



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No: 320130092P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

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

Publication of applications on planning authority websites.

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

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	J & J	Surname:	Morgan	
Company name:						
Street address:	47 Lower Lane			Country Code	National Number	Extension Number
				Telephone number:		
	Longridge			Mobile number:		
Town/City:	Preston			Fax number:		
County:				Email address:		
Country:						
Postcode:	PR3 3SL					
Are you an agent acting on behalf of the applicant?				☒ Yes ☐ No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Peter	Surname:	Bamber	
Company name:	PGB Architectural Services Ltd					
Street address:	Lilly Cottage			Country Code	National Number	Extension Number
	12 Glen Avenue			Telephone number:	01254820092	
	Knowle Green			Mobile number:		
Town/City:	Preston			Fax number:		
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	PR3 2ZQ			info@pgb-arch.com		

3. Description of Proposed Works

Please describe the proposed works:

Extension and alteration to existing double garage to enable annexe facility including link to house

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 47 Suffix:
House name:
Street address: Lower Lane
Longridge
Town/City: Preston
County:
Postcode: PR3 3SL

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

Easting: 360547
Northing: 436816

Description:

Correct grid ref 360872E 436990N

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle
access proposed to or from
the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian
access proposed to or
from the public highway?

☐ Yes ☒ No

Do the proposals require any
diversions, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

Facing brick

Description of proposed materials and finishes:

Facing brick and pebble dashed render to match house

Roof - description:

Description of existing materials and finishes:

Slate

Description of proposed materials and finishes:

Slate to match house

11. (Materials continued)

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Windows - description:Description of *existing* materials and finishes:

White uPVC

Description of *proposed* materials and finishes:

White uPVC

Doors - description:Description of *existing* materials and finishes:

White uPVC

Description of *proposed* materials and finishes:

White uPVC

Boundary treatments - description:Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

tarmac

Description of *proposed* materials and finishes:

Area reduced slightly - still suitable for many cars

Lighting - add descriptionDescription of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Only those fixed to buildings

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:

2628-001 to 004 Inclusive (location plan 004)

2628 Morgan Bat Survey

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: P Surname: Bamber

Person role: Agent

Declaration date: 16/01/2013

☒ 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: P Surname: Bamber

Person role: Agent

Declaration date: 16/01/2013

☒ 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 16/01/2013

WILDLIFE SURVEY FOR BATS

AT

47, Lower Lane,
Longridge
Preston
Lancs



320130092P

Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BE
Tel: 01772 783322 Mob: 07813 140682
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk





BAT SURVEY & REPORT

Commissioned By:

Mr & Mrs Morgan

Address:

47, Lower Lane,
Longridge,
Preston
Lancs

Tel No:

01772 784284

Instruction Method:

Written

Bat Survey Address:

47, Lower Lane,
Longridge,
Preston
Lancs

Visit Date:

12th January 2013

Architect

Peter Bamber

peter.g.bamber@gmail.com

Document Reference:

1468



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BAT SURVEY & REPORT

Survey Brief

To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.

The report will identify if bats have ever used the buildings at any time, or not as the case may be.

If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Objectives of the report:

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula.

When evidence of bats is found, the report will include recommendations and mitigation to prevent disturbance to bats.

Survey Guidelines

This survey follows guidelines recommended by:

Bat Conservation Trust, The Conservation of Habitats and Species Regulations 2010.

Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004)

JNCC Bat Workers Manual

Daytime Survey Methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult.

Photographs will be taken of the outsides and insides of all buildings and structures.

Ladders will be used to access all parts of buildings for detailed inspection.

An endoscope camera with an LCD monitor will be used to examine niches and cavities in structures with limited access.

BAT SURVEY & REPORT

Signs of Bat Use

Evidence of use by bats will include one of the following:

Presence of live or dead bats.

Bat droppings.

Moth and insect wings.

Faint scratch marks on roof timbers.

Grease staining marks on roof timbers.

Odour of bats.

Evening Survey Methods

Detection of the presence of bats is often undertaken at bat emergence time on evenings when bats are likely to be flying.

Bat emergence time may start half an hour before sunset, to one hour after.

To give greater coverage and scope, the survey is normally conducted by a minimum of two persons.

A bat detector is used to detect ultra-sound emitted by bats into sounds audible to the human ear from roof areas where human access is limited or impossible.

Species may be identified by the frequency on which they 'transmit' and by the sonargraph of their sounds.

Up to three evening surveys may be necessary on evenings when bats are flying, to confirm the presence or absence of bats.

Dawn swarming surveys may also be implemented to enhance or confirm evidence of bat presence.

Analysis of results

Negative results from the bat detector may only indicate that bats are not present at the time of the survey.

If the bat detector detects sonar but the source of the noise remains unidentified, further inspection of the site may be needed.

Bat habits

Bats frequently use the shelter of buildings and trees for feeding.

The presence of feeding bats does not indicate that the roost is close by.

Insects are found at most sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat.

Adverse weather

Adverse weather conditions may affect the ability to collect data on night visits.

Cold nights, strong wind or heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited.

Subsequent visits should provide sufficient data and prove positive or negative results.

Surveying Equipment

Million candle power re-chargeable torches.

Petzl headlamp torches.

A variety of folding aluminium ladders.

10 x 43 Hawke binoculars.

Bat box 'duet' bat detector, a heterodyne type sonar receiver.

Bat Scanner, a heterodyne type instrument which actively scans ultrasound for bats.

Telescopic inspection mirrors, large and small.

Handheld Endoscope Camera with LCD Monitor

Limitations of the report

The aim of the survey is to prove use by bats, but does not guarantee their absence.

Surveys undertaken when bats are hibernating will have to be re-assessed during summer months when bats are most active.

Roof voids, attics and lofts will only be inspected when safe access is possible.

Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

A bat detector will be used in all cases but daytime visits may only produce limited success.

When buildings are inspected during winter months, a bat detector will have very limited results.

Buildings with no signs of bats on the date of the survey may be used by individuals or small numbers of bats, in subsequent months or years.

Small bats, like pipistrelles, may leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

External Survey Results

Building type

Garages:
Extension:
Other:

YES	NO
-----	----

☒	☐
☐	☒
☐	☒

Comments:

The building is a single storey double garage.

Construction

Stone
Brick
Other:
Bat Access Places

☐	☒
☒	☐
☐	☒
☒	☐

Comments:

All walls are a single brick width, with a partition wall dividing the two buildings.

Bat access points could be around the "up and over" doors.

Roof

Slate
Tile:
Other: Stone
Bat Access Places

☒	☐
☐	☒
☐	☒
☒	☐

Comments:

Each building has its own hipped roof with a valley between the two.

The roof and ridge tiles are in good condition, but on the right hand garage, the roof has moved away from the wall leaving potential bat access points.

Bat Signs

Bats seen
Droppings
Bat Detector Results

☐	☒
☐	☒
☐	☒

Comments:

A careful visual examination was made around the outside of the buildings. The endoscope was used to explore inside the possible bat access points.

External Conclusions:

No evidence of bats using any of the buildings could be found.

BAT SURVEY & REPORT

Internal Survey Results

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Building use: The garages are in daily use.

YES	NO
-----	----

Construction

Stone
Brick
Other/plaster
Bat Access Places

	✓
✓	
	✓
	✓

Comments:

Roof space, attic or loft

Beams
Cracks in beams
Lined roof: Underfelt
Bat Access Places

	✓
	✓
	✓
	✓

Comments: The roof is not lined but there is a suspended ceiling to both garages, one of timber boards, the other of hardboard.
Hatches provide access into the lofts.

Bat signs

Bats seen
Droppings
Bat Detector Results
Staining on beams
Moth + insect wings present
Suspect summer roost
Suspect winter hibernacula

	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments:

Spider's cobwebs adorn the timberwork of the ridge beams, indicating that bats have not used these areas.
Examination of the attics could find no evidence of bats.

External Conclusions:

No signs of bat use could be found.

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to redevelop the buildings

Site Description

The garages are part of a large residential development on the outskirts of a small rural town.

Agricultural land occurs to the south, whilst the gardens of neighbouring properties contain trees, hedges and flowering plants.

Survey Results

The survey found no evidence of bats occupying either of the garages.

Importance of the Site

The surveys found no evidence of occupation by bats for roosting, refuge or hibernation, and accordingly the site has no special wildlife importance.

Conclusions

These two single storey garages would be considered as unlikely bat habitat.

A thorough search of all areas could find no evidence of previous or present occupation by bats in either of the buildings.

Mitigation and Enhancement

No bat mitigation or bat habitat enhancement is required..

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *12th January 2013*

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20120533 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

BAT LEGISLATION AND RECOMMENDATIONS

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Bats and the Law

Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.) (Amendment) Regulations 2007.

The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, "*Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn*".

Need for a Survey

A survey of the external and internal fabric of the building may identify the presence of bats.

An evening or dawn survey may confirm the presence of bats overlooked in the previous search.

It may not be possible to determine whether the building is used as a maternity roost or just a resting place.

The fact that bat activity has been recorded means that any work that disturbs or impacts on the colony within the buildings will require a license.

Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used.

How to proceed if bats are found

Depending on the extent of the proposed works, a license may be required before any work can start.

If the work does not impact on the bats in any way, i.e, bats are not present and the habitat and access points are not being affected, then the work may possibly be done without a licence.

Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works have to be done at a time when bats are resident, a Licence will be required.

As a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. Natural England requires a minimum six weeks to process any licence application.

The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, a license may be approved.

Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

BAT LEGISLATION AND RECOMMENDATIONS

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building at any time of year, the following points should help developers.

Bats may use buildings at any time of the year for feeding or refuge.

Work to the roof should be undertaken when bats are free flying, generally early March to late November.

Care must be taken when removing existing roof beams and associated stonework.

During completion of roof works, bat access points may be built into the new structure.

Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.

When hibernating, bats become torpid and appear lifeless, do not assume they are dead.

During very cold weather, it may take up to two hours before a bat has warmed up sufficiently to be able to move or fly.

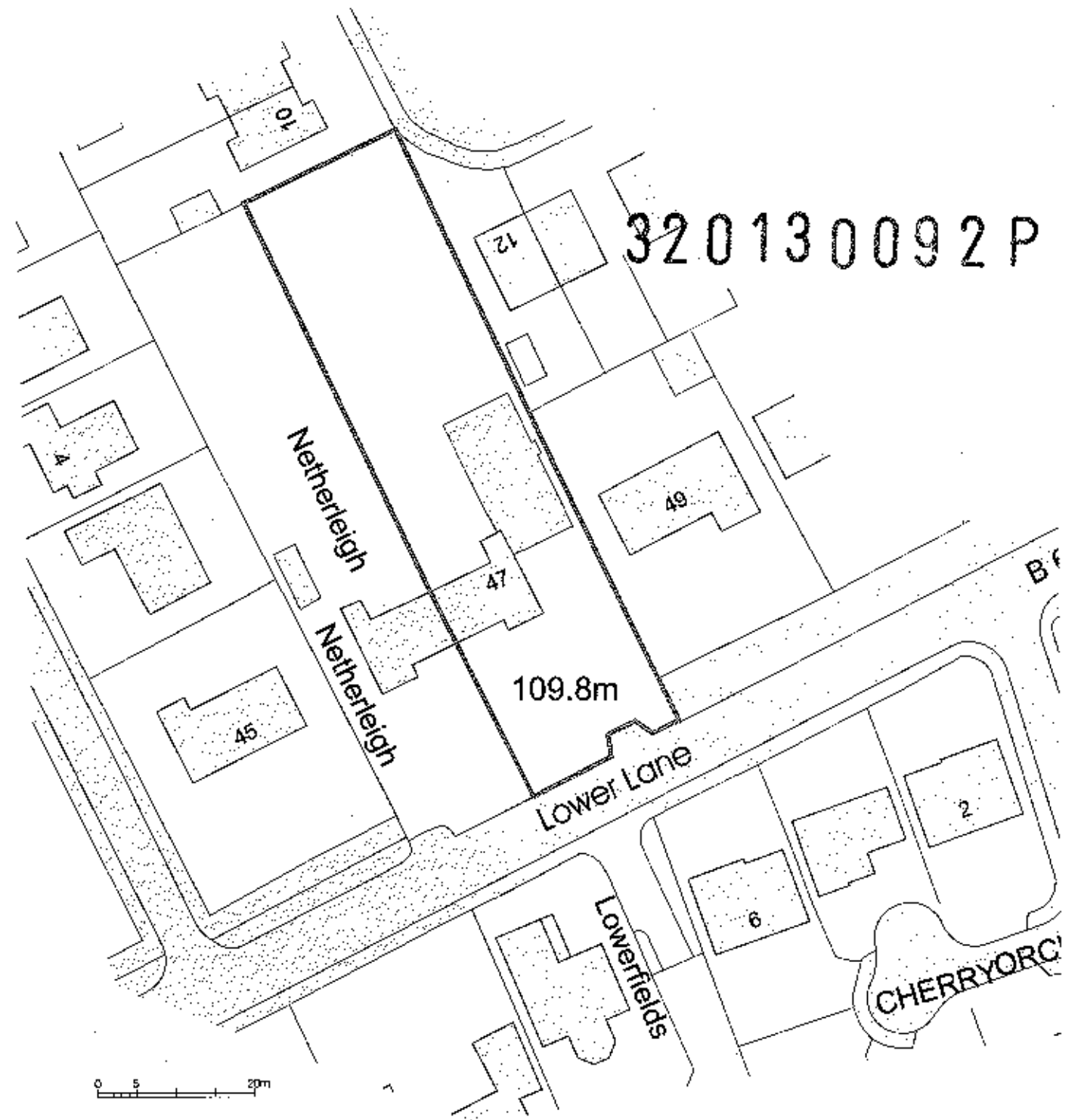
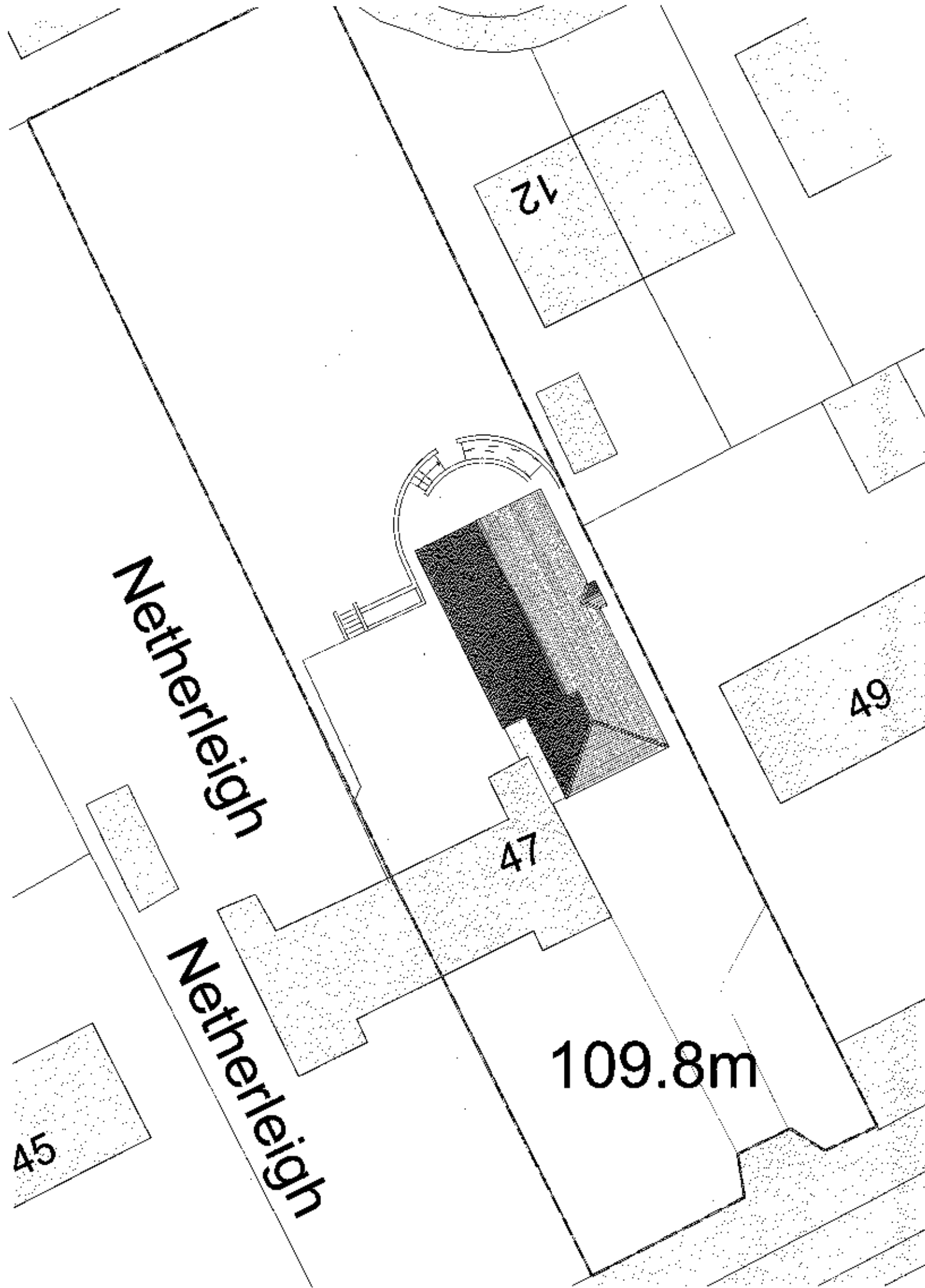
If any timber treatment is carried out, only chemicals safe for bats should be used.

Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I am available to offer further advice if any of the above points need explaining.

Should bats be found, work must cease immediately in that area and then please contact:

Denis Lambert on 01772 783322 or 07813 140682 for advice.

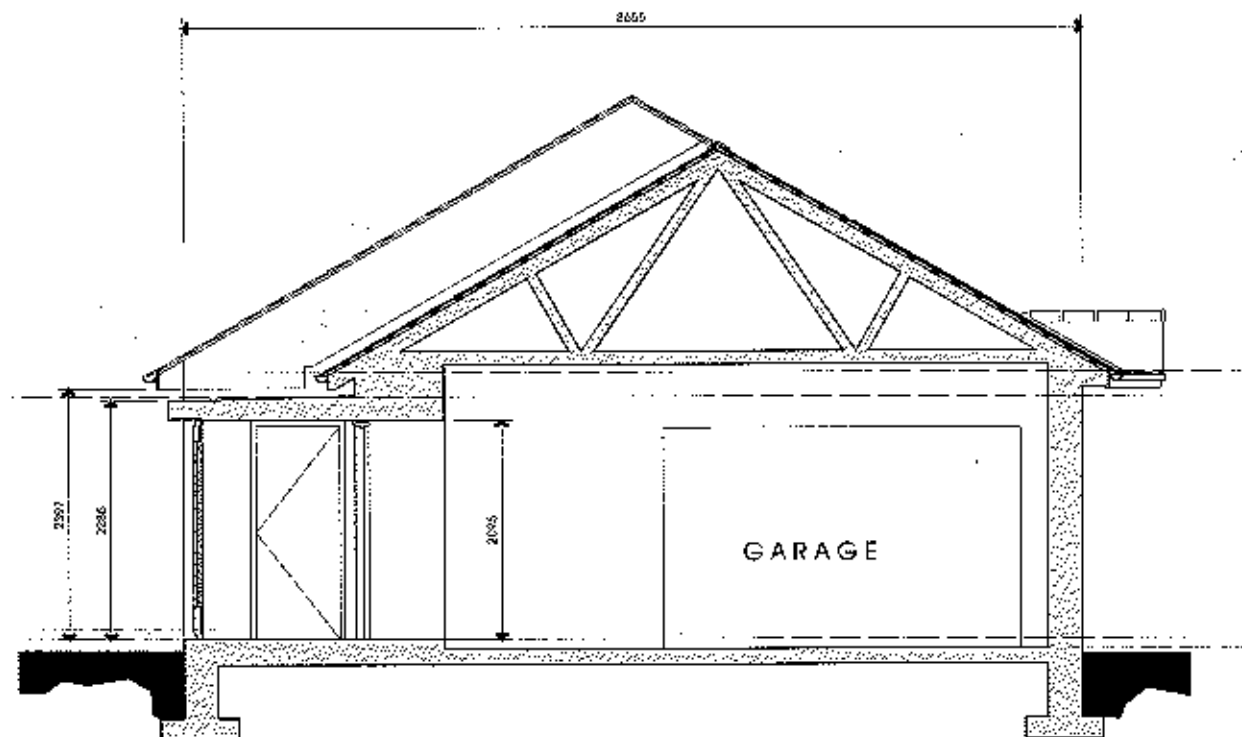


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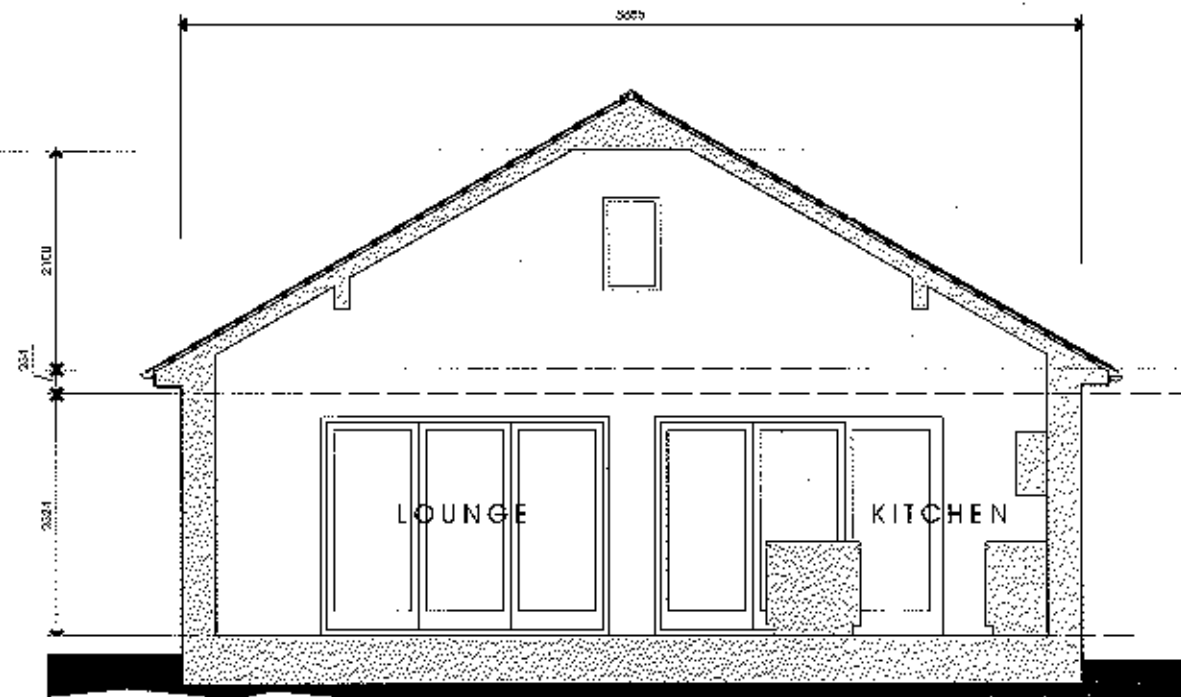
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Block Plan scale 1:200

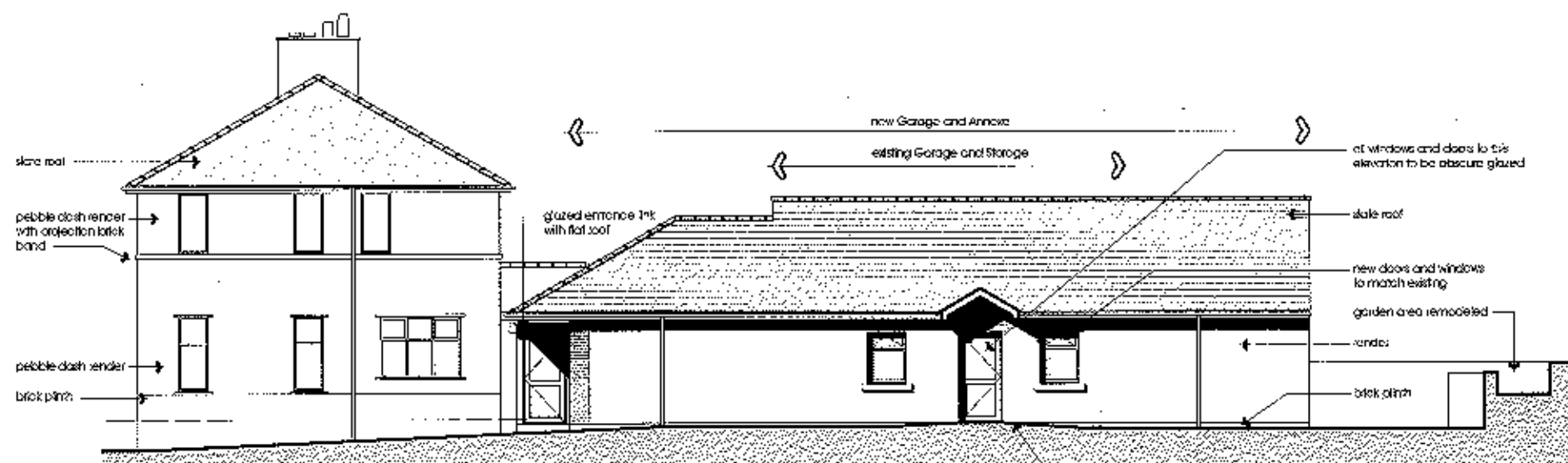
PGB			
12 Glen Avenue Knowle Green Rushmore RG3 2JG	Client Mr & Mrs J & M Morgan 47 Lower Lane Longridge	Project Garage extension to Farm Annex	Drawings Title Block Plan & Location Plan
01753 344365 / 01251 520092 c. info@pge-arch.com	PAPER SIZE A3	JOB NO. 2608 SCALE 1:500 & 1:200	DRAWING NO. 001 REVISION



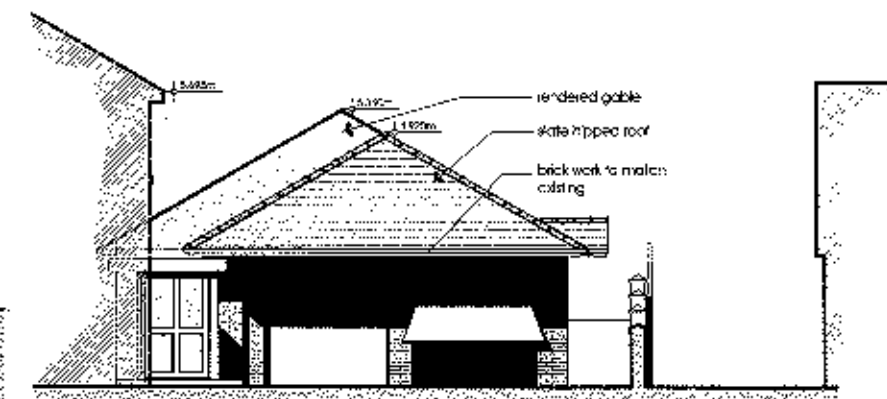
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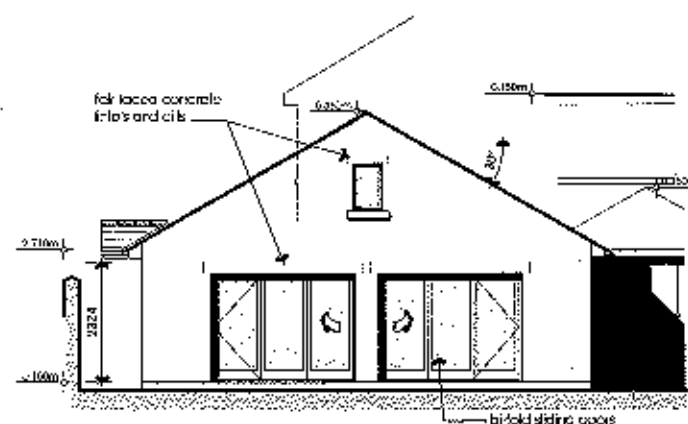
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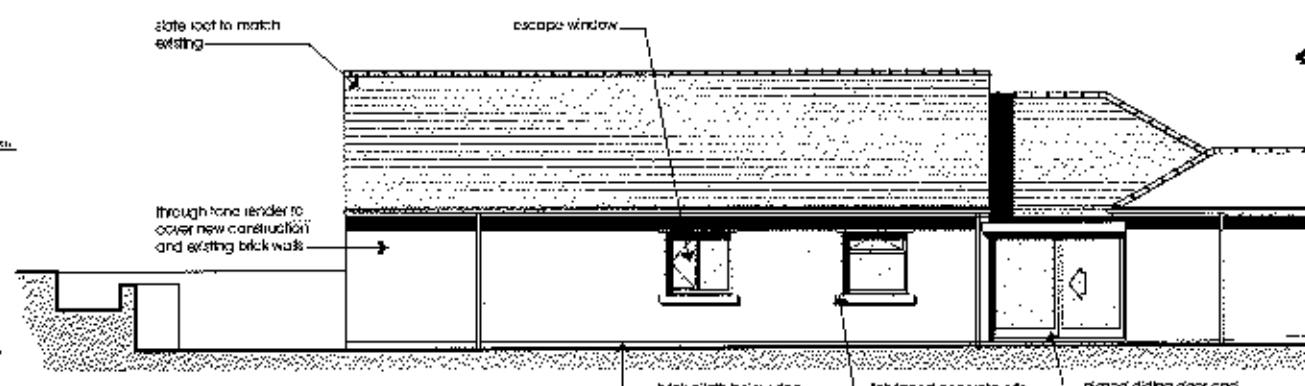
South East Elevation
scale 1:100



South West Elevation

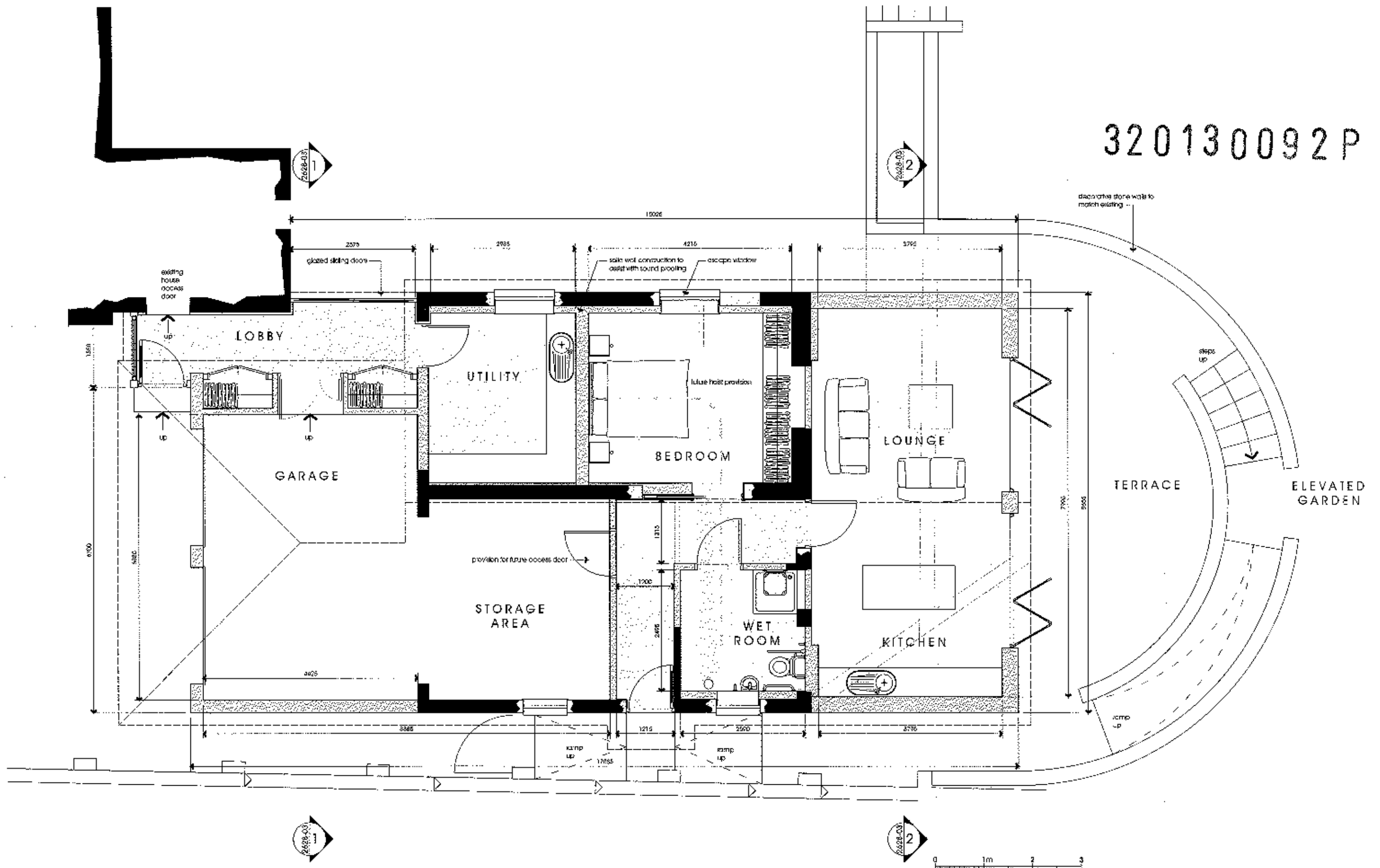


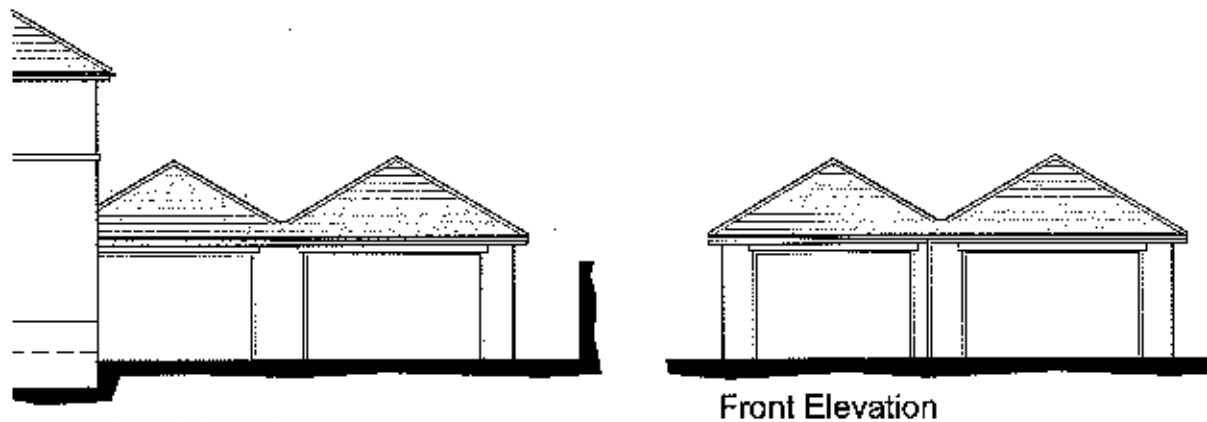
North East Elevation



North West Elevation

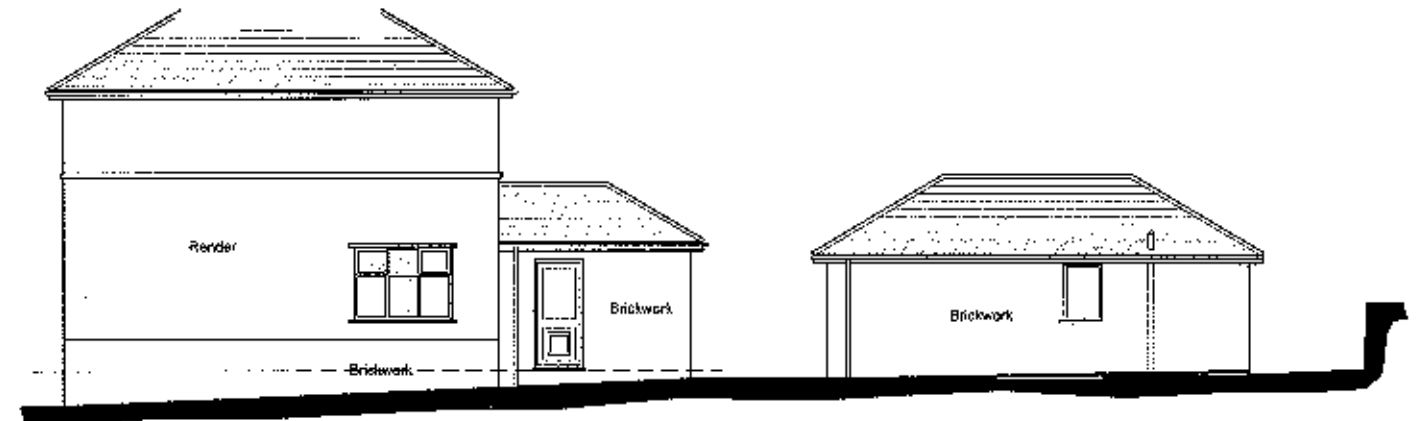
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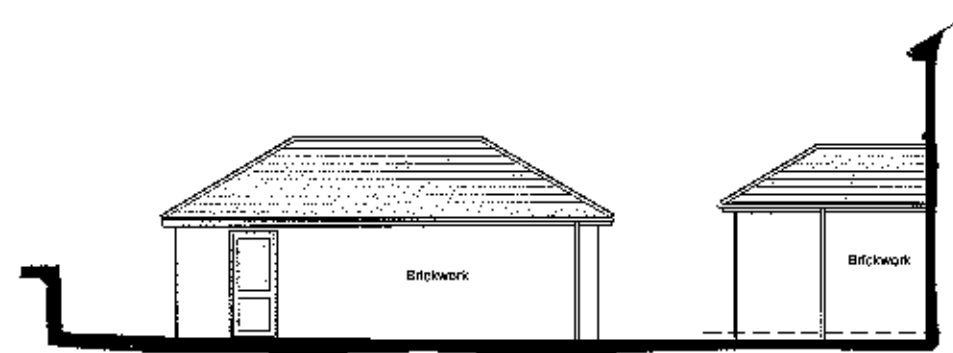


Front Elevation

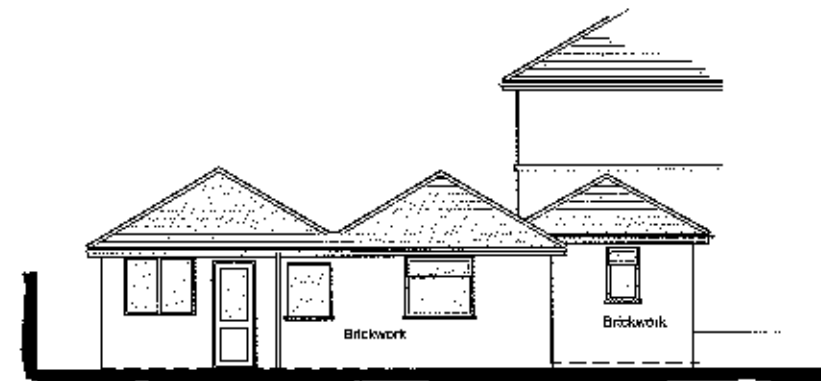
Front Elevation



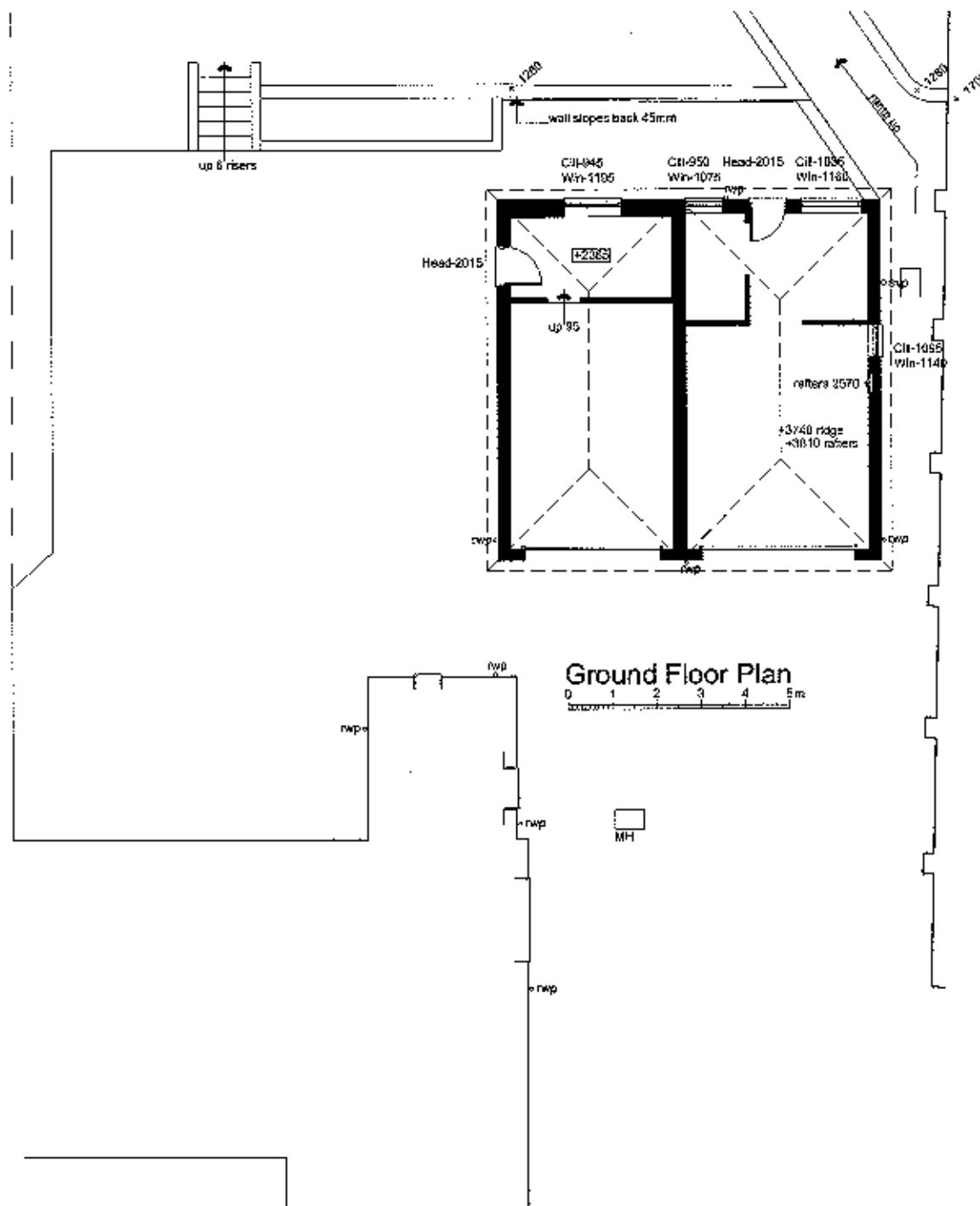
Side Elevation



Side Elevation



Rear Elevation



Ground Floor Plan