



RIBBLE VALLEY
BOROUGH COUNCIL

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

02 JAN 2013

For office use only

Application No.

Date received

Fee paid £

Receipt No:

321130128P

Householder Application for Planning Permission for works or
extension to a dwelling and conservation area consent.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas 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	First name:	Peter	Surname:	Horrocks
Company name:					
Street address:	56 Woodfield Avenue				
Town/City:	Accrington				
County:	Lancashire				
Country:					
Postcode:	BB5 2PJ				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Colin	Surname:	Whittaker
Company name:	NCW Design Associates Ltd				
Street address:	44 Applecross Drive				
Town/City:	BURNLEY				
County:	Lancs				
Country:					
Postcode:	BB10 4JP				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:		01282 411328			
Fax number:		07891 135784			
Email address:	colin.whittaker@btinternet.com				

3. Description of Proposed Works

Please describe the proposed works:

Proposed extensions to side and rear of property including demolition of conservatory

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: Suffix:
House name:
Street address:
Town/City:
County:
Postcode:

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

Easting:
Northing:

Description:

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):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

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

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

☐ Yes ☒ No

7. Trees and Hedges

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

☒ Yes ☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

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

☒ Yes ☐ No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

8. Parking

Will the proposed works affect existing car parking arrangements?

☒ Yes ☐ No

If Yes, please describe:

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. Materials

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

10. (Materials continued)

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

stone plinth and rendered walls

Description of *proposed* materials and finishes:

stone plinth and rendered walls to match existing

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

concrete roof tiles

Description of *proposed* materials and finishes:

concrete roof tiles to match existing

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

white upvc

Description of *proposed* materials and finishes:

white upvc to match existing

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

white upvc

Description of *proposed* materials and finishes:

white upvc to match existing

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

stone walls - timber fencing

Description of *proposed* materials and finishes:

n/a

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

tarmacadam

Description of *proposed* materials and finishes:

tarmacadam

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**11. Explanation for Proposed Demolition Work**

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Conservatory in poor condition and poorly insulated

12. 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**13. Certificates (Certificate A)****Certificate Of Ownership - Certificate A****Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990**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:

Colin

Surname:

Whittaker

Person role:

Agent

Declaration date:

01/01/2013



Declaration made

13. 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: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

14. 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

Design and Access Statement for Glenburn, Sawley

This document is to accompany the Planning Application / Conservation Area Consent for the demolition of a conservatory to the rear of the above property and the building of a garden room at the above property for Mr. and Mrs. P. Horrocks along with an extension to the side of the property.

Glenburn is a modern single storey detached dwelling with an integral garage surrounded by residential properties. It currently has a pvcu conservatory at the rear of the property overlooking the rear garden. The property has a tiled roof, stone and rendered external walls and white pvcu windows.

The existing pvcu conservatory has a translucent roof, double glazed windows and doors. It is costly to heat during the winter months due to heat loss through the roof.

The proposal is to completely demolish the existing pvcu conservatory and replace it with a 'traditional' built extension.

In addition an extension is proposed to the side of the property to incorporate additional living accommodation along with a bedroom within the roofspace of the extension.

The roofs will be covered with tiles to match the main bungalow and the walls will be built out of stone / render again to match the main property.

The walls, roofs, floors etc will be fully insulated to comply with current building regulations.

All windows to the side elevations will be glazed with obscured glass in order not to overlook adjoining properties.

The height of the new extension to the side is the same height as the existing property in order to minimise the effect it has on the adjoining properties.

The size and landscaping of the gardens will generally not be affected. It is proposed to retain the existing stone garden wall to the South side of the plot where the extension is proposed. A number of small shrubs and a small holly tree will be removed along with a number of overgrown leylandii in the rear garden.

Access to the front of the property will not be affected.

The vehicular access to the front of the property is not affected by the proposals. The size of the driveway is increased to accommodate 2 off street car parking spaces.

Pre application advice has been received from Ribble Valley Borough Council reference RV/2012/ENQ/000193. The enquiry submitted contained a number of options and this application is similar to proposal D. The pre application advice received indicates that this proposal is unlikely to harm the amenities of the neighbours and also suggests that the proposal remains appropriate to the plot size and does not result in a cramped appearance.



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RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Diane Cafferty
direct line: 01200 414501
email: Diane.Cafferty@ribblevalley.gov.uk
my ref: RV/2012/ENQ/000193
your ref:
date: 30th October 2012

Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear Mr Huntington,

PRE APPLICATION ADVICE RELATING TO ALTERNATIONS TO EXISTING DWELLING AT GLENBURN, SAWLEY.

I am writing in response to your request for pre-application advice in respect of the above named proposal. In short you are proposing four alterations to the dwelling, which I will deal with individually. Apologies for the delay in writing and I understand that your client was hoping for this advice prior to the exchange of contracts on the sale of the house; however I hope that the advice set out below is still useful at this stage.

In assessing your proposals I visited the site on 29th October. I am also mindful of the permitted development rights set out in Class A of the General Permitted Development Order (GPDO) 2008, the relevant adopted policies of the adopted Districtwide Local Plan (DWLP) and the Supplementary Planning Guidance (SPG) on Extensions and Alterations to Dwellings.

The property is located within the settlement boundary of Sawley (policy G4 of the DWLP), which lies within the Area of Outstanding Natural Beauty (Policy ENV1 and G5 of the DWLP). The property also lies within the Conservation Area boundary (Policy ENV16 of the DWLP), and area in which development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials.

Policy G1 of the DWLP sets out that proposals will be expected to provide a high standard of building design and landscape quality, whilst safeguarding residential amenity.

Proposal A: Increase the ridge height to align with the neighbouring property & Proposal B: Add dormers on the front elevation as per neighbouring property

In relation to increasing the ridge height of the bungalow to that of the property next-door 'Monks Lodge', having considered the relevant policies set out above, I consider that this would be acceptable in principle. The increased ridge height should follow the same design of the existing roof profile and should be pitched.

In relation to the addition of the proposed two new dormers in the front elevation, I do not have drawings of these with the pre-application enquiry information. However, I would advise that these should be small picked dormers, set back from either edge of the roof and set below the ridge line in the manner displayed at 'Monks Lodge'. It is

particularly important in this AONB, conservation area location that these do not dominate the house or the wider street scene.

Proposal C: Add dormers on the rear of the property (as shown on rear elevation drawing included with enquiry information)

In relation to the proposed dormers on the rear elevation, whilst I do not object to these in principle, I consider the design of these to be overly dominant and would prefer to see these reduced in size. The materials used for the proposed dormer roofs should match that of the existing slate roof.

Proposal D: Increase the property at ground level from 162m to 208m to allow for a garage, utility room and small extension to existing conservatory

From the drawing provided with the request for pre-application advice, it is possible to assess the overall increase in the size of the unit. Whilst the property is within a conservation area, I do not feel this will increase the mass of the unit to the extent where the alteration to the dwelling is highly prominent and do not consider that this increase is likely to harm the amenities of neighbours. It is important that the development remains appropriate to the plot size and does not result in a cramped appearance and based upon the drawing provided, I consider that this would be achievable.

Design features which are not in keeping with the original house and the village of Sawley should not be introduced, and as stated above the materials used should match those of the existing building. If a subsequent application is forthcoming, the Council will require plans clearly indicating the type of materials to be used and also samples of the materials for prior approval.

As you propose the number of bedrooms to increase, there will also be a requirement to provide enough off street parking to accommodate two parked cars.

Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre-application enquiry, which sought guidance on the general principle of making alterations to an existing dwelling on the site.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

Yours sincerely



Diane Cafferty
Pre-planning Advice Officer

Mr R Huntingdon
AEW Architects
Century Buildings
St Mary's Parsonage
Manchester
M3 2DF

Mr and Mrs Horrocks

56 Woodfield Avenue
Accrington
Lancashire
BB5 2PJ

26 January 2013

Job ref: B 1252

Dear Mr and Mrs Horrocks

Re: Daylight scoping survey (bats): Glenburn, Sawley, Clitheroe, BB7 4LE

Introduction

You have requested a protected species survey as a condition of a planning application to Ribbles Valley Borough Council (RVBC) for a proposed building extension requiring modifications to the existing garage, part of the main roof void, roof verges and fascia-soffits as located in figure 1 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 daylight scoping survey was undertaken on Friday 25 January 2013 between 14.00 and 14.45. The weather at the time of the survey was cold, dry and overcast (maximum temperature: 2.7°C, cloud cover: 100%, rain: nil, wind: light SE) providing satisfactory conditions for a site scoping (winter) survey.

Survey methodology

The survey includes both internal and external inspections of the property; the existing building is shown in figures 1 to 6 below; the approximate location of the proposed building extension is shown in figures 1 to 3.

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.

Non-invasive survey methods were used to assess the use of the property by protected species (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.

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

Survey constraints

Crevice-roosting bat species are occasionally overlooked, particularly in situations where solitary bats are able to conceal themselves within cavity walls or beneath wall cladding materials and roofing materials.

Bats tend to be highly mobile mammals; pipistrellus, plecotus and myotis species frequently change roost sites, particularly during spring, summer and autumn.

Evening emergence and dawn swarming activity / acoustic bat activity surveys have not been undertaken.

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

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: 20122876 (August 2012), Conservation, Science and Education.

Desktop study (10km squares: SD 73 and SD 74)

Pre-survey data searches include: (1) data trawl on protected species (ie. any locally significant bat roosts) (2) information on local, regional and national wildlife / conservation designations (3) information relating to previous EPS surveys carried at the property or at neighbouring properties.

A local data search was carried to identify any relevant records of bat activity within 0.5km of the site. The following bat species are known to be present within the wider district:

Myotis sp.

Natterer's bat	(<i>Myotis nattereri</i>)
Whiskered bat / Brandt's bat	(<i>M. mystacinus</i> / <i>M. brandtii</i>)*
Daubenton's bat	(<i>M. daubentonii</i>)* ¹

Plecotus sp.

Brown long-eared bat	(<i>Plecotus auritus</i>)* ¹
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Pipistrellus sp.

Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)* ¹
Soprano pipistrelle	(<i>P. pygmaeus</i>)* ¹

Nyctalus sp.

Noctule bat	(<i>Nyctalus noctula</i>) ¹
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*NBN data ¹EED data

National Biodiversity Network (NBN) and NLBG database records, whilst indicative of the bat species 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.

Pre-existing information

There are no records of roosting bats at this property (SD 776 463) or in neighbouring buildings within 250m of the site. The nearest recorded bat roosts (common pipistrelle) located within properties are at SD785 460 (Greenhead Farm) and SD 769 463 (Foxley Bank).

Although the property is not adjacent to any designated wildlife and conservation site; the property is located close to the boundary of the Forest of Bowland AONB and is within 250 metres of the River Ribble.

Description of the property

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The property is a modern-style detached bungalow with cavity wall construction and duo-pitched rafter-with-purlin roof. External walls are rendered above the stone-faced foundation plinth and the property has double-glazed sealed unit uPVC windows and doors throughout.

Although timber fascias and box soffits are generally well-sealed, there are signs of water damage / rot in some areas. Roof verges are mostly well-pointed; several small gaps are evident on the south gable end.

The concrete tile roof is lined with bitumen and hessian felt; there is also some breathable roofing membrane visible on the lower eaves sections of the garage roof on the front elevation.

The enclosed roof void is dark, cool, dry and relatively well-ventilated; the roof void extends over the entire length of the property and over the integral garage; glass fibre insulation material is present between first floor ceiling joists (figure 6). Internal walls are constructed in block work and brick (figures 4 and 5).

A lean-to sun-lounge / conservatory with uPVC windows and doors and mono-pitch laminate roof (figure 2) is located on the rear elevation. Additionally there are two small dilapidated garden sheds (figure 3) close to the south gable wall; the sheds are open and exposed and have no potential for supporting roosting bats.



Figure 1: Front elevation



Figure 2: Rear elevation



Figure 3: Side elevation

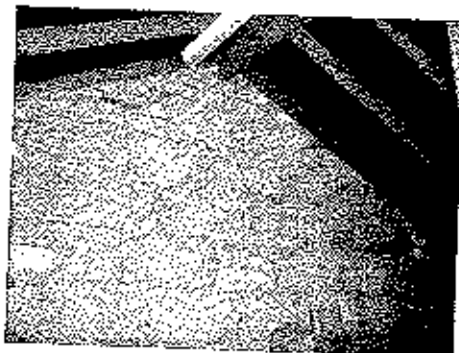


Figure 4:



Figure 5:

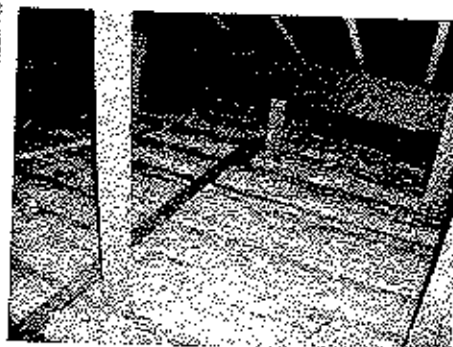


Figure 6:

Proposed works

The proposed works include conversion of the existing integral garage into the living area and extension of the property at the south gable wall. (the approximate locations of proposed works are shown in figure 1).

Location of the property (national grid reference: SD 776 463): elevation: approximately 80 metres).

The site is within a well-established residential part of the village with a neighbouring property on either side. The building is within 10m of the road on the front elevation and there is a long garden to the rear leading to extensive open countryside to the west and south-west along the Ribble valley flood plain

There are no adjacent woodlands, areas of open water or river channels within 200 metres; the nearest significant feeding and foraging habitat for bats is along the Ribble channel 250m west of the site.

Survey results

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There is no evidence of bat activity at the property.

All external features were carefully inspected for evidence of bat droppings and other indicative signs of access by bats, none was found.

There is no evidence of bat activity within the roof void and it is highly unlikely that bats have roosted within any part of the building. The potential of the existing property for supporting roosting bats is relatively low.

Evaluation of results

There is currently no evidence of bat activity at the property.

It is unlikely that breeding or hibernating bats have been present within any part of the building.

All areas of the property have relatively low potential for supporting roosting bats.

The overall scale of impact of the development on local bat populations is likely to be negligible.¹

There are no existing records of bat activity at this property or within neighbouring properties within 250 m.

Further survey work (acoustic bat surveys / emergence and bat activity surveys) is not recommended.²

¹ The scale of main impacts at site level on bat populations – Table 6.1. p37 - Guidelines for proportionate Mitigation, (Bat Mitigation Guidelines, 2004).

² Flow chart depicting the process for deciding what level of survey is necessary, (BCT, Bat Surveys, 2007, p24)

Main recommendation

It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats.

SUMMARY

There is **no evidence** of roosting bats at this property.

An EPS development licence is **not required**.

The proposed building alterations are **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.

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

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. EPS Licence requirement	Not required
4. Method statement	Not required
5. Removal of roof tiles	Although it is unlikely that roosting bats will be exposed during the proposed works, site contractors and project managers should be aware that solitary roosting bats are occasionally found beneath roof tiles, roof verges, ridge tiles, lead work flashing, fascia boards and soffits.
6. Accidental exposure of bats	In the 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.
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. General advice on bats	If you require further advice on bats during the proposed building operations or if you find any injured bats roosting bats, 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. Bat Conservation Trust (BCT) helpline number: 0845 1300 228
9. Emergency advice:	Call David Fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile)
10. Post-development monitoring	Not required

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, AJ 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

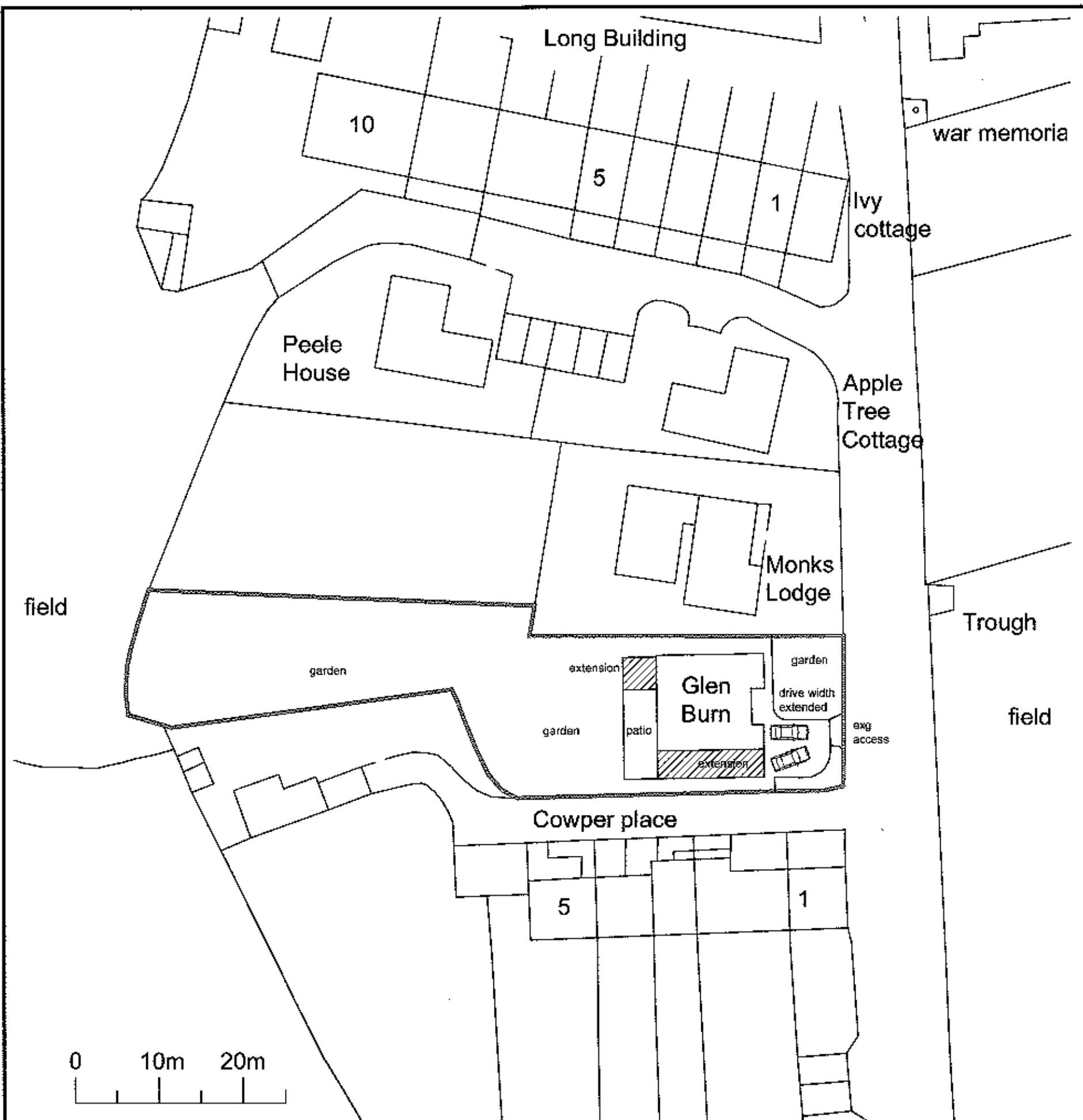
For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact 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.

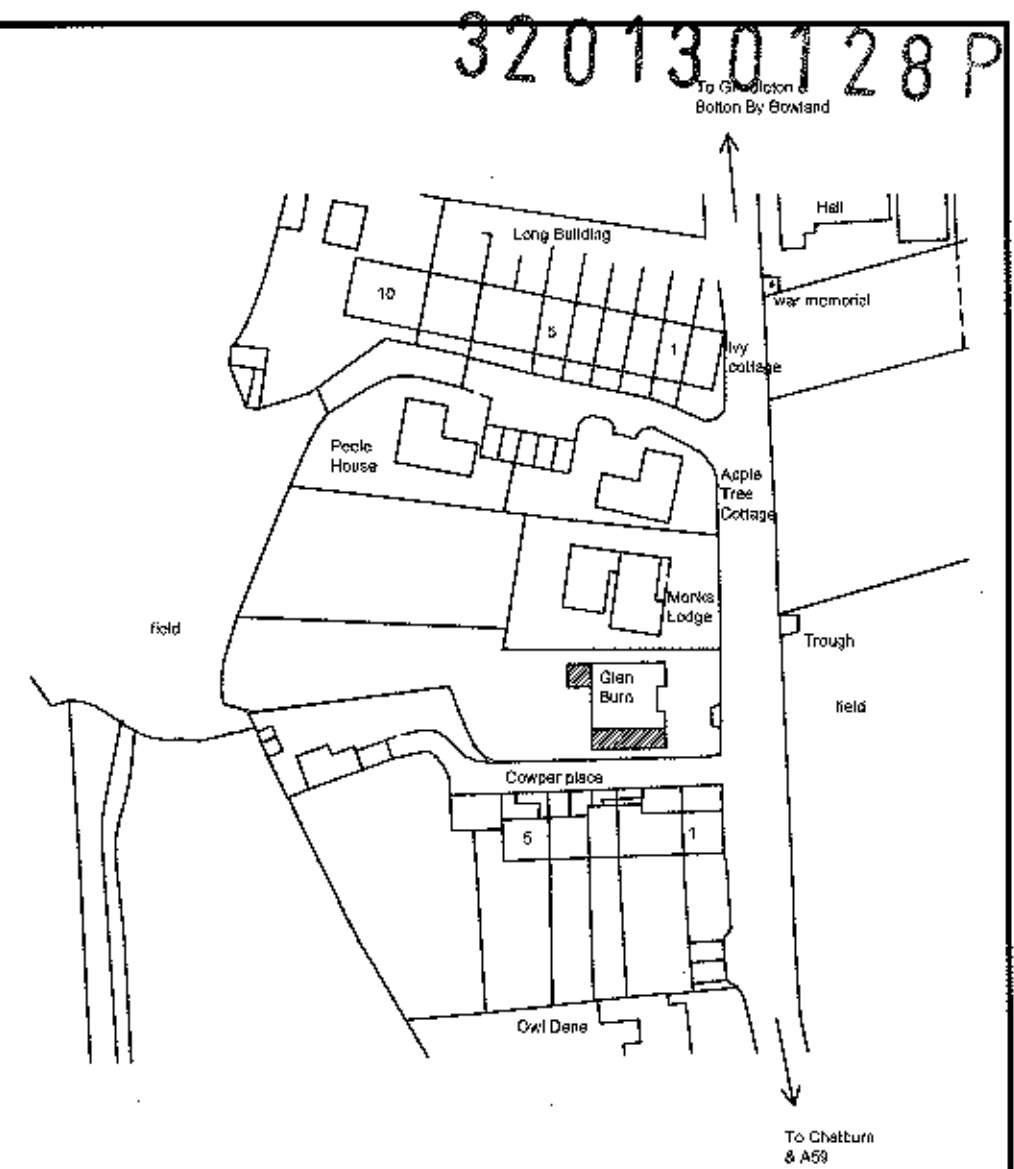
Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".*

*(Tony Mitchell-Jones, 2004)

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



Site Plan Scale 1:500



Location Plan Scale 1:1250

North



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**NCW Design
Associates Ltd**
44 Applecross Drive,
Burnley, Lancs. BB10 4JP
(01282) 411328
07891 135784



Address
**Proposed Extension,
Glenburn, Sawley, BB7 4LE**

Description
Proposed Location & Site Plan

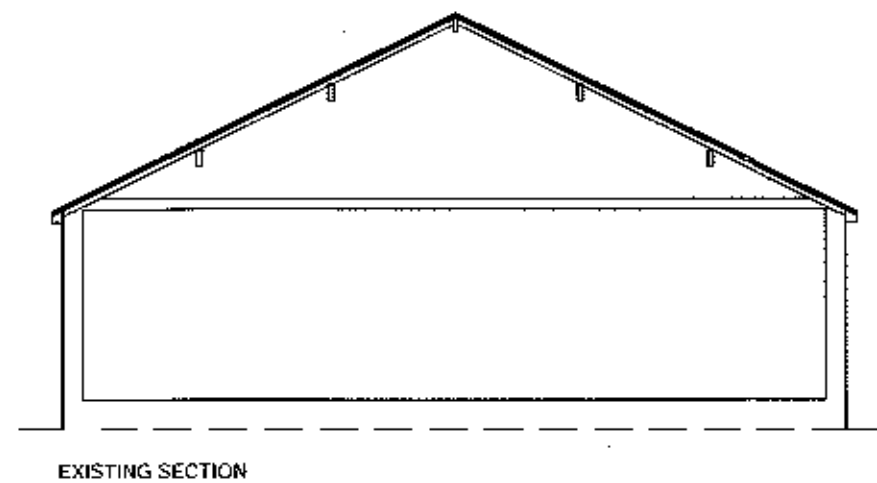
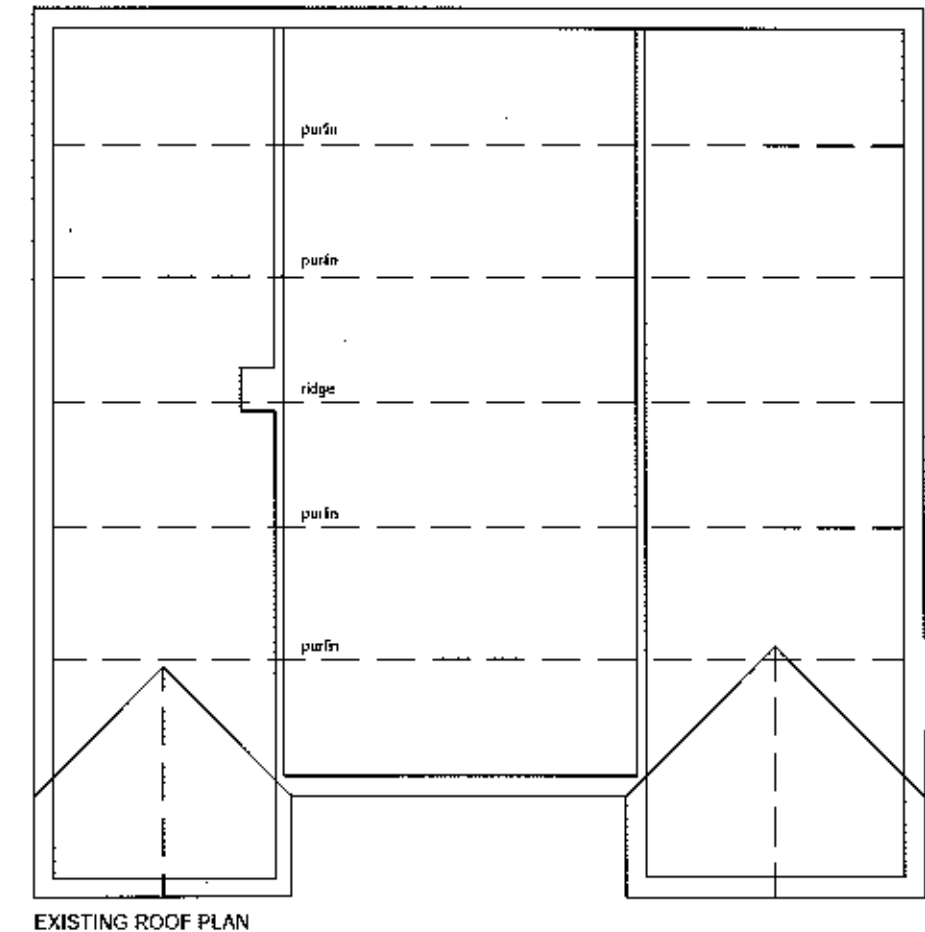
Client
Mr. & Mrs. P. Horrocks

Scale
1:500 & 1:1250 @ A3

Date
Dec '12

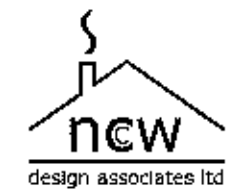
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215/05

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NCW Design Associates Ltd
44 Applecross Drive,
Burnley, Lancs. BB10 4JP
(01282) 411328
07891 135784



Address
Glenburn, Sawley, BB7 4LE

Description
Existing Plans & Section

Client
Mr. & Mrs. P. Horrocks

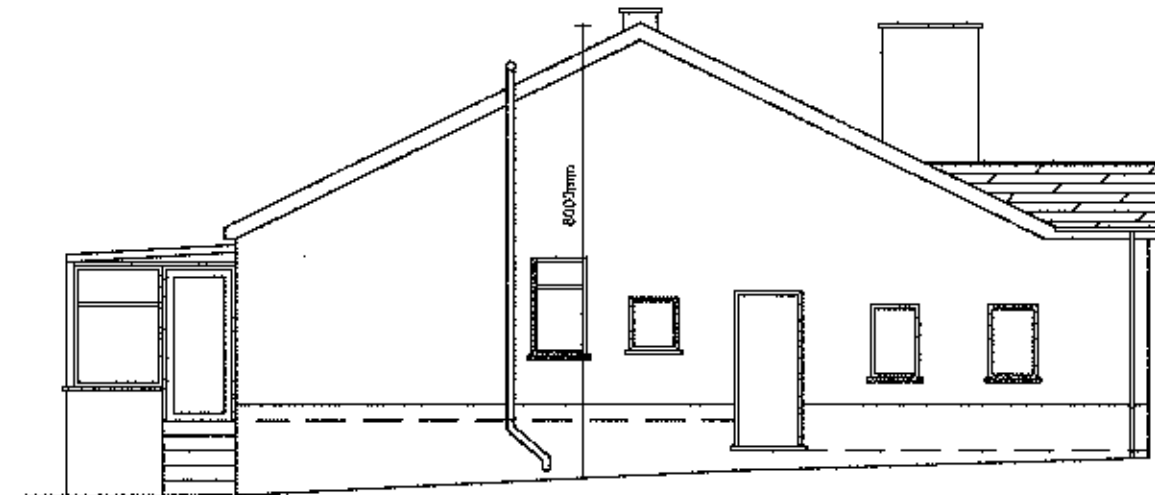
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Date
Sept '12

Drawing No
215/01

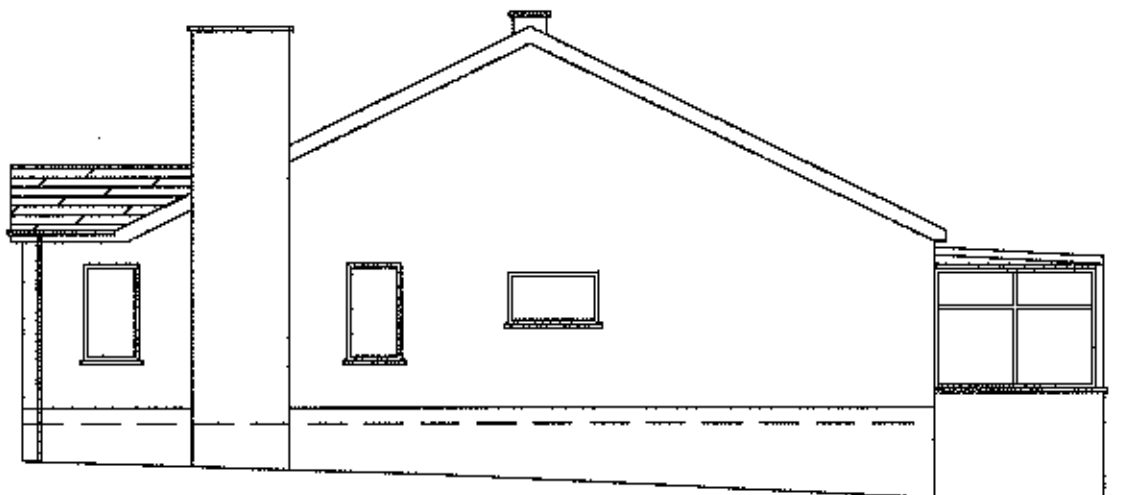


EXISTING FRONT ELEVATION (EAST)

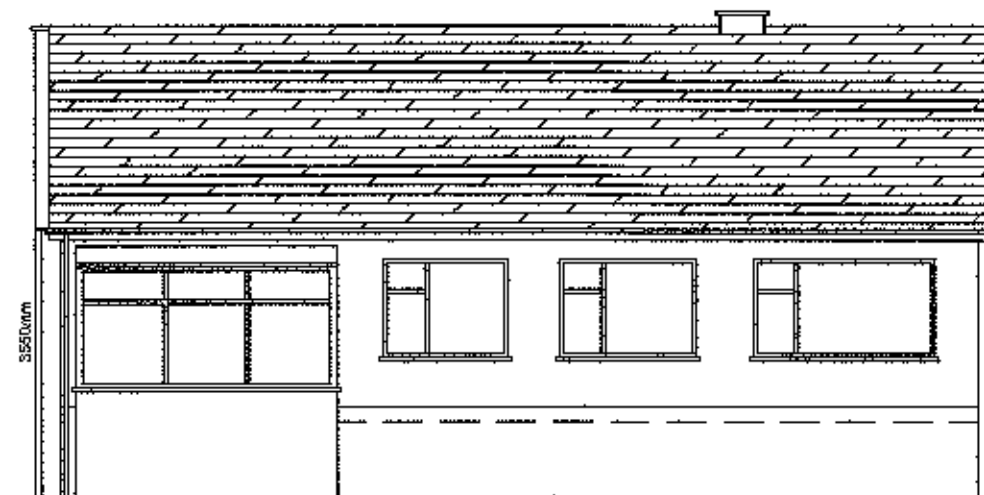
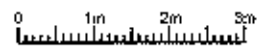


EXISTING SIDE ELEVATION (SOUTH)

320130128P



EXISTING SIDE ELEVATION (NORTH)



EXISTING REAR ELEVATION (WEST)

**NCW Design
Associates Ltd**
44 Applecross Drive,
Burnley, Lancs. BB10 4JP
(01282) 411328
07891 135784



Address

Glenburn, Sawley, BB7 4LE

Description

Existing Elevations

Client

Mr. & Mrs. P. Horrocks

Scale

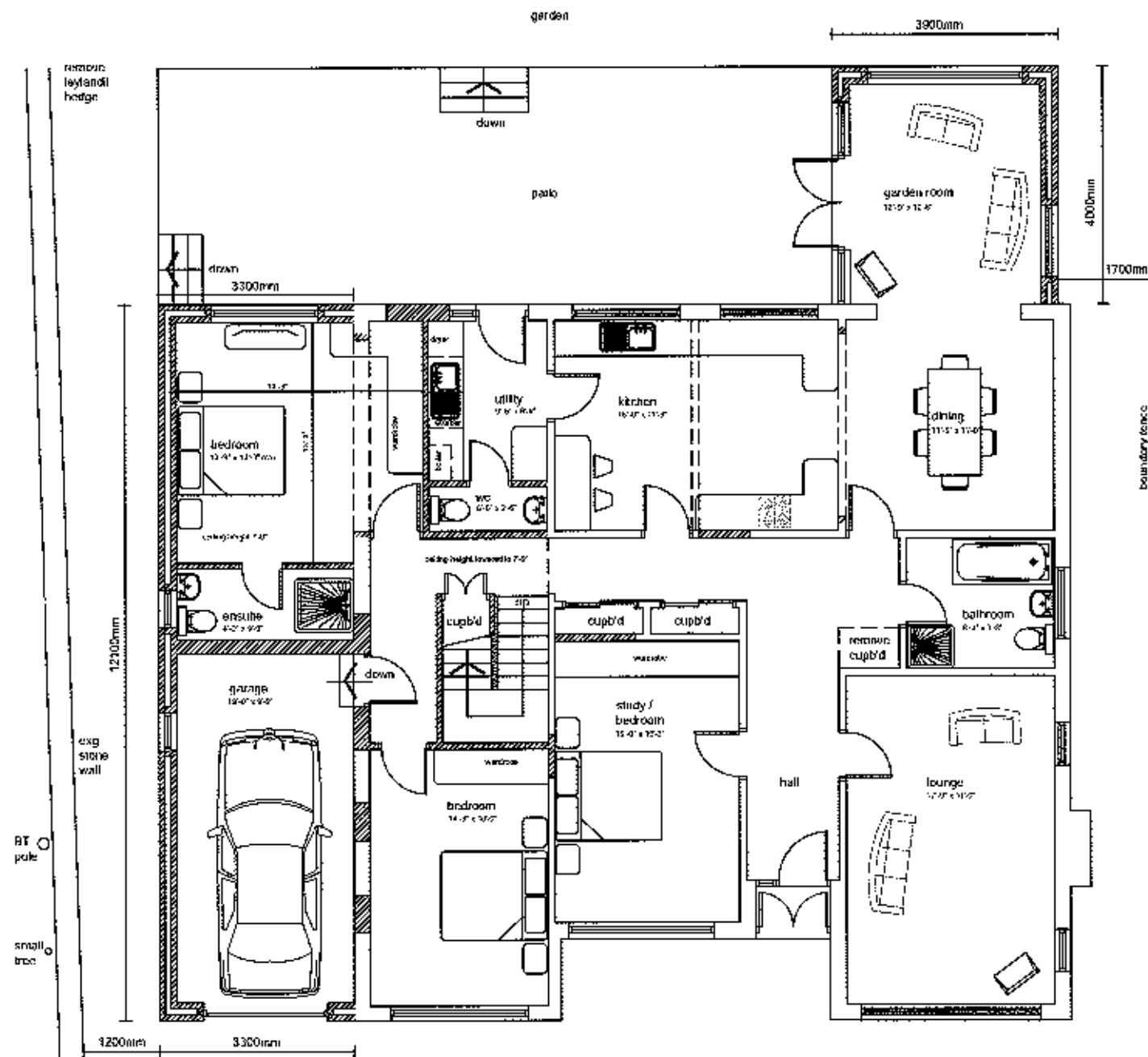
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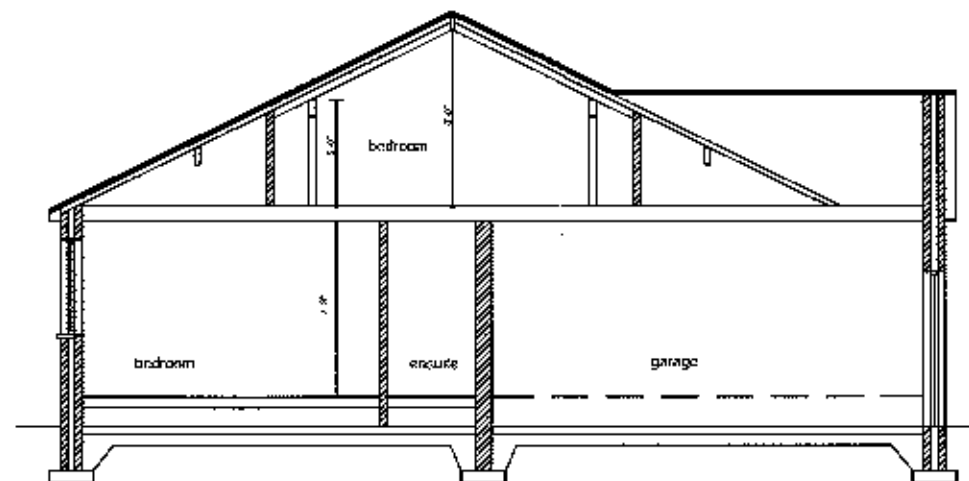
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Drawing No

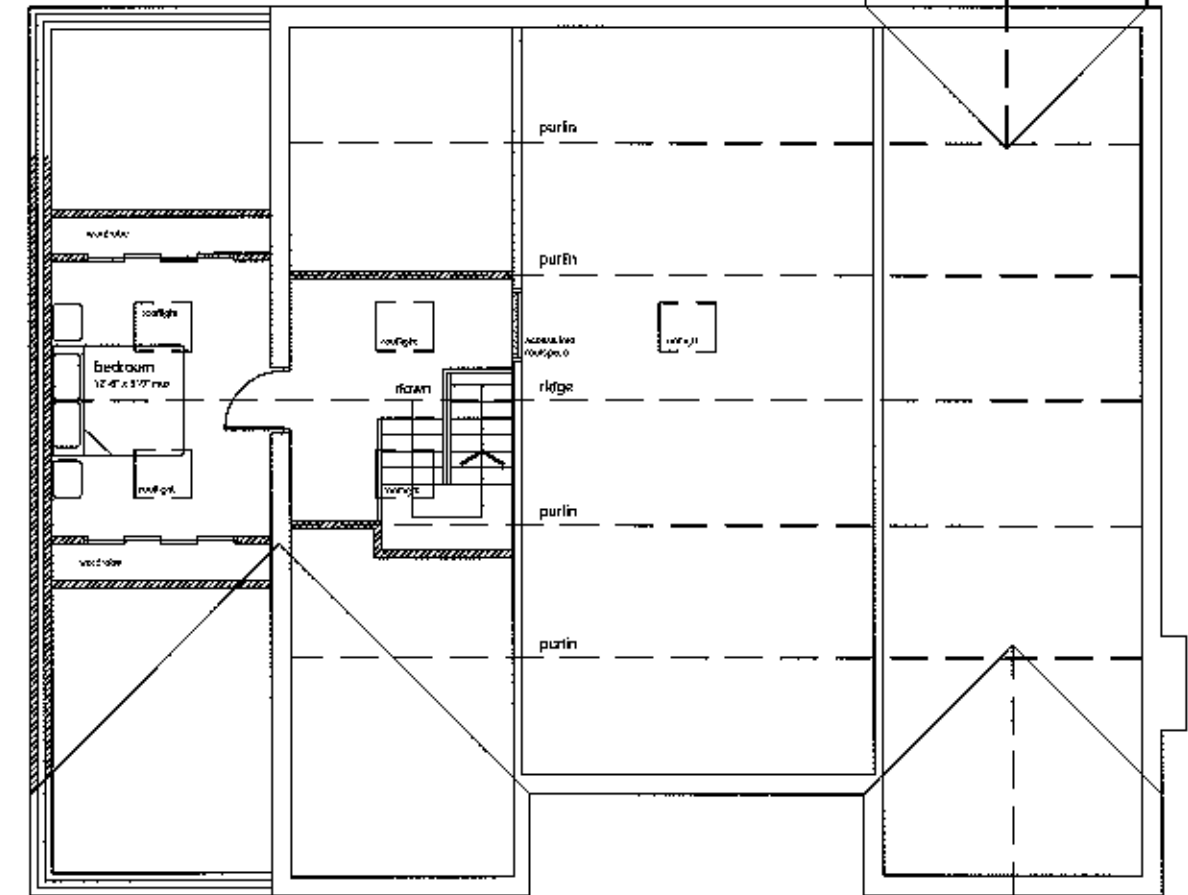
215/02



PROPOSED GROUND FLOOR PLAN



PROPOSED SECTION



PROPOSED ROOF PLAN / FIRST FLOOR PLAN



320130128P

NCW Design Associates Ltd
44 Applecross Drive,
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(01282) 411328
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Address
Proposed Extension
Glenburn, Sawley, BB7 4LE

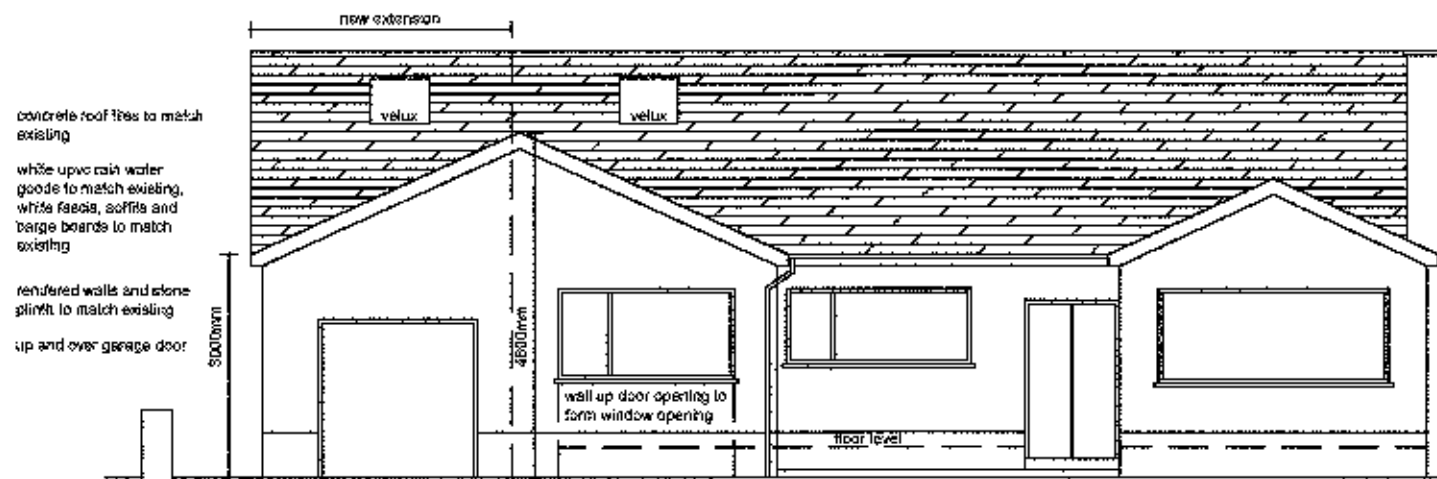
Description
Proposed Plan

Client
Mr. & Mrs. P. Horrocks

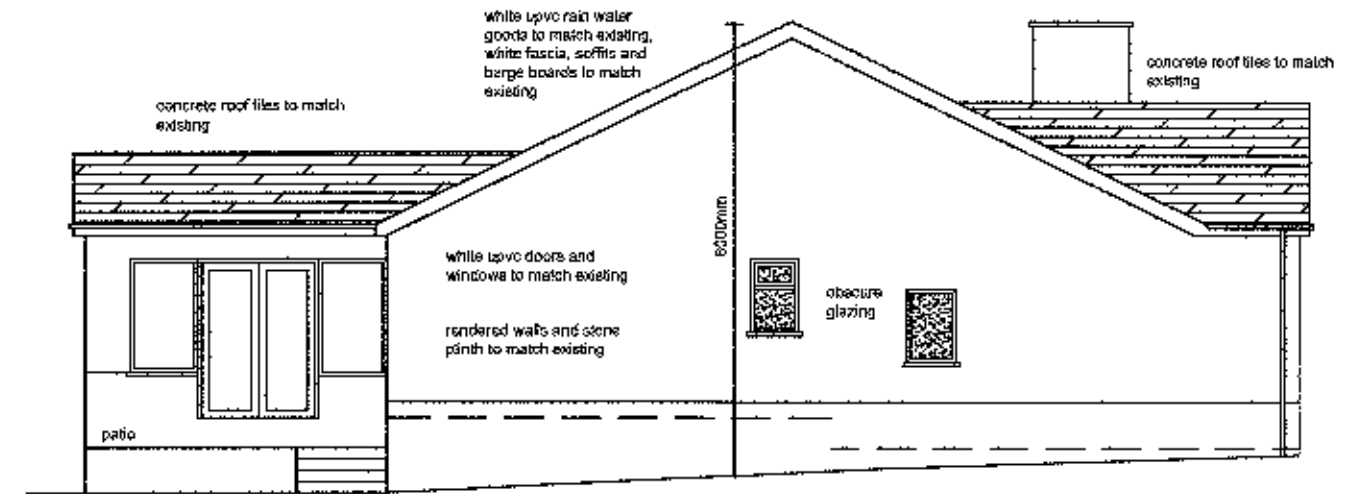
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Date
Sept '12

Drawing No
215/03

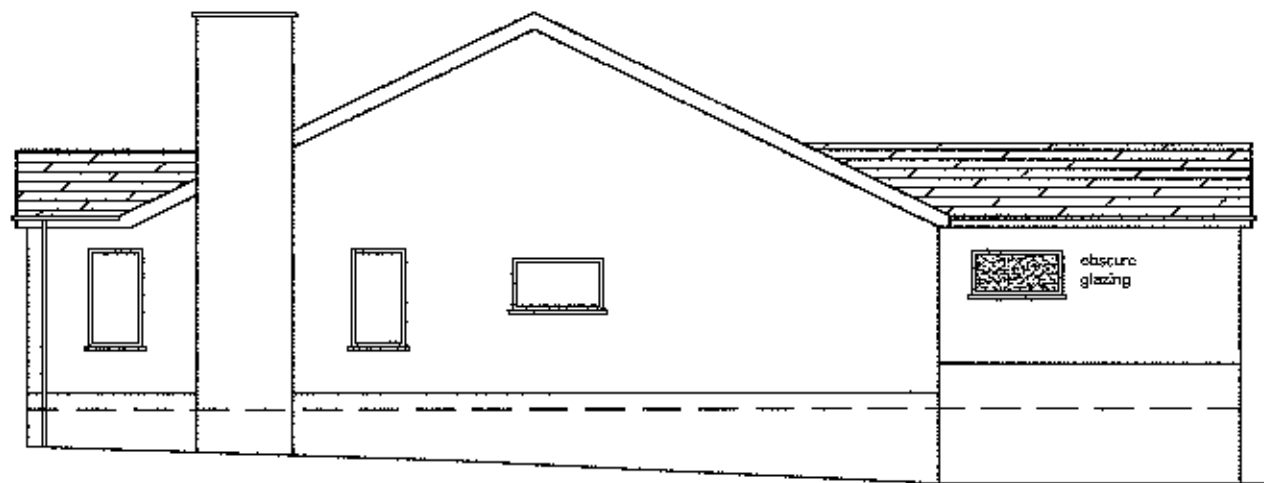


PROPOSED FRONT ELEVATION (EAST)

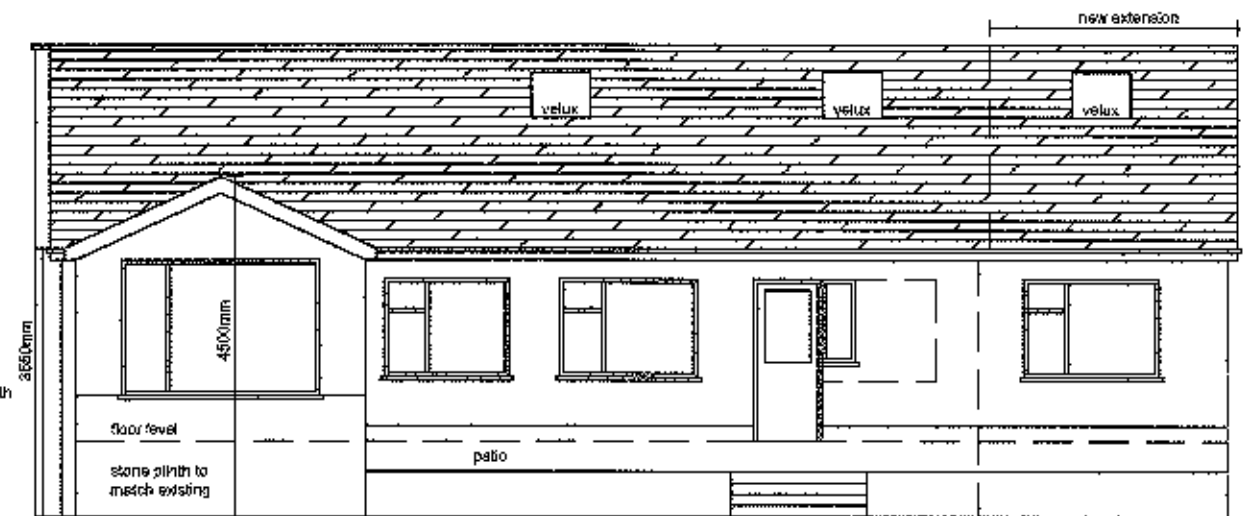


PROPOSED SIDE ELEVATION (SOUTH)

320130128P



PROPOSED SIDE ELEVATION (NORTH)



PROPOSED REAR ELEVATION (WEST)



**NCW Design
Associates Ltd**
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07891 135784



Address
Proposed Extension,
Glenburn, Sawley, BB7 4LE

Description
Proposed Elevations

Client
Mr. & Mrs. P. Horrocks

Scale
1:100 @ A3

Date
Dec '12

Drawing No
215/04