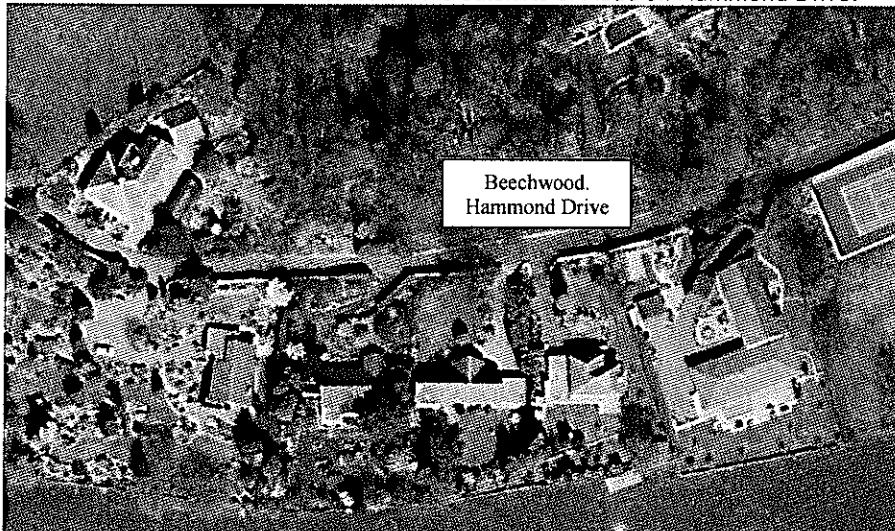
COMMENTS: The property is a large detached house possibly dating from the 1970'S



Front elevation

LOCATION	<input type="checkbox"/>	URBAN
	<input type="checkbox"/>	SMALL TOWN/URBAN VILLAGE
	<input checked="" type="checkbox"/>	RURAL/VILLAGE

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



BUILDING ADJACENT TO OR WITHIN 10M OF	<input checked="" type="checkbox"/>	TREES
	<input type="checkbox"/>	HEDGEROW
	<input type="checkbox"/>	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.

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WALL CONSTRUCTION

X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are white painted render.



ROOF CONSTRUCTION

X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The hipped roof construction has been renewed possibly around 2008. The soffits are boarded and the finish is slate.

BAT ACCESS POINTS IN WALLS

Yes No

	X
--	---

COMMENTS: The walls are in perfect condition with no gaps or crevices.

BAT SIGNS, EXTERNAL SEEN
DROPPINGS
MAGENTA BAT5 DETECTOR RESULT

Yes No

	X
	X
	X

COMMENTS: The survey has been carried out during the inactive period for bats. However it was possible to examine externally for signs of staining, droppings or grease marks. None was found.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes No

X	
X	

COMMENTS: The roof space is trussed and felted in excellent condition.

BAT ACCESS POINTS IN ROOF

Yes No

	X
--	---

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

		Yes	No
BAT SIGNS, INTERNAL	SIGHTED		X
	DROPPINGS		X
	DETECTOR RESULTS		X
	STAINING/GREASE MARKS		X
	SUSPECT SUMMER ROOST		X
	SUSPECT WINTER HIBERNACULA		X
	INSECT OR MOTH FEEDING EVIDENCE		X

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