



RIBBLE VALLEY
BOROUGH COUNCIL

02 JAN 2013

FOR THE
ATTENTION OF

For office use only

Application No 320130048 P

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:	Mrs	First name:	Alison	Surname:	Wilbourn
Company name:					
Street address:	2 Butts Grove		Country Code	National Number	Extension Number
			Telephone number:		
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB7 2PJ				
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:		Surname:	
Company name:	Sunderland Peacock and Associates				
Street address:	Hazlemere		Country Code	National Number	Extension Number
	Pimlico Road		Telephone number:	01200423178	
			Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB7 2AG				

3. Description of Proposed Works

Please describe the proposed works:

Proposed extension to side (north west) and rear (south west) elevations to form Garage, Utility Area and Garden Room, infilling (glazed and brickwork) of open porch on front (north east) elevation and alterations to existing drive to form 2no car parking spaces.

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)

Description:

House:	2	Suffix:	
House name:			
Street address:	Butts Grove		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 2PJ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	374065		
Northing:	442646		

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

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

Drive extended in width to provide 2no car parking spaces and dropped kerb extended.

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

If Yes, please describe:

Additional car parking space provided.

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:

Facing brickwork and painted render.

Description of *proposed* materials and finishes:

Facing brickwork and painted render to match existing.

11. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Profiled concrete roof tiles.

Description of *proposed* materials and finishes:

Profiled concrete roof tiles to match existing.

Windows - description:

Description of *existing* materials and finishes:

White uPVC framed.

Description of *proposed* materials and finishes:

White uPVC framed to match existing.

Doors - description:

Description of *existing* materials and finishes:

White uPVC framed.

Description of *proposed* materials and finishes:

White uPVC framed to match existing.

Boundary treatments - description:

Description of *existing* materials and finishes:

Concrete post and infill panels.

Description of *proposed* materials and finishes:

Concrete post and infill timber and concrete fence panels 2M high.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete pavings to drive.

Description of *proposed* materials and finishes:

Tarmac OR paving flags to match existing.

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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 Plan and Elevations 4309-01

Proposed Plan and Elevations 4309-02

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: Stuart Surname: Herd

Person role: Agent

Declaration date: 21/12/2012

☒ 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: Stuart Surname: Herbs

Person role: Agent

Declaration date: 21/12/2012

☒ 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

21/12/2012

d870031023



BAT SURVEY

AT

2 BUTTS GROVE
CLITHEROE

DATE AND TIME OF VISIT
11th Dec 2012 4.00pm

WEATHER CONDITIONS

Clear, no breeze cold

REFERENCE NO. 4309



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

PROPOSED DEVELOPMENT

The detached garage will be removed and replaced with an extension to the side and rear. The existing house roof adjacent to the extension will be disturbed.

TYPE OF BUILDING

X	HOUSE
	BARN
X	GARAGE
	OTHER

COMMENTS: The house is a detached Bungalow with an adjacent detached garage, built in the 1990's.



LOCATION

	URBAN
X	SMALL TOWN/URBAN VILLAGE
	RURAL/VILLAGE

COMMENTS: The house is located on a large housing estate on the outskirts of Clitheroe.



BUILDING ADJACENT TO OR WITHIN 10M OF

X
X

TREES
HEDGEROW
OPEN WATER

COMMENTS: The gardens in the locality contain mainly domestic planting. However there are numerous lines of mature trees forming boundaries to fields and roads surrounding the house. The river Ribble flows approx 260m from the property.



WALL CONSTRUCTION

X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are brick with sections of painted render.

ROOF CONSTRUCTION

X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The roof the house is a tile hipped roof, and the garage has a pitched roof both with eaves overhang. The fascias are UPVC with soffits which are tight fitting.

BAT ACCESS POINTS IN WALLS

Yes	No
	X

COMMENTS: The walls and pointing are in perfect condition with no access points.

BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

COMMENTS: The survey has been carried out during the inactive autumn months. The house was examined for signs of droppings surrounding the house or staining the walls, also for the presence of grease marks all of which would indicate use of the building. No evidence was found.

ROOF SPACE	TRUSSED PURLINS FELT	Yes	No
		X	
		X	

COMMENTS: The garage roof space is not totally enclosed, sections of the bottom members have boarding laid over them. The house roof space has insulation quilt laid between the ceiling joists. Both roofs have felt and timbers in perfect condition with no cracks or crevices suitable for bats.



Garage roof.

House roof.

BAT ACCESS POINTS IN ROOF	Yes	No
		X

COMMENTS: The roof of the house and garage is in excellent condition with no access points.

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

COMMENTS: No evidence was found inside the buildings.

CONCLUSION No evidence was found that bats are hibernating in the buildings, nor that bats have roosted or entered the building for feeding in the past. The demolition of the garage and alterations to the roof will not affect any 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.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- 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