



**RIBBLE VALLEY
BOROUGH COUNCIL**

04 DEC 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320130046 P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01206 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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:	JOHN
Last name:	ROBINSON		
Company (optional):			
Unit:		House number:	54
		House suffix:	
House name:			
Address 1:	WHALLEY ROAD		
Address 2:			
Address 3:			
Town:	SABDEN		
County:	LANCS		
Country:			
Postcode:	BB7 9DZ		

2. Agent Name and Address

Title:	MR	First name:	N
Last name:	CZERNIANIN		
Company (optional):	NCW DESIGN		
Unit:		House number:	44
		House suffix:	
House name:			
Address 1:	APPLECROSS DRIVE		
Address 2:			
Address 3:			
Town:	BURNLEY		
County:	LANCS		
Country:			
Postcode:	BB10 4SP		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

DEMOLITION OF EXTERNAL GARAGE AND CONSTRUCTION OF ONE RESIDENTIAL BUNGALOW

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use 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: **54** House suffix:

House name:

Address 1: **WHALLEY RD**

Address 2:

Address 3:

Town: **SABDEN**

County: **LANCS**

Postcode (optional): **BB7 9DZ**

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

Easting: Northing:

Description:

REAR GARDEN AREA

5. 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 as possible: ☐

Officer name: **CLAIRE BOOTH**

Reference: **CB/EL/3/2012/0593P**

Date (DD/MM/YYYY): **14/08/12**
(must be pre-application submission)

Details of pre-application advice received:
GENERAL REQUIREMENTS FOR THE DEVELOPMENT

6. 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

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:
AREA FOR BIN STORAGE TO FRONT AND/OR SIDE OF PROPERTY

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:
AS ABOVE

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	RENDER TO GARAGE	STONE (N+W ELEVATION) RENDER (S+E ELEVATION)	☐	☐	
Roof	SLATE TO GARAGE	SLATE	☐	☐	
Windows	/	BROWN UPVC	☐	☐	
Doors	STEEL ROLLER SHUTTER	BROWN UPVC	☐	☐	
Boundary treatments (e.g. fences, walls)	/	TIMBER FENCE TO REAR 450MM WALL (STONES) AND 450MM RAILINGS	☐	☐	
Vehicle access and hard-standing	/	BITMAC DRIVE FLAGGED PATHS	☐	☐	
Lighting	/		☒	☐	
Others (please specify)	/		☒	☐	

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:

DESIGN AND ACCESS STATEMENT, ECOLOGIST SURVEY
FLOOD RISK ASSESSMENT,
HERITAGE STATEMENT

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	4	+2
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

MAINS SEWER IN REAR YARD
AND GABLE END

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

15. Existing Use

Please describe the current use of the site:

GARAGE SITE, STORAGE, REAR GARDEN

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?
DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes ☐ No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐			☒			1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							1

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total proposed residential units (A+B+C+D)= 1

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units (E+F+G+H)=

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes

☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐	100	100	0	-100
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER Please specify	☐				
	☐				
Total		100	100	0	-100

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	0	2	1	
Proposed employees	0	0	0	

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

Please state the site area in hectares (ha)

0.063

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	
Other:		Other:			
Amount (tonnes):		Amount (tonnes):			

25. 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 (General Development Procedure) Order 1995 Certificate under Article 7

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 (General Development Procedure) Order 1995 Certificate under Article 7

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
SABDEN HEALTH CENTRE	THE HOLME, WHALLEY RD, SABDEN, BB7 9DZ	17/12/12
	52 WHALLEY RD, SABDEN, BB7 9DZ	17/12/12
	THE HOLME HOUSE, THE HOLME, WHALLEY ROAD, SABDEN, BB7 9DZ	17/12/12

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATED

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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:

--

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):

--

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

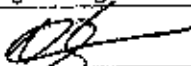
Agricultural Land Declaration - You Must Complete Either A or B

(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):

29/11/12

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):

--

26. 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.

3 copies of a completed and dated application form:

☐

The correct fee:

☐

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

☐

3 copies of a design and access statement:

☐

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

☐

3 copies of other plans and drawings or information necessary to describe the subject of the application:

☐

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

☐

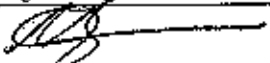
27. Declaration

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):

29/11/12

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. 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:

Town and Country Planning (Development Management Procedure) (England) Order 2010 NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed development at:

Name or flat number	54
Property number or name	
Street	WHALLEY ROAD
Locality	
Town	SADDEN
County	LANCS
Postal town	
Postcode	BB7 9DZ

Take notice that application is being made by:

Organisation name	NEW DESIGN ASSOCIATES LTD		
Applicant name	Title	Forename	Surname
	MR	NIK	CZERNIANIN

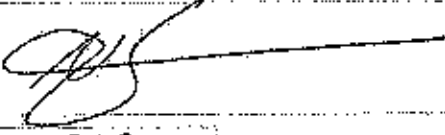
For planning permission to:

Description of proposed development
CONSTRUCTION OF BUNGALOW TO REAR GARDEN OF 54 WHALLEY RD

Local Planning Authority to whom the application is being submitted:	RIBBLE VALLEY BOROUGH COUNCIL
Local Planning Authority address:	COUNCIL OFFICES, CHURCH WALK, COTTREDD, LANCS, BB7 2RA

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory	Title	Forename	Surname
	MR	NIK	CZERNIANIN
Signature			
Date (dd-mm-yyyy)	17/12/12		

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

[Print Form](#)

320130046P

Heritage Statement in support of a planning application for the demolition of garage and erection of 1 dwelling on land at the rear of 54 Whalley Road, Sabden.

Reference

This document has been prepared to support a planning application to demolish a garage and workshop and erect a detached dwelling in the rear garden of 54 Whalley Road, Sabden.

A separate design and access statement has also been prepared to accompany the application and should be read in conjunction with the Heritage statement.

Guidance has been sought from 2 documents on Ribble Valley Council's website in relation to the Sabden's Conservation Area

(a) Sabden Conservation Area Appraisal final revision dated 7th December 2006

(b) Sabden Conservation Area Management Guidance dated 2006

Location and History

54 Whalley Road is located within the settlement boundary of the village of Sabden. The property was built in the mid 1800's and was purchased along with the extensive garden, by the current resident in 1981. To the rear of the property is a modern block built and rendered garage / workshop.

Prior to the applicant owning the site it is understood that a building was previously on the present site of the garage, which was believed to be a former chip shop but was demolished in 1979.

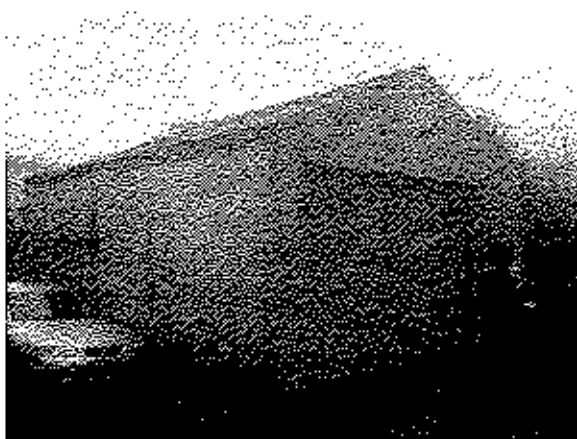
The site is located to the west of the village centre and forms part of the Sabden Conversation Area. It is on the fringe of the conservation area with the conservation area boundary across Sabden brook which runs alongside the site. (see map showing the conservation area)

Listed building consent has already been given for the demolition of the garage / workshop on the site ref 3/12/0668 dated 20th September 2012.

The garden area, which is the proposal for development, is located to the rear of 54 Whalley Road with access via the 'Holme' along a private road.

In 1988 the applicant built the garage and adjoining outhouse. The garage is built from hollow concrete blocks rendered externally, the roof is a traditional blue slate roof on timber rafters fixed to steel purlins, there is a metal roller shutter door and the floor is concrete.

The outbuilding is constructed of timber and blockwork, with timber windows, felted roof and concrete floor.



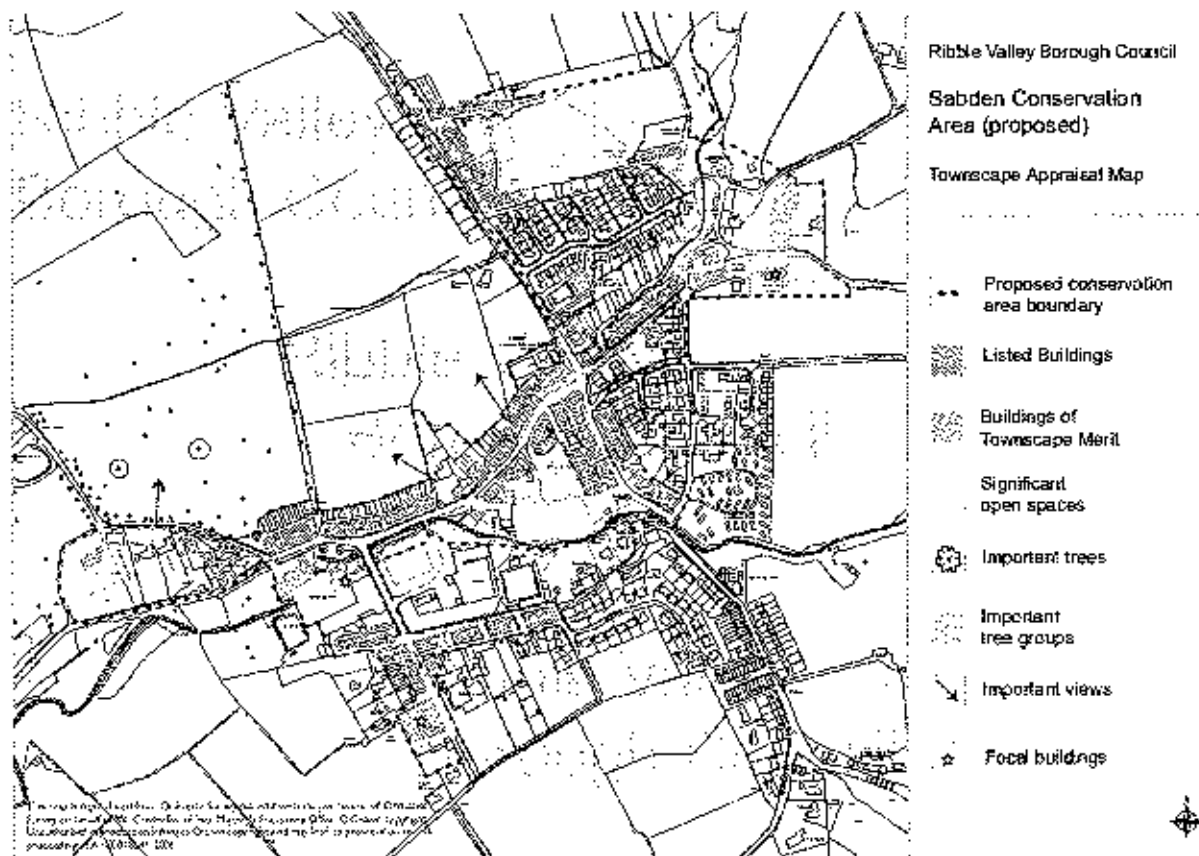
Garage Elevation



Attached Outbuilding Elevation

Due to the recent construction of the building and the materials used to construct it, it is felt that the building is of no significant architectural, historic or heritage interest. Attached is a photograph of the building.

The location of the development within the Sabden Conservation Area can be seen below.



54 Whalley Road forms part of this conservation area 'Buildings with Townscape Merit' which is dominated by rows of terraced houses once owned by mill workers which are undistinguished and low key.

To the east of the site is public open space and immediately adjacent to the site between the public open space and 54 Whalley Road is the medical centre which does not appear to have any significant importance.



54 Whalley Road Elevation



Medical Centre

Planning History

A previous application was submitted in July 2012 for the construction of a two storey house and single storey bungalow but was withdrawn on the basis of planning officers concerns and is currently being resubmitted as a single storey bungalow.

As mentioned earlier listed building consent has been given for the demolition of the garage / workshop ref 3/12/0668 dated 20th September 2012.

Proposal

This is a full application to demolish the garages and outbuildings and change the use from commercial to residential and seek approval for the erection of one detached bungalow, with vehicle access from the existing access road and with gardens to the front and rear, and off road parking for two vehicles.

Guidance has been sought from the publication "Sabden Conservation Area Management Guidance" in relation to new developments

Urban Grain

It is believed that this proposal will open up the street scene and be more sympathetic to the surrounding area. The proposed dwelling is less in height than the surrounding properties. It is located behind Whalley Road and thus will not be visible

from the main road and can be classed as a "backland site" and considered as secondary in character to the more important primary buildings facing the main street

Scale and density

The scale of the development (height and bulk) has been limited to respect the surrounding buildings. Accurate drawings are submitted with the proposal showing how the new development will relate to the surrounding buildings.

Appearance, Materials and Detailing

The design of the new property is traditional design utilising stone walls to the principal elevations with rendered finish to the other elevations. The roof is a traditionally pitched roof covered with natural blue slate all in accordance with "Sabden Conservation Area Management Guidance".

The front boundary will be constructed of a natural stone garden wall with railings on top to compliment the garden fronted walls and railings to the properties on Whalley Road. The driveway will be black tarmacadam to match the road in front of the property.

The client wishes to incorporate upvc windows to the new property. The client will be retiring into the property and wishes to build a low maintenance property, hence the proposal to use upvc windows rather than painted timber windows. While this generally is not in accordance with the guidelines the majority of the other houses have upvc windows rather than timber. In addition the site is located behind Whalley Road and thus will not be visible from the main road and is secondary in character to the more important primary buildings facing the main street as mentioned earlier.

Evaluation

Due to the recent construction of the garage / workshop the building and the materials used to construct it, it is felt that the existing building is of no significant architectural, historic or heritage interest.

The new property has been designed and will be constructed to be more sympathetic to the surrounding area by using similar materials to the terraced properties immediately within the vicinity of the site and generally within the guidelines of Sabden Conservation Area Management Guidance dated 2006

December 2012

NCW Design Associates Ltd
44 Applecross Drive
Burnley
Lancashire
BB10 4JP
Tel: 01282 411328
www.ncwdesign.co.uk

27th November 2012

Ribble Valley Borough Council,
Planning Section,
Council Offices,
Church Walk,
Clitheroe. BB7 2RA

320130046P

For the attention of Claire Booth

RE: Planning application, 54 Whalley Road, Sabden, BB7 9DZ Ref:3/2012/0593/P for Mr. J. Robinson

I refer to your letter dated 14th August 2012 to Mr. Robinson and recent e mails with yourself regarding the above.

We now wish to revise the application to incorporate the erection of 1no detached bungalow and enclose the following documents to support the proposal.

- (a) 4 copies of the amended drawings showing the layout of the bungalow, site plan and location plan
- (b) 4 copies of the revised design and access statement
- (c) 4 copies of the flood risk assessment
- (d) 4 copies of revised planning application forms.

I also enclose a revised copy of the heritage statement should you require it although conservation area consent has already been granted for the demolition of the garage / workshop dated 20th September 2012 ref 3/2012/0668.

A bat survey dated 19th July 2012 has already been submitted.

Also enclosed is a copy of your letter dated 14th August 2012 and a copy of the pre application advice dated 18th November 2010.

If you require any further information please do not hesitate to contact either my colleague Colin Whittaker on 07891 135784 or myself on 07891 012681 or e mail nczernianin@yahoo.co.uk

Yours faithfully



Nik Czernianin

Heritage Statement in support of a planning application for the demolition of garage and erection of 1 dwelling on land at the rear of 54 Whalley Road, Sabden.

The application site is located at the rear of 54 Whalley Road adjacent to Sabden Medical Centre, The Holme, Sabden. The land is currently used as a garden, an outhouse and a garage which the applicant all owns and from which he operates a coach hire business.

The applicant bought the house and garden in 1981.

In 1988 the applicant built the garage and adjoining outhouse. The garage is built from hollow concrete blocks rendered externally, the roof is a traditional blue slate roof on timber rafters fixed to steel purlins, there is a metal roller shutter door and the floor is concrete.

The outbuilding is constructed of timber, with timber windows, felted roof and concrete floor.

Prior to the applicant owning the site it is understood that a building was previously on the present site of the garage. This building was formerly used as a chippy and was demolished in 1979.

Due to the recent construction of the building and the materials used to construct it, it is felt that the building is of no significant architectural, historic or heritage interest.

November 2012

Flood Risk Assessment for Planning Application at 54 Whalley Road, Sabden

Introduction

This flood study report is to accompany the planning application for 54 Whalley Road, Sabden to Ribble Valley Borough Council for the construction of a bungalow to the rear garden of the named property on the site. The map reference for the site is SD 386088 438567

Aims and Objectives

There are three aims and one objective of the report. The details of which are set out below.

Appraisal of the risk

It is proposed to identify land and property which could be at risk and the degree of risk of flooding from river, sea and other sources in the area.

Managing the Risk

To comment and advise as to the design of the development so as to avoid flood risk to people and property and, where possible, manage any residual flooding risk on the proposals, taking account of the impacts of climatic change.

Reduction of the Risk

Suggestions will be made to reducing flood risk, if any, and to and from new development through location, layout and design, possibly incorporating sustainable urban drainage systems i.e. (SUDS)

Methodology

This report's objective is to follow the procedures set out in Planning Policy Statement 25 issued by The Communities and Local Government Department dated December 2006 and accordingly produce a Flood Risk Assessment specifically for this site. Further information has been obtained from the Environment Agency, the Local Authority and United Utilities.

The Site

Proposals

An application is to be made to the planning authority, Ribble Valley Borough Council, for the construction of a bungalow to the rear garden of the named property on the site.

Responsibilities of the Owner/Developer

Landowners have the primary responsibility for safeguarding their land and other property against natural hazards such as flooding. Individual property owners and users are also responsible for managing the drainage of their land in such a way as to prevent, as far as is reasonably practicable, adverse impacts on neighbouring land.

Those proposing development are responsible for:-

1. Demonstrating that it is consistent with the policies in Planning Policy, statement 25 and those on flood risk in the Local Development Documents.

2. Providing a Flood Risk Assessment demonstrating:
 - a. Whether any proposed development is likely to be affected by current or future flooding from any source;
 - b. Satisfying the Local Planning Authority that the development is safe and where possible reduces flood risk overall;
 - c. Whether it will increase flood risk elsewhere and the measures proposed to deal with these effects and risks.
 - d. Any necessary flood risk management measures should be sufficiently funded to ensure that the site can be developed and occupied safely throughout its proposed lifetime.
3. Designs which reduce flood risk to the development and elsewhere, by incorporating sustainable drainage systems and, where necessary, flood resilience measures.
4. Identifying opportunities to reduce flood risk, enhance biodiversity and amenity, protect the historic environment and seek collective solutions to managing flood risk.

Site-specific Flood Risk Assessments

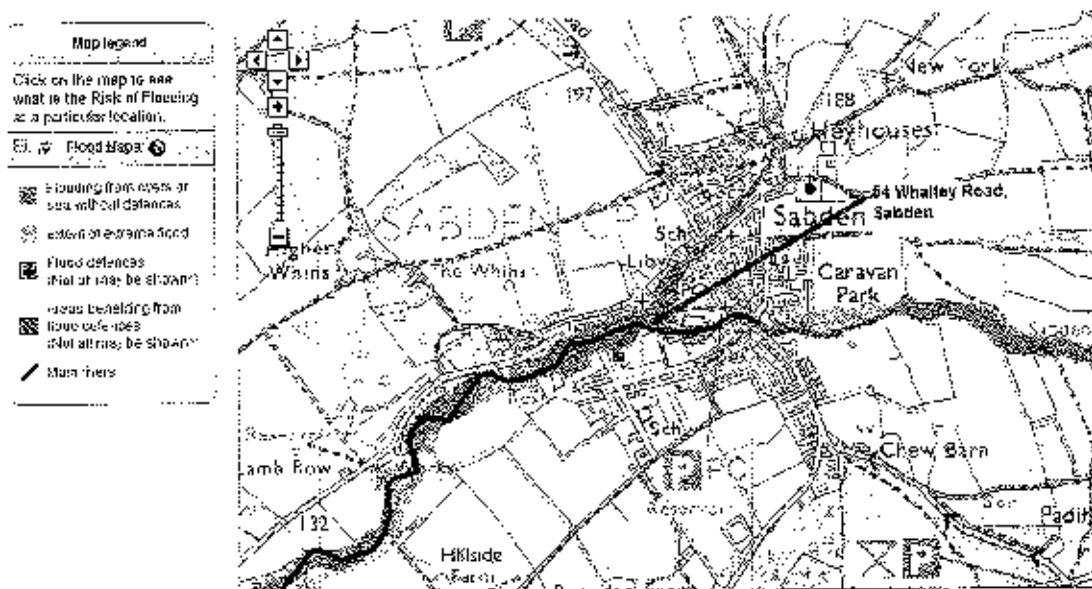
Planning applications for development proposals of 1 hectare or greater in Flood Zone 1 and all proposals for new development located in Flood Zones 2 and 3 should be accompanied by a FRA. This should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account.

For major developments in Flood Zone 1, the Flood Risk Assessment should identify opportunities to reduce the probability and consequences of flooding.

A FRA will also be required where the proposed development or change of use to a more vulnerable class may be subject to other sources of flooding or where the Environment Agency, Internal Drainage Board and/or other bodies have indicated that there may be drainage problems.

Test Results

No SFRA have been identified for this area.



Examination of the Environment Agency Flood Map reproduced above shows that it could be argued that the development could just be out of the Zone 3 flood risk area but the accuracy of picking the point is difficult to predict.

Further examination of The Environment Agency's web site categorises the area to be at worst Moderate Risk

Flood Risk for X:377778, Y:437346

The information below provides an indication of the likelihood of flooding in your area. This information comes from the Environment Agency's Flood Risk Assessment which uses ground levels, predicted flood levels, information on flood defences, and our local knowledge. The likelihood is described in one of three categories: low, moderate or significant as used by the insurance industry.

The Environment Agency has provided this information to the insurance industry as required by Government to ensure that as many people in flood risk areas are able to access flood insurance for their home.

Your local Environment Agency office may have more up to date information specific to your location.

What is the likelihood of flooding from rivers or the sea in my area?



[View current flood warnings in this area](#)

What does 'significant' mean for me?

Very Important: Be prepared!

The location you have selected is in an area that has a significant chance of flooding. The chance of flooding each year is greater than 1.3% (1 in 75). This takes into account the effect of any flood defences that may be in this area, whether or not these are currently illustrated on the Flood Map.

Assessment of the Flood Risk

Flooding from rivers or streams:

1. The lowest area of the development lies within 10m of Sabden Brook.
2. Sabden Brook has a relatively small catchment area but this particular site has no surface water connections to it, all surface water going to the combined sewer. There cannot be a risk from this source.

Flooding from the sea:

1. Not considered relevant.

Flooding from the land:

1. Not considered relevant.

Flooding from groundwater:

1. Groundwater flooding occurs when water levels in the ground rise above surface elevations.
2. No groundwater issues have been identified so flooding from this source is unlikely.

Flooding from sewers:

1. Flooding from public sewers is thought to be unlikely, the local United Utilities Manager reports that UU are not aware of flooding. Depths on the system are in excess of 4 metres.

Flooding from reservoir canals or other sources:

1. Sabden Brook is upstream and is maintained by United Utilities so the risk of collapse and consequential flooding is low. There are no canals in the vicinity.

Flooding from water mains

1. If a water main bursts then the flows will be similar to overland flows from sewers.
2. It is also submitted that private and public water stop taps should be accessible and suitable for purpose, then it is not expected that there will be a problem.

Conclusions

From the examination of the Environment Agency Flood Maps, for insurance purposes, it could be argued the site is potentially in a risk area.

However, Ribble Valley Land Drainage Section and United Utilities Sewer Management have no knowledge of any flooding problems. The applicant has resided in 54 Whalley Road for 31 years and has never experienced any form of flooding to his property nor his garden area.

In the unlikely event of a flooding incident the position bungalow floor level has been increase by approximately 500mm above the current land height to match that of the Health Centre next door, which in turn ensures the finished floor level to be 2.36m higher than the level of the brook.

It is concluded that the new bungalow development will not increase the risk of flooding to the site and surrounding properties.

Design and Access Statement in support of a planning application for the erection of 1 dwelling on land at the rear of 54 Whalley Road, Sabden.

Location

The application site is located at the rear of 54 Whalley Road adjacent to Sabden Medical Centre, The Holme, Sabden. The land is currently used as a garden, an outhouse and a garage which the applicant all owns and from which he operates a coach hire business.

The site is within the village settlement and is within easy walking distance of the local shops, post office, church, medical centre, park and facilities.

It is located within Sabden Conservation Area and Sabden village itself, is located within the Forest of Bowland Area of Outstanding Natural Beauty.

Immediately adjacent to the site and to the east is Sabden Medical centre, to the west is 54 Whalley Road, to the south of the site it is partially bordered by Sabden Brook and the garden of 56 Whalley Road and to the North is 52 Whalley Road and a property known as The Holme. The boundary of the site to the South is bordered by conifer hedging and to the east is a small wall separating the site from the medical centre. The garage borders the North of the site onto the access road to the medical centre and recreation ground. The applicant has right of access on the road.

Whalley Road is the main traffic route out of the village of Sabden towards Whalley and the main A59 towards Blackburn and Preston. This road carries a bus route and there are bus stops in both directions within easy walking distance of the site.

The surrounding houses are mainly two storeys and are built out of a variety of materials. The terraced properties are mainly natural stone fronted with blue slate roofs. The garage to the rear of 54 Whalley Road is finished with smooth render along with a two storey extension to the rear of 54 Whalley Road. The medical centre is mainly single storey with rooms and Velux roof lights within the roofspace and is constructed out of stone to the front elevation and render to the rear and gables with a slated roof.

There is parking adjacent to 54 Whalley Road for several vehicles and along the access road within the applicant's ownership for use in conjunction with his business and private use.

Proposal

This is a full application to demolish the garages and outbuildings and change the use from commercial to residential and seek approval for the erection of one detached bungalow, with vehicle access from the existing access road and with gardens to the front and rear, and off road parking for two vehicles.

Site History

Conservation area consent has already been obtained for the demolition of the garage workshop, ref 3/2012/0668 dated 20th September 2012.

There are no other records on the Council website for any planning applications for the site.

Pre Application advice

Pre application advice was received from Claire Booth, Assistant Planning Officer at Ribble Valley Borough Council ref no RV/2010/ENQ/00487 dated 18th November 2010 and further advice under a previous submission CB/EL/3/2012/0593/P dated 14th August 2012, copy attached.

Justification

The present use of the site is for parking two small coaches along with associated repairs to vehicles within the garage facility. The business is owned and operated by the applicant who owns and resides at the adjoining property 54 Whalley Road. The business is run on a part time basis and also employs one part time driver.

The owner now wishes to retire from the business and has sought to sell his house, garage and business but to no avail.

He has considered alternative uses for the garage but it is unattractive on its own due to no self contained mains water, electric, sanitary facilities, drainage etc. The design, height and structure of the building is probably only suitable for garaging and is not considered suitable for offices, retail, workshop, studio use etc unless it was demolished and rebuilt.

While the proposal will lose two part time jobs it is felt that the development will outweigh the loss of these two jobs. It will benefit the local neighbourhood with an improvement in design of the new dwelling over the existing garage. It will open up and improve the access to the medical centre. In addition the new building is located further away from the properties opposite than the present garage, creating more light into their principal rooms on the front elevation.

Design

The use of the site will change from a coach hire base / associated garaging and garden area 54 Whalley Road into residential.

The proposal comprises of the erection of a detached bungalow.

The bungalow will comprise of three bedrooms, bathroom, en-suite, kitchen and dining area, a lounge and garden room.

The layout of the property has been designed with the kitchen at the front and the lounge to the rear. The view from the lounge will overlook the stream and avoids overlooking any properties across the access road. The main front elevation is in line with the gable of no. 54 and is in excess of 20m away from the properties across the access road. It has also been positioned so it is not directly overlooking the properties across the access road or overlooking the rear garden area to 56 Whalley Road.

There is also a large hedge between the rear of the proposed bungalow and the garden to the rear of 56 Whalley Road, which again will avoid any overlooking the garden of 56 Whalley Road from the proposed bungalow.

The dwelling will be set back from the access road further than the present garage thus creating a more visual open aspect from Whalley Road to the Medical Centre.

Scale

The ground falls away from the access road across the site towards the brook and the rear garden boundary towards 56 Whalley Road. The elevation drawing showing the existing garage and adjoining properties shows that the proposed finished floor level of the new property will be below the level of the garage floor level. The outline elevation of the medical centre is also shown on the drawings. The difference in levels and the positioning of the new property will ensure that the development fits comfortably within the street scene.

Appearance

The materials chosen for the new properties are coursed natural stone to the principal elevations with rendered finish to the remaining elevations with stone plinths and quoins. The roofs are of natural slate with dark brown fascias and gutters. The external doors and windows are brown upvc. These materials are similar to most of the adjoining properties.

Ecological

The proposal is to demolish the existing garage and build the properties within the curtilage of the garage and present garden of 54 Whalley Road. The proposal will not affect Sabden Brook which runs close to the Southern boundary of the plot.

There is no evidence of any protected wildlife within the garden.

There is no evidence of any bats within the garage. The garage is constructed of a sheeted roof with roof lights so is very unlikely to be a habitat for bats.

A bat survey dated 19th July has already been submitted for conservation area consent.

Access

Pedestrian and vehicular access to both properties will be via the access road leading to the Health Centre with level access to the front door.

Parking

The property will have two off road parking spaces within the curtilage of the properties. The area adjacent to 54 Whalley Road (currently used to park the applicant's coaches) will remain in ownership of no 54 and used to provide three off road car parking spaces for this property. It is anticipated the proposal will ease parking congestion in the area as the current business parks a number of vehicles on the access road.

Landscaping

The garden area of the new property will mainly be laid to lawn. Parking areas will be laid in black tar macadam. The front of both properties will have a small stone wall approximately 450mm high with metal railings similar to the wall between the health centre and the existing rear garden of 54 Whalley Road. A paved patio area will be laid outside both patio doors.

The existing parking area to the side of 54 Whalley Road will be reduced as there will be no need to park any coaches. This area will be utilised for two car parking spaces and the remaining area incorporated into a garden all for the use of 54 Whalley Road.

Refuse

Adequate space within the curtilage of the property to the rear and side is available for domestic refuse both general waste and recycling.

November 2012

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: CLAIRE BOOTH
direct line: 01200 414493
e-mail: claire.booth@ribblevalley.gov.uk
my ref: CB/EL/3/2012/0593/P
your ref:
date: 14 August 2012

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
www.ribblevalley.gov.uk

Dear Mr Robinson

DEMOLITION OF EXTERNAL GARAGE AND STORE AND ERECTION OF TWO RESIDENTIAL PROPERTIES AT LAND AT THE REAR OF 54 WHALLEY ROAD, SABDEN BB7 9DZ (PLANNING APPLICATION: 3/2012/0593/P)

Further to my site visit on 6 August 2012 I write to ask for additional information to enable the Local Planning Authority to make an informed decision on the acceptability of the proposals.

Firstly, it was apparent from my site visit that the application site edged in red on the submitted drawing does not contain all the land necessary to carry out the proposed works. The application site should include all land necessary to the proposed development including land required for access to the site from a public highway i.e. Whalley Road. The application site does not need to be owned by you, the applicant, however, Part 1 notices (copy enclosed) should be served on anyone who owns any of the land. For this purpose an 'owner' is anyone with a freehold interest or leasehold interest in the land. The enclosed Certificate B must also be completed and returned to the Council to form part of the submission.

I received an email on 9 August 2012 from Mr Czernianin who I believe draws plans for you which provided an amended drawing showing an amended red edge on the location plan. However, it is clear that the red edge, which defines the application site and not ownership boundaries as stated on the above mentioned location plan, is incorrect in that it does not show the red edge including all the land required for access to and from the proposed dwelling, from the main road. Therefore, the application site boundary must be changed to include this.

Secondly, details of the established conifer hedge on the common boundary with No 56 Whalley Road should be shown on a site plan. The site plan should be drawn at a scale of 1:500 or 1:200 and should accurately show

- a) the direction of North.
- b) the proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries.
- c) all the buildings, roads and footpaths on land adjoining the site, including any access arrangements.
- d) the species, position and spread of all trees within 12m of any proposed building works.

- e) the extent and type of any hard surfacing.
- f) boundary treatment including walls or fences where this is proposed.

The site plan should also show the root protection zone of the hedge in relation to the proposed dwellings including any hard surfacing which will surround the properties.

The application site is close to Sabden Brook and is within a flood zone (2 and 3), as defined by the Environment Agency. When this is the case, in line with question 12 on the application form, a Flood Risk Assessment must be submitted to enable the Local Planning Authority in consultation with the Environment Agency, to assess the risk of flooding to the site. This information is therefore required.

In addition, from my site visit, it is noted that the land level slopes away from the access track at the front of the dwellings towards Sabden Brook. On sloping sites, such as this, full information is required concerning alterations to levels, the way in which the proposal sits within the site and in particular the relative levels between existing and proposed buildings. As such, section drawings need to be submitted. The drawings may take the form of contours, spot levels or cross or long sections as appropriate, however, please include a plan which shows where the section drawings are taken from.

Policy EMP11 of the Local Plan concerns itself with the loss of employment land in the Borough. I gave detailed information about this policy within correspondence sent to yourself in November 2010 (RV/2010/ENQ/00487) which clearly advised clearly advised that this information was an essential element in the determination of any application and would thus need to be included in any submission. I am aware that you and your son operate a minibus business from your premises therefore this issue must be addressed one way or the other. Please provide.

Due to the amount of information not included within the application the Council is unable to assess the proposal in full, therefore, the application has been made invalid until such time as the outstanding information has been received. I trust you will provide the requested information as soon as possible. If you are unsure of what to do, then please contact me at the telephone number above.

Notwithstanding all of the above, as I am writing to you, I consider I should make you aware that I have concerns about the detailed design of the proposals in relation to its immediate surroundings and the wider conservation area. As advised at the time I gave pre-application advice all development must respond to its local context. I consider the two storey dwelling does not do this and would appear dominant and out of character with the conservation area and street scene due to the varied roof heights between your property, No. 54 Whalley Road, the proposed bungalow and two storey dwelling and Sabden Medical Centre, I therefore suggest that the two dwellings proposed should step down in height from Whalley Road to the Medical Centre so the dwellings clearly appear secondary in character to the properties on Whalley Road. Alternatively, as I understand your reasons for positioning a bungalow adjacent to your house, the site may lend itself better to two bungalows. This is likely to have less of an impact on neighbouring properties including overlooking into neighbouring windows and of neighbouring garden areas. As the application needs a number of additional details, I am giving you this opportunity to submit revised proposals for the Council to consider should you so wish.

I hope this advice is useful, but please note this is an officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice

to any recommendation the Council may make on this, or any subsequent application, or the ultimate determination thereof.

Yours Sincerely,

CLAIRE BOOTH
ASSISTANT PLANNING OFFICER

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Claire Booth
direct line: 01200 414493
email: claire.booth@ribblevalley.gov.uk
my ref: RV/2010/ENQ/00487
your ref:
date: 18 November 2010

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
DX Clitheroe 15157
www.ribblevalley.gov.uk

Dear Mr Holt

RE: Proposed two stone built semi-detached cottages with associated parking
AT: Land between Sabden Medical Centre and the rear of 54 Whalley Road,
Sabden

I refer to your pre-application enquiry in connection with the above, which we received on the 21 October 2010 and thank you for your payment which we received on the 12 November 2010.

Having visited the site, assessed the relevant planning policies and the sites planning history I can offer the following advice without prejudice to any future decision taken by the Local Planning Authority.

The application site is also located within Sabden Conservation Area as defined by the Ribble Valley Districtwide Local Plan (DWLP), adopted June 1998. Sabden village is also located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

I have had a look at the proposal and consider the relevant policies of the Districtwide Local Plan to be G1, G4, ENV1, ENV16, ENV18 and EMP11.

Having visited the site and spoken to colleagues who have worked and lived in the Ribble Valley for longer than I have, I am aware that the existing buildings on site have been or are used for business/ employment purposes. The Council favours retaining existing employment sites, therefore policy EMP11 of the DWLP relating to loss of employment land within the borough is the first policy to be addressed. Policy EMP11 states proposals for the conversion or redevelopment of employment generating sites must be assessed in relation to five criteria. Criteria (v) relates to the attempts that have been made to secure an alternative employment generating use for the site. Although EMP11 does not stipulate in detail what information would be acceptable, it is considered that any information that shows that an attempt has been made to make the existing buildings available for an alternative employment use needs to be provided as part of any application submitted. So you are aware, marketing the property for an approximately a six to twelve month period is

usually the clearest way of demonstrating that attempts have been made to secure alternative employment.

It appears at this stage that no attempt has been made to secure alternative employment, however, if attempts have been made, but none of the offers for occupancy of the unit have been acceptable the Council would still require sight of these offers to show that attempts have been made over a reasonable time frame for an alternative employment generating use for the unit/ site. You would have to justify why the offers have not been acceptable. This would ensure that policy EMP11 of the DWLP is satisfied. The Ribble Valley Employment Land and Retail Study further supports this requirement. The Council's Rural Regeneration Officer can advise on this further.

If the above policy can be satisfied then the Council would look at the following policies and issues to see if the proposals were acceptable.

Policy G4 relates to development taking place within defined village boundaries and allows for "infill" development subject to other relevant policies. The definition of infill development in the DWLP is "the filling of small gaps within small groups of houses". Although the development site is not, in the strictest terms, situated between houses, it is accepted based on the information submitted to date, that the proposal would not lead to ribbon development or a fragmented pattern of development.

As the proposals are for residential development, PPS3 must also be considered. The Council cannot currently demonstrate a five year supply of deliverable housing sites. Paragraph 71 of this planning statement states that where there is less than five years supply of deliverable sites, Local Planning Authorities should consider favourably planning applications for housing, having regard to the policy in PPS3 including the consideration in paragraph 69.

Paragraph 69 states that in deciding planning applications, Local Planning Authorities should have regard to:

- achieving high quality design,
- ensuring developments achieve a good mix of housing,
- the suitability of a site for housing, including its environmental sustainability,
- using land effectively and efficiently; and
- ensuring the proposed development is in line with planning for housing objectives.

Bullet point 3 above relates to the need for Local Planning Authorities to have regard to the suitability of a site for housing, including its environmental sustainability. The site is situated within the main built up area of Sabden and is closely related to local amenities and services and it is considered that (on the information received to date) in principle, the site meets paragraph 69, bullet point 3 of the PPS3 criteria. The location of this particular site thus complies with both local and national planning policies.

As previously highlighted the site is located within Sabden Conservation Area and in accordance with the Planning (Listed Building and Conservation Areas) Act 1990 'Conservation Area Consent' would be required for the demolition of the existing buildings on the site. In accordance with Policy HE6 within PPS5: Planning and the Historic Environment, a statement of significance would need to be submitted with the application which assesses the historic significance of the buildings being demolished. The Conservation Area Consent application should run concurrently with any application for the sites development should any application be put forward. An ecological survey would also need to accompany an application for demolition.

Policy ENV16 (Development within Conservation Area) of the DWLP seeks to ensure that any new developments either preserves or enhances the Conservation Area and the Council will insist on good quality schemes which respond positively to their historic setting. The site in question is located between, and opposite, properties designated as Buildings of Townscape Merit, as shown on the Townscape Appraisal map that accompanies the Sabden Conservation Area Appraisal. This document is available on the Council's website. The Management Guidance for Sabden Conservation Area document is also available on the website (www.ribblevalley.gov.uk) and should be read prior to designing a scheme. If an application is put forward as a result of this pre-app a heritage asset statement would also be required to accompany the design and access statement with the main application as required by policies HE6, HE8 and HE9 of PPS5. In the absence of such a statement the Council will not validate applications.

No details have been submitted on the design of the proposed dwellings and their impact on the visual amenities of the area so I am unable to comment on this, however as a guide, all development must respond to its immediate environment, its "context", in terms of scale, density, form, materials and detailing. Applications for planning permission must therefore provide a "Design Statement", to justify the design decisions that have been made as the scheme was developed and to show how the building relates to its context. Proposals for new development must include a detailed analysis of the locality and demonstrate that there is a full appreciation of the local townscape and how it has developed, including prevailing building forms, materials and plot ratios. This is particularly important on sites where new development potential is very limited and must always be secondary in character to the more important primary buildings facing the main road which are classed as Buildings of Townscape Merit.

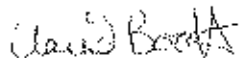
The issue of highway safety would be another important consideration in the determination of any application. I have spoken to the Highways Engineer from Lancashire County Council and as a rough guideline at least 2 off road parking spaces would be required for a three bedroom property. If you wish to discuss this matter further please contact Martin Nugent on 01254 828050.

Finally, the issue of residential amenity can only be accessed once a design has been submitted. As I am sure you are aware windows exist in the front elevations of the residential properties on the opposite side of the access road leading to the health centre and also in the rear of the two properties on Whalley Road. Any proposals should ensure that the dwellings are located so not to directly overlook habitable rooms or garden areas or remove a significant amount of light from these properties. The Council's SPG on residential extensions advises that first floor windows should be positioned at least 21 metres from neighbouring first floor windows. This should be adhered to when designing any potential scheme.

I trust you find these observations of use and stress they represent an officer opinion only given without prejudice to the final determination of any application submitted.

If you have any questions please do not hesitate to contact me on the number above.

Yours sincerely



CLAIRE BOOTH
ASSISTANT PLANNING OFFICER

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01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk**Mr John Robinson**54 Whalley Road
Sabden
Clitheroe
Lancashire
BB7 9DZ

23 JUL 2012

FOR THE
ENTION OF

320120593P

19 July 2012

Job ref: B 1195

Dear Mr Robinson

Re: Daylight scoping survey (bats): Garage / workshop at 54 Whalley Road, Sabden, Lancashire, BB7 9DZ**Introduction**

You have requested a protected species survey as a condition of a planning application to Ribbles Valley Borough Council (RVBC) for a proposed development requiring demolition of an existing garage / workshop and lean-to buildings as shown in figures 1 to 7 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 scoping survey and daylight inspection was undertaken on Tuesday 17 July between 16.15 and 17.00.

The weather at the time of the inspection was mild, overcast and wet (max. temp: 15.0°C; cloud cover: 100%; wind: light south-westerly; rain: prolonged heavy showers)

There is no evidence of bat activity within any of the buildings that are likely to be affected by the proposed works; it is therefore unlikely that protected species will be disturbed during the course of the development

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: 20113901 (August 2011), Conservation, Science and Education

Constraints

Small crevice-roosting bats such as pipistrelle species, some myotis bats and occasionally brown long-eared bats are able to remain unseen within very confined spaces such as cavity walls, block work walls, beneath roofing materials, wall claddings, lead work flashings, fascia boards and soffits despite careful inspection.

Evidence of bat roosting activity such as bat droppings on external walls and surfaces is frequently removed by the action of wind and rain; lack of such evidence is therefore evaluated with caution.

The survey methodology is designed to determine the likely presence of bats within the building and does not necessarily prove absence.

National Biodiversity Network (NBN Gateway) database records, whilst indicative of the bat species that are 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.

Evening emergence / dawn re-entry surveys have not been carried out at this property.

Desktop study (SD 63)

A local data search was carried to identify any relevant records of bat activity within 1km of the site. The following bat species are known to be present within the wider district:

- | | |
|--------------------------------|---|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • Whiskered bat / Brandt's bat | (<i>M. mystacinus</i> / <i>M. brandtii</i>) |
| • Whiskered bat | (<i>M. mystacinus</i>) |
| • Daubenton's bat | (<i>M. daubentonii</i>) |
| • Brown long-eared bat | (<i>Plecotus auritus</i>) |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>) |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>) |
| • Noctule bat | (<i>Nyctalus noctula</i>) |

*National Biodiversity Network (NBN) datasets, (terrestrial mammals) shown in blue

Pre-existing information (site location - NGR: SD 778 374)

None available at this property (East Lancashire Bat Group / EED)

Previous protected species surveys have not been carried out at the property

There is no known history of bats at this property; the owner is unaware of bats inside any of the buildings.

Description of the property

The buildings are shown in figures 1 to 7 below:

- (1) Workshop / garage (figure 1) – the garage has a block work wall construction with a duo-pitched rafter-with-purlin roof; the slate roof is lined with a bitumen felt (figure 5). The building was built in the early 1980's and is well-maintained and very secure. All wall surfaces, verges, ridge tiles and timber fascia boards are well-sealed and secure. The building is in daily use as a vehicle workshop.
- (2) At the rear of the workshop is a single storey garage with a steel frame and concrete panel construction (figure 3) with a hallow mono-pitch corrugated cement fibre roof (figure 4). The building has good natural light and is dry, cool and well-ventilated; the garage is used for storage only.
- (3) Single storey lean-to structures attached to the workshop (figures 6 and 7) have three separate sections / sun-rooms; each has a rendered block work wall construction with mono-pitch slate roofs at either end. The central section has a clear laminate section roof. Each room is dry, cool and very well-sealed and is currently used only for light storage and occasional access and summer use.

Images: Garage / workshop and out-buildings at 54 Whalley Road, Sabden (17 July 2012)



Figure 1:



Figure 2:



Figure 3:



Figure 4:

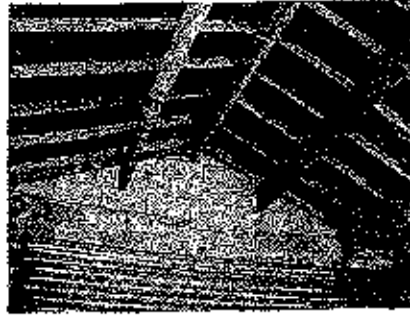


Figure 5:



Figure 6:



Figure 7:

Location of the property (NGR: SD 778 374; elevation: approximately 135 metres).

The buildings are within the boundary of the property at 54 Whalley Road, close to the centre of Sabden. The workshop is adjacent to an access road leading to other properties and is close to the Medical Centre next door. The site has an urban location and is surrounded by well-established residential properties and a new housing (under construction) on the former mill site.

There are no areas of significant woodland or open water adjacent to the buildings although several mature trees and shrubby ground is located on the property boundary.

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).

Proposed development

It is understood the proposal is to build a detached bungalow and detached house on the site requiring demolition of the existing buildings as shown in figures 1 to 7 above.

Survey results

All parts of the property (including roof void) were carefully searched for evidence of bat droppings and other indicative signs of roosting by bats; none was found.

All internal and external features were inspected; there is no evidence of bat roosting, perching or feeding.

Evaluation of results (interpretation)

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

It is very unlikely that breeding or hibernating bats have been present at this site; there are no field signs to indicate the site is used as day roost, transitory roost, mating roost, nursery site or place of hibernation.

There is currently a low / negligible 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 / low¹.

The conservation significance of the property is currently low².

There are no existing records of bat activity at this property.

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)

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 B).

Further survey work at the site (ie. evening emergence or dawn re-entry and swarming surveys) is not recommended.

A mitigation / development licence is not required.

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Conclusion

The proposed building demolition is **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

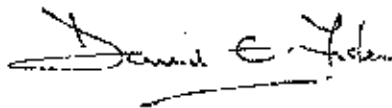
The scale of impact of the development at site level on local bat populations is likely to be negligible or low.

Mitigation guidance notes are included (Appendix A); in the unlikely situation that any bats are disturbed, contact the surveyor (David Fisher - EED) or call the Bat Conservation Trust for further advice.

The onus lies with the applicant to satisfy himself / herself 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 notes)

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. Licence requirement	Not required (based on the survey findings).
4. Method statement	Not required
5. Removal of roofing materials	Although it is very unlikely that any roosting bats will be exposed during renovation or repair of the roof, project managers and site contractors should be aware that solitary bats are occasionally found roosting beneath all types of roofing material, most frequently under slates, roofing felt, fascia boards, roof claddings, verge tiles and ridge tiles
6. Accidental exposure of bats	In the unlikely 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. Further advice	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 If you are unable to contact BCT; please call David Fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile) for immediate advice
9. Post-development monitoring	Not required

Information / references:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. Department for Environment Food and Rural Affairs (Defra)
4. Joint Nature Conservation Committee (JNCC)
5. North Lancashire Bat Group
6. East Lancashire Bat Group
7. Lancashire and Cheshire Fauna Society
8. Lancashire Wildlife Trust
9. Lancashire Biodiversity Partnership
10. Ribble Valley Borough Council
11. Biological Heritage Sites Partnership (LCC, NE and LWT)
12. EED dataset (Lancashire bat records 2000 - 2012)
13. Multi-Agency Geographical Information Centre (www.magic.gov.uk)
14. Natural England - Nature on the map (www.natureonthemap.org.uk)

APPENDIX B

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, A.J Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005) , 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".*

¹(Tony Mitchell-Jones, 2004)

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

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust.

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs.
www.defra.gov.uk

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel: 01270 754227