



RIBBLE VALLEY
BOROUGH COUNCIL

22 JAN 2013
PLANNING DEPARTMENT

For office use only

Application No.

Date received

321130130P

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: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

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: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text" value="01254"/>	<input type="text" value="852136"/>	<input type="text"/>

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe the proposed works:

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:	<input type="text" value="7"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Elswick Gardens"/>		
	<input type="text" value="Mellor"/>		
Town/City:	<input type="text" value="Blackburn"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="BB2 7JD"/>		

Description:

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

Easting:	<input type="text" value="364974"/>
Northing:	<input type="text" value="431093"/>

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

Is a new or altered vehicle access proposed to or from the public highway?	<input type="radio"/> Yes <input checked="" type="radio"/> No	Is a new or altered pedestrian access proposed to or from the public highway?	<input type="radio"/> Yes <input checked="" type="radio"/> No	Do the proposals require any diversions, extinguishment and/or creation of public rights of way?	<input type="radio"/> Yes <input checked="" type="radio"/> No
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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:

RECONSTRUCTED STONEMWORK
GREY PAINTED ROUGHCAST RENDER

Description of *proposed* materials and finishes:

RECONSTRUCTED STONEMWORK TO MATCH EXISTING
GREY PAINTED ROUGHCAST RENDER TO MATCH EXISTING

11. (Materials continued)

321130130P

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

GREY FLAT PROFILE CONCRETE INTERLOCKING ROOF TILES

Description of *proposed* materials and finishes:GREY FLAT PROFILE CONCRETE INTERLOCKING ROOF TILES
TO MATCH EXISTING**Windows - description:**Description of *existing* materials and finishes:

WHITE UPVC

Description of *proposed* materials and finishes:

WHITE UPVC IN STYLE TO MATCH EXISTING

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

WHITE UPVC

Description of *proposed* materials and finishes:

WHITE UPVC

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:

12-SMR-EX01 EXISTING PLANS & ELEVATIONS
12-SMR-PL01 PROPOSED FLOOR PLANS & ELEVATIONS
12-SMR-PL02 SITE PLAN & ROOF PLAN**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: PHIL Surname: ROBINSON

Person role: Agent Declaration date: 22/01/2013 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: PHIL Surname: ROBINSON

Person role: Agent Declaration date: 22/01/2013 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 22/01/2013

H.M. LAND REGISTRY

TITLE NUMBER

LA 592180

ORDNANCE SURVEY
PLAN REFERENCE

SD 6430

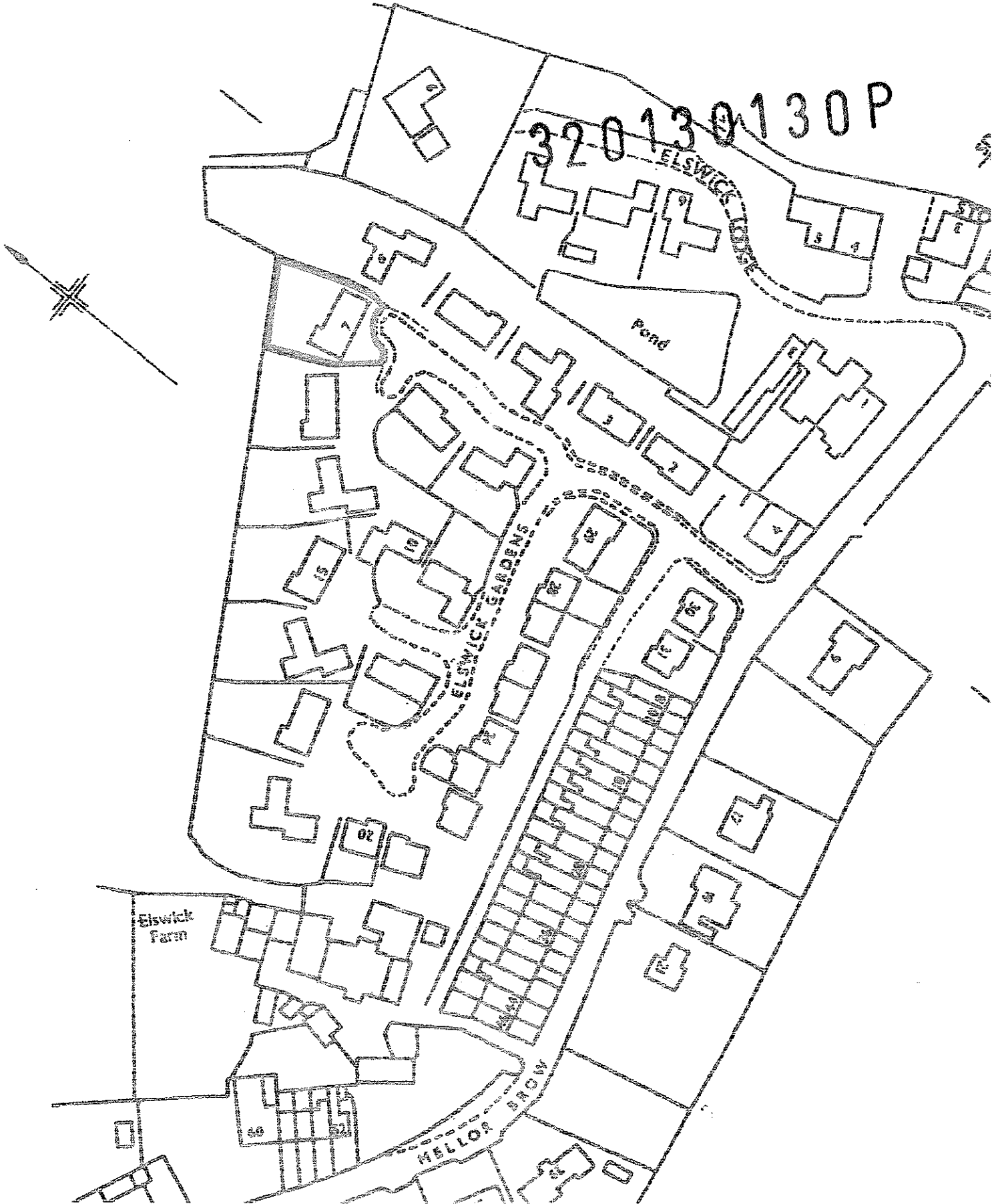
SECTION D

Scale
1/1250 Enlarged fi

COUNTY LANCASHIRE

DISTRICT RIBBLE VALLEY

© Crown copy



earthworks environmental design

9 Poorsland Barn, Slaidburn, Clitheroe. Lancashire. BB7 3AE
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

Mr P Shepherd and Mrs I Sumner

321130130P

7 Elswick Gardens
Mellor
Blackburn
BB2 7ER

27 January 2013

Job ref: B 1254

Dear Mr Shepherd and Mrs Sumner

Re: Daylight scoping survey (bats): 7 Elswick Gardens, Mellor, Blackburn, Lancashire, BB2 7ER.

Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed building alterations requiring modifications to part of the existing roof, roof void, verges and fascia-soffits on the side elevation of the property 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 10.15 and 11.15. The weather at the time of the survey was cold, dry and overcast (maximum temperature: 0.5°C, cloud cover: 100%, rain: nil, wind: moderate SE breeze) providing satisfactory conditions for a 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 7 below. The approximate location of the proposed works is outlined in figure 1 (red broken line).

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.

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. Occasionally bats are found hibernating in summer roost locations.

Although it is usually possible to establish the presence of roosting, feeding and foraging bats using non-invasive survey methods, it is extremely difficult or more likely impossible to prove their absence.

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 63 and SD 73)

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 EPS surveys previously 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

Limitations of the data search

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 existing records of roosting bats at this property (SD 649 311) or in neighbouring buildings within 250m of the site. Although at least seven bat species are known to be present within the 10km square (SD63), there are no records of significant bat roosting, feeding or foraging activity within 1000m of the site.

Description of the property

The property is a detached two storey house (built 1980's) with brick and block work cavity wall construction and duo-pitched timber-trussed roofs. The property has a single storey integral garage with duo-pitched roof on the east gable in addition to a single storey sun-lounge / conservatory on the rear elevation (figure 1) with laminate roof and uPVC windows and doors.

There are two enclosed roof voids: (1) the main roof void is insulated throughout with a rockwool-type material (300mm) over the first floor ceiling joists (figure 5). The tiled roof is lined with bitumastic felt and appears to be secure. The roof void is clean, dry and well-ventilated and there is no natural light. (2) The garage roof is also lined with bitumen felt and the loft insulated with glass fibre material (150mm); the void is cool, dry, well-ventilated and there is no natural light.

Externally, all rendered walls are secure; PVC fascia soffits are mostly well-sealed with the exception of two narrow gaps (15 20mm wide) between the box soffit and rendered wall on rear elevation (as indicated by yellow arrow in figure 1). All windows and doors are D/G sealed PVC units.



Figure 1: Location of proposed extension



Figure 2: Front elevation



Figure 3: Garage (front)



Figure 4: Garage (rear)

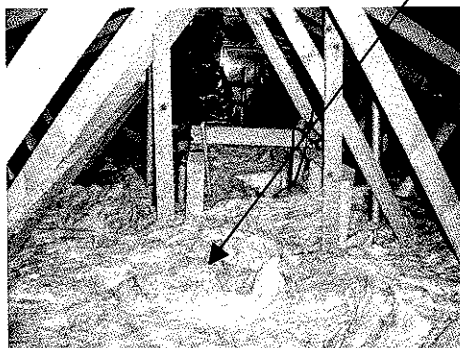


Figure 5:

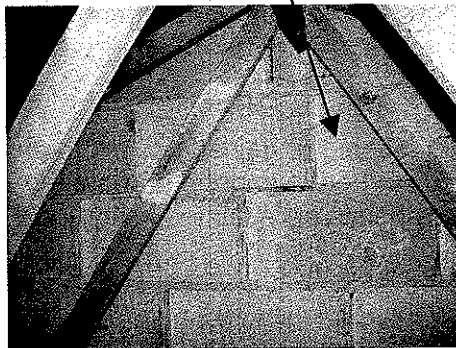


Figure 6:

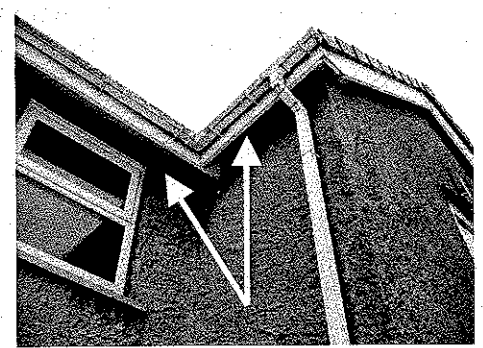


Figure 7: Gaps beneath fascia-soffits

Proposed works

The proposed extension will require modifications to the existing garage roof, main roof and fascia-soffits.

Location of the property (national grid reference: SD 649 311): elevation: approximately 175 metres).

The property is located on the northern fringe of Mellor village in a well-established residential development; the house is adjacent to neighbouring properties of similar age, design and construction and the rear garden borders open countryside providing extensive views over the Ribble Valley to the north and north-west.

The site aspect is relatively open and exposed and there is no adjacent shelter woodland or plantation; there are no areas of open water or water channel nearby and there is no significant feeding, foraging and commuting habitat for bats within 250 metres. The surrounding landscape provides sub-optimal habitat for bats; there is likely to be moderate feeding and foraging habitat within the area particularly on lower ground.

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).

Survey results

There is no evidence of bat activity within any part of the building that is likely to be affected by the proposed building alterations. The roof voids were found to be generally well-sealed and inaccessible to bats and birds, with the exception of an apex roof at the rear of the house (located by blue arrow in figure 1).

There are signs that roosting bats are active within the box soffit and apex roof (located by yellow arrows in figures 1 and 7); a small number of relatively fresh bat droppings are present on the external rendered wall immediately below the soffit indicating access by bats via narrow gaps between soffit and wall.

All other external features of the property were carefully inspected for evidence of bat droppings and other indicative signs of access by bats. There is no evidence of bat activity within the voids and it is unlikely that bats have roosted within the main roof or garage roof. There are no accumulations of bat droppings within either of the roof voids and most areas are well-sealed and therefore inaccessible to roosting bat and birds.

Evaluation of results

There is evidence of roosting bat activity at the rear elevation; the access points are clearly visible beneath the two sections of box soffit as indicated in figure 7. The location of the access points are sufficiently far from the proposed extension and the works are unlikely to cause disturbance to roosting bats.

The presence of bat droppings at this time of year indicates occasional activity over recent months; it is likely that solitary bats are present throughout the year. It is also very likely that numbers of bats will increase during the warmer weather in spring, summer and autumn, when breeding bats may also be present.

The most likely species to be present is the common pipistrelle bat (*Pipistrellus pipistrellus*); bats will normally return to nursery roosts from mid-April onwards and are normally active until August or September; some individuals may be present throughout the autumn period. This species is rarely found within the roof void itself; bats are usually found roosting externally within cavities behind fascia soffits, under roof tiles, ridge tiles and under roofing felt.

There is no evidence that bats have roosted or gained access to any other part of the property and therefore it is highly unlikely that bats will be disturbed during the proposed building works. The building alterations are unlikely to disturb the existing access points as indicated in figures 1 and 7.

The overall scale of impact of this development on local bat populations is likely to be low / negligible. It is unlikely that the proposed works will have any significant impact on roosting bats.

NB. The access gaps between rendered wall and box soffit must be preserved to ensure that bats are not excluded from the roost. It is a legal requirement to inform Natural England (via the Bat Conservation Trust) if you intend to disturb or exclude bats from your property; exclusion is only permissible by licence; if you require further (free) advice you should contact Natural England via the BCT.

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. Preserve existing access points	Bats are currently active within the box soffit and roof verge of the entrance porch; bats are able to access the roost through narrow gaps between the stonework and soffit – NB: THESE ENTRANCE HOLES MUST BE LEFT UNDISTURBED; IT IS ILLEGAL TO PREVENT ACCESS BY BATS WITHOUT FIRST OBTAINING AN EXCLUSION LICENCE.
5. Removal of roofing materials	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)

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

The building operations should avoid any disturbance to the apex roof and fascia-soffits (as indicated in figures 1 and 7) and all existing gaps must be preserved.

It is illegal to exclude bats from a known roost without mitigation / exclusion licence. Further information concerning bats and the law is available from Bat Conservation Trust (BCT). (refer to Appendices – Wildlife legislation page 7).

Further survey work is not recommended (ie. dusk emergence, dawn re-entry and acoustic activity surveys).

SUMMARY

Although there are signs of roosting bats within the roof and soffit on the rear elevation, there is no evidence of access by bats in any part of the building that is likely to be affected by the proposed building operations.

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

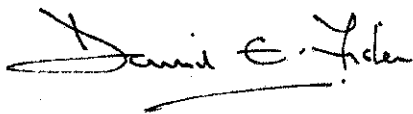
The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

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

Additional roof works not included within the scope of the present planning application may require a licence.

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

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).

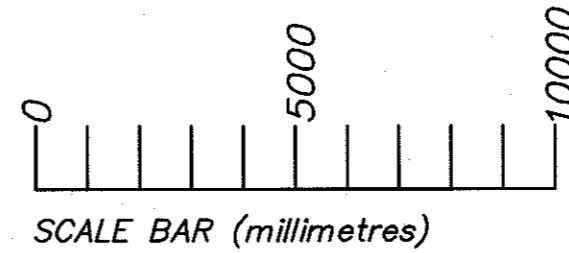
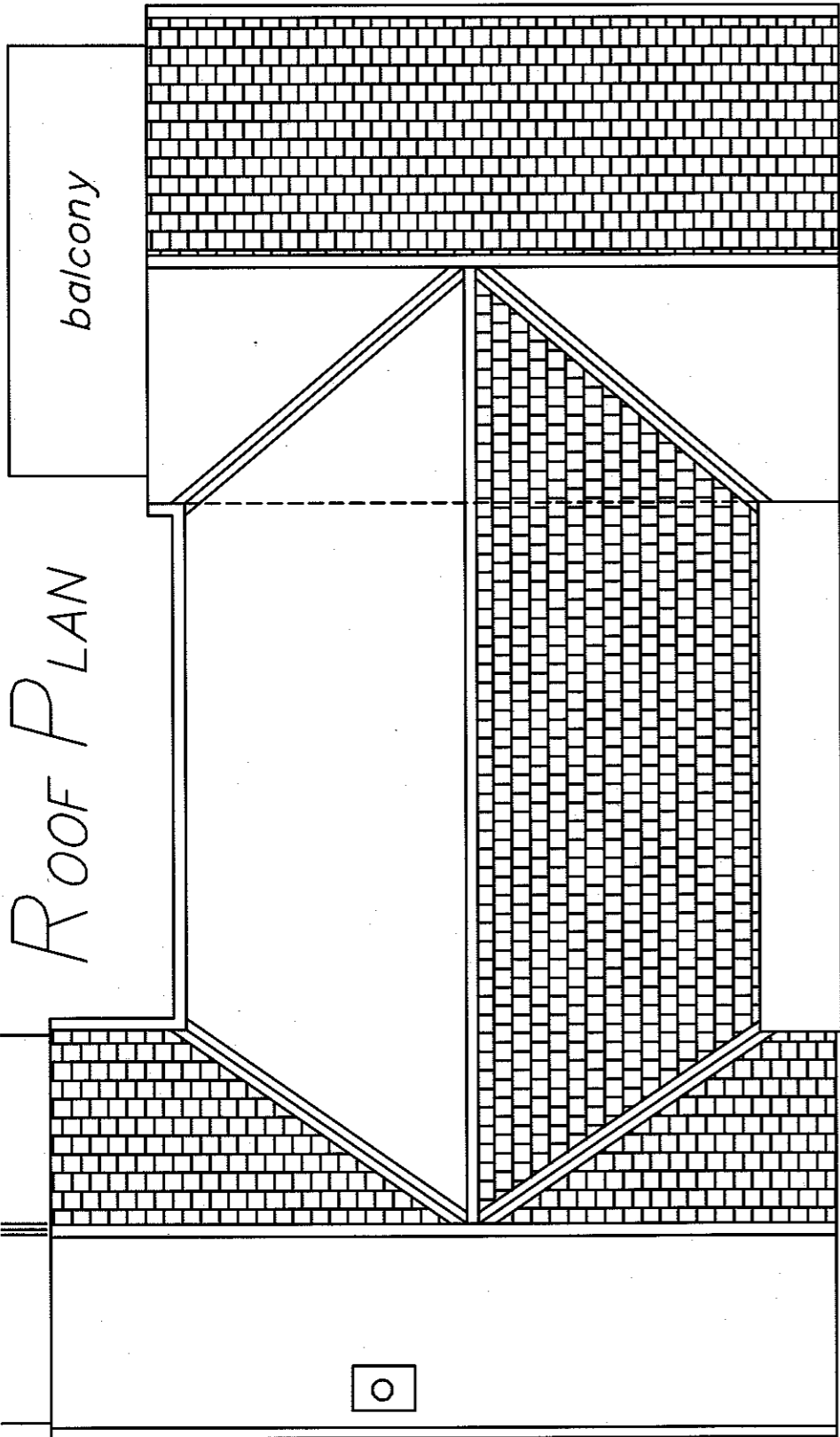
Other references:

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

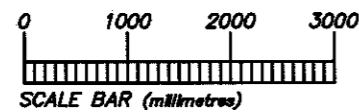
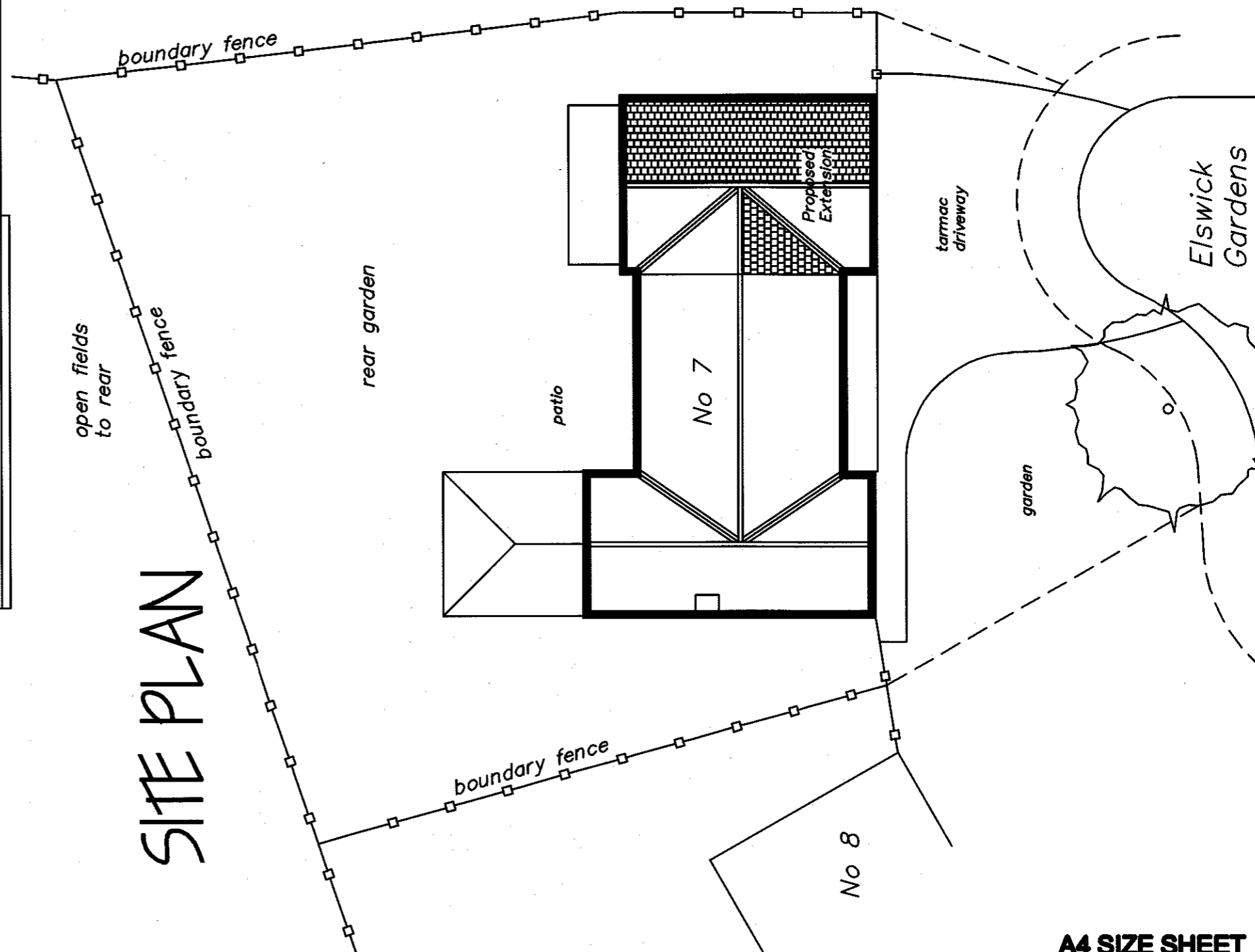
Clarification of the legal duty of Local planning Authorities' to European Protected species: High Court Judgment June 2009: (Wooley v Cheshire east Borough Council) - Bat Conservation Trust.

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

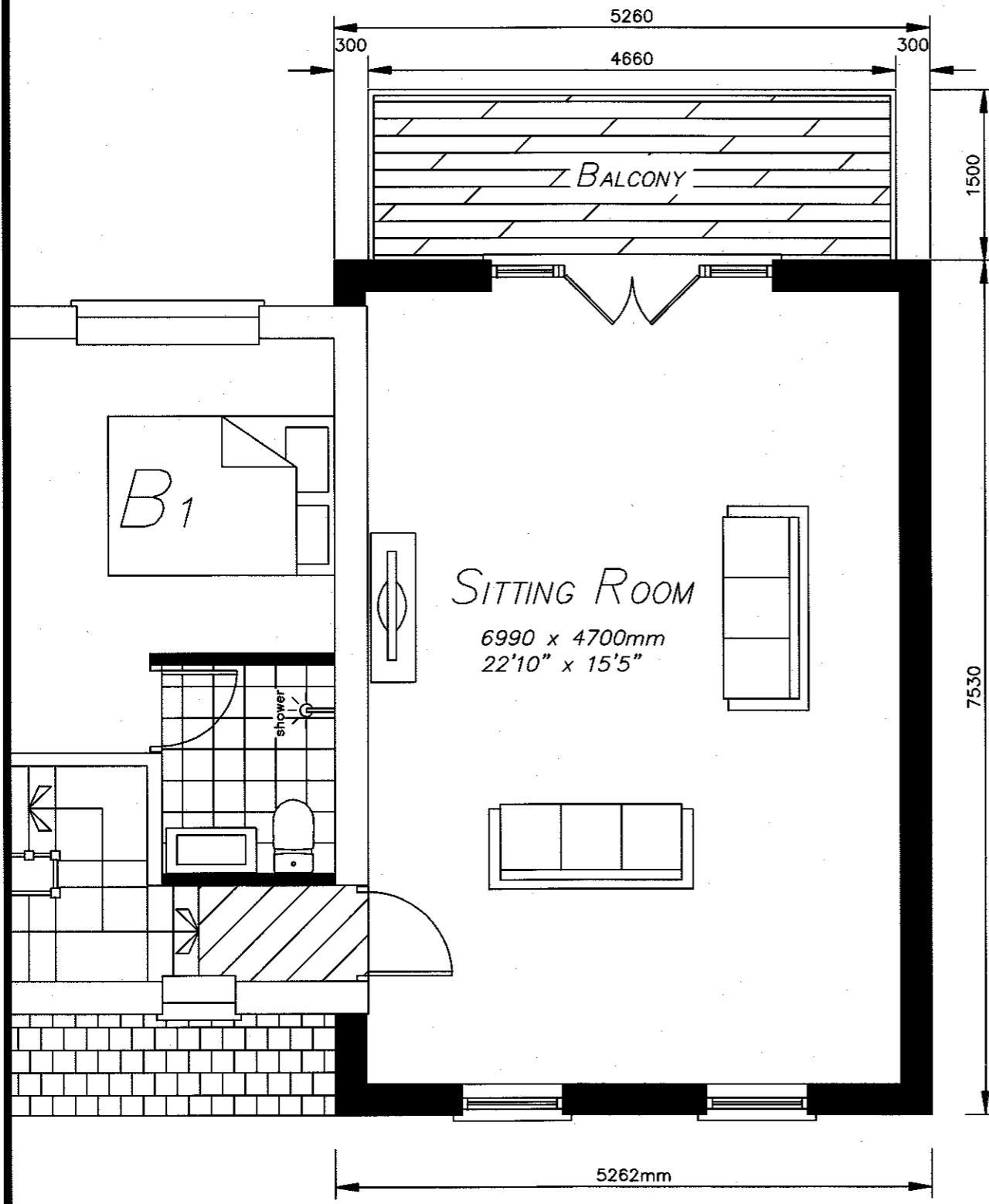
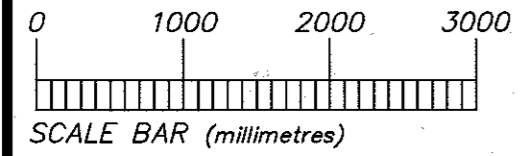


No 6
320130130P



A4 SIZE SHEET

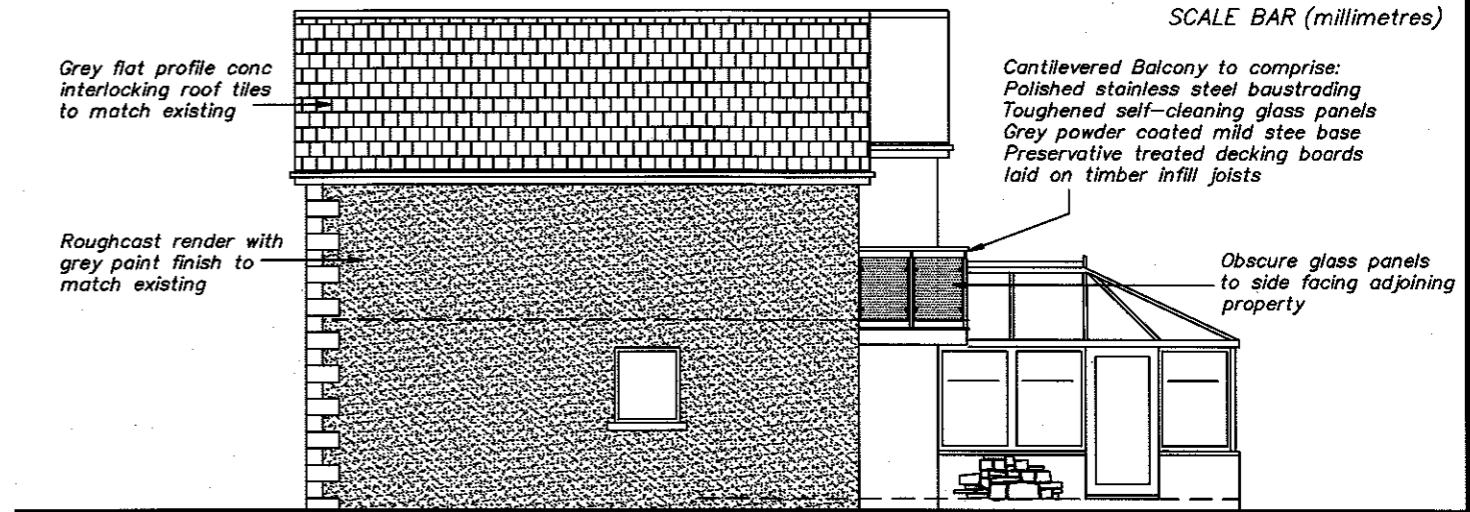
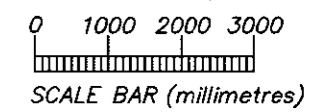
PROJECT		DRAWING NUMBER		REV.		PARTEK DESIGN SERVICES Architectural Consultants 5 DALE HALL LANE, HOBBYTON, PRESTON TEL 01394 552135 07910 518394	
Proposed F/F Extension above Extg Garage at 7 Elswick Gardens, Mellor, Blackburn.		12-SMR-PL02		-			
DATE	DRAWN	SCALE					
JAN. 13	PAR	1:100/200					



PROPOSED FIRST FLOOR



PROPOSED REAR



PROPOSED SIDE



PROPOSED FRONT ELEVATION

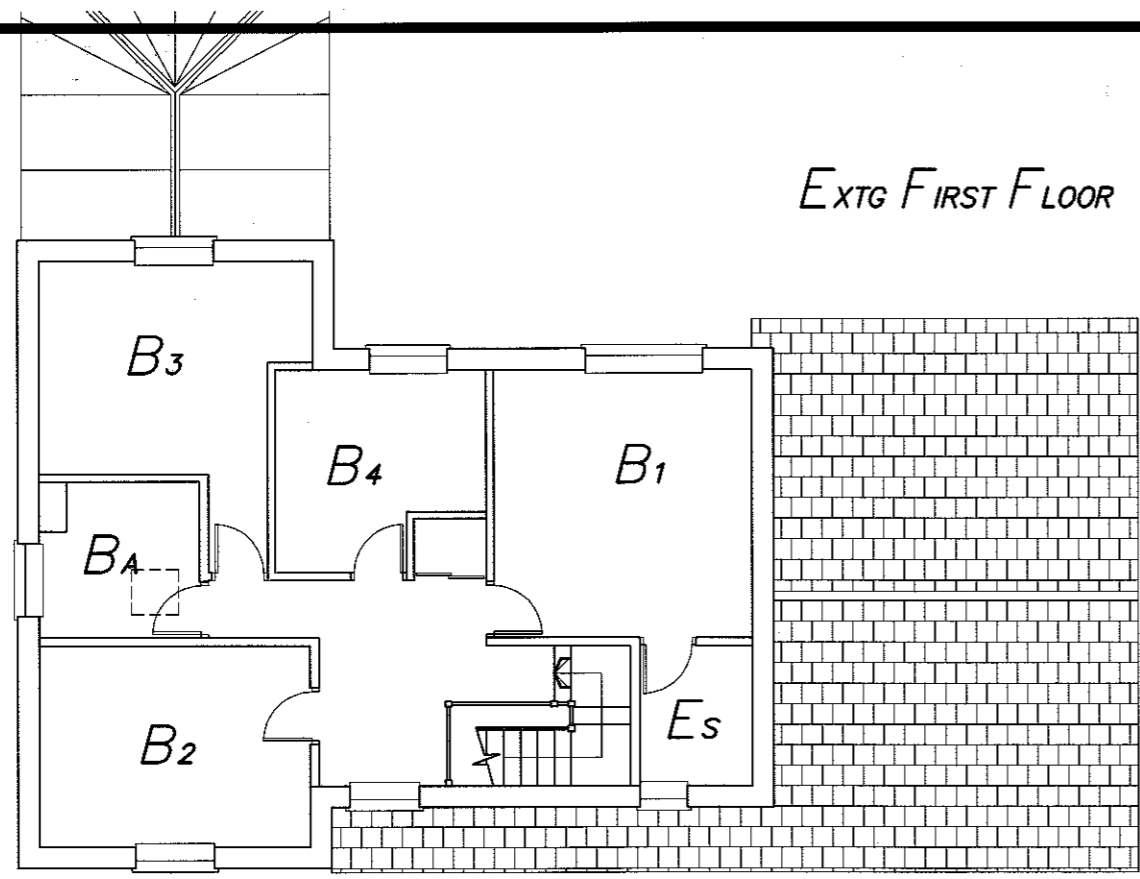
A3 SIZE SHEET

CLIENT
Ms I. Sumner,
7 Elswick Gardens,
Mellor, Blackburn.

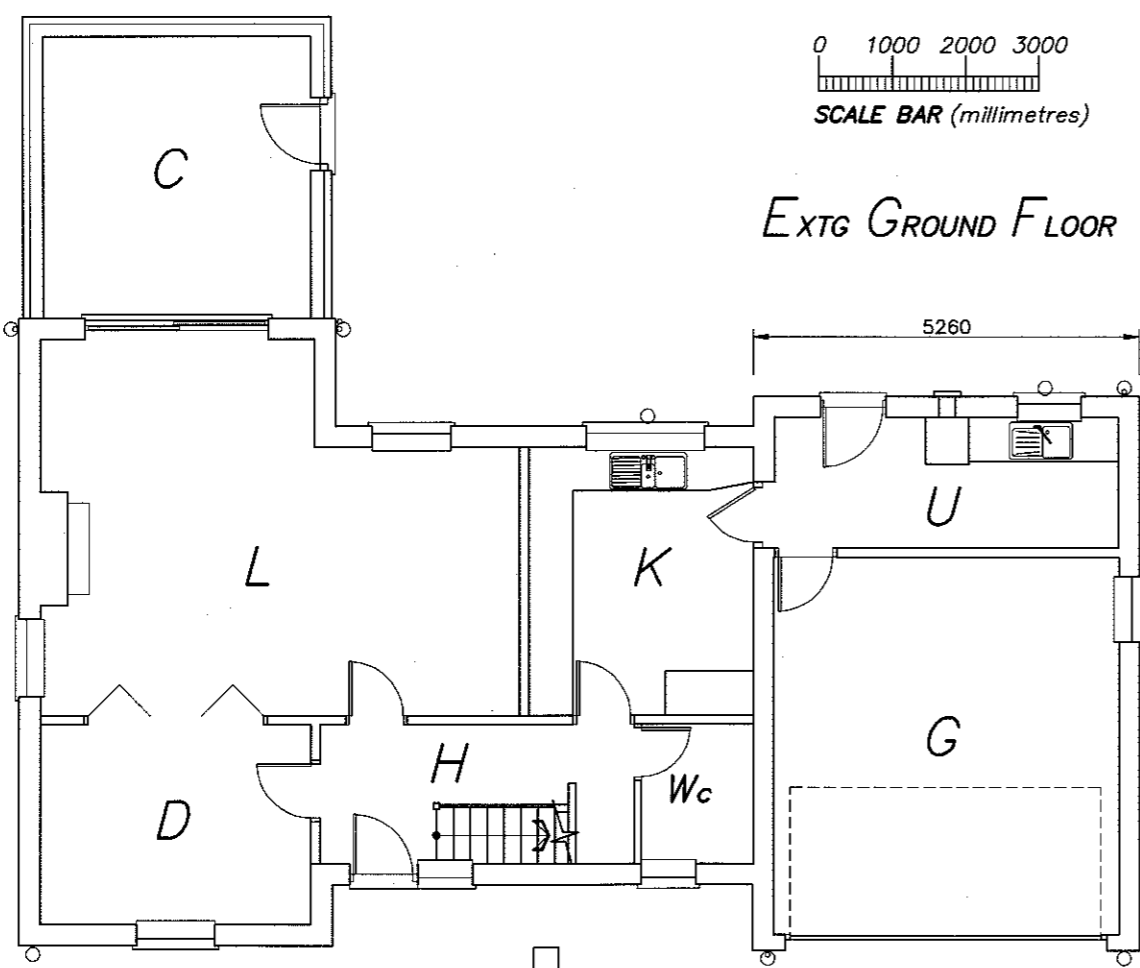
PROJECT
Proposed First Floor Side Extension
above Existing Garage/Utility.
PROPOSED PLANS & ELEVATIONS

DRAWING NUMBER		REVISION
12-SMR-PL01		
DATE	DRAWN	SCALE
JAN 2013	PAR	1:50 / 1:100

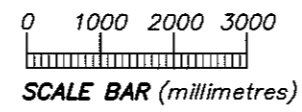
PARTEK DESIGN SERVICES
Architectural Consultants
5 DAUB HALL LANE HIGHTON FREESTON PRE BKT
TEL: 01254 662125 MOB: 07910 618994



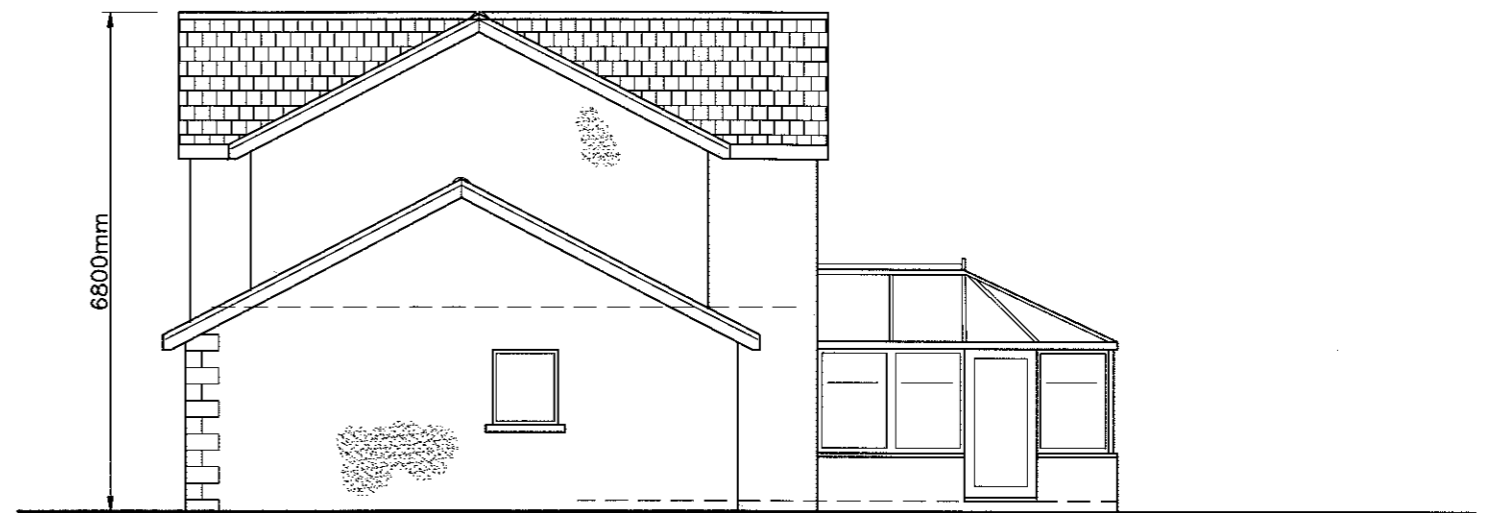
EXTG FIRST FLOOR



EXTG GROUND FLOOR



EXISTING REAR



EXISTING SIDE



EXISTING FRONT ELEVATION

A3 SIZE SHEET

CLIENT
Ms I. Sumner,
7 Elswick Gardens,
Mellor, Blackburn.

PROJECT
Proposed First Floor Side Extension
above Existing Garage/Utility.
EXISTING PLANS & ELEVATIONS

DRAWING NUMBER		REVISION	
12-SMR-EX01			
DATE	DRAWN	SCALE	
DEC 2012	PAR	1:100	

PARTEK DESIGN SERVICES
Architectural Consultants
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