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06 MAR 2013

Public

RIBBLE VALLEY
BOROUGH COUNCIL

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

For office use only

Application No

Date received 6-3-2013

Fee paid £ 172

Receipt No: 17773

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR.	First name:	MIKE
Last name:	HARRIS		
Company (optional):			
Unit:		House number:	6
House name:			
Address 1:			
Address 2:	VICARAGE LANE		
Address 3:	WILSHIRE		
Town:	BLACKBURN		
County:			
Country:			
Postcode:	BB1 9HX		

2. Agent Name and Address

Title:	MR	First name:	MIKE
Last name:	MARKHAM		
Company (optional):			
Unit:		House number:	20
House name:			
Address 1:	WEST LEIGH ROAD		
Address 2:			
Address 3:			
Town:	BLACKBURN		
County:			
Country:			
Postcode:	BB1 8JR		

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED REAR EXTENSION

3. Description of Proposed Works (continued)

Has the work already started? Yes No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed? Yes No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: 6 House suffix:

House name:

Address 1: VICARAGE LANE

Address 2: WILSHIRE

Address 3:

Town: BLACKBURN

County:

Postcode (optional): BB1 9HX

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much possible:

Officer name: DIANE CAFFETY

Reference: RV/2013/ENQ/0003

Date (DD MM YYYY): 28/1/13

(must be pre-application submission)

Details of the pre-application advice received:

PROPOSAL WOULD BE IN GENERAL CONFORMITY WITH ADOPTED POLICIES

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe:

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, extinguishments 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 the reference number(s) of the plan(s)/drawing(s):

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

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 which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale:

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

If Yes, please provide details of the name, relationship and role:

10. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	BRICK	BRICK	<input type="checkbox"/>	<input type="checkbox"/>
Roof	SLATE	FELT	<input type="checkbox"/>	<input type="checkbox"/>
Windows	uPVC	uPVC	<input type="checkbox"/>	<input type="checkbox"/>
Doors	uPVC	uPVC	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Dwg. IH/13/01

Yes

No

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

22/2/13

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. 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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

22/2/13

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:



The correct fee:



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



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



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



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



14. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

22/2/13

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

16. Agent Contact Details**16. Agent Contact Details**

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

17. Site VisitCan the site be seen from a public road, public footpath, bridleway or other public land? Yes No

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

 Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



Location Plan

Scale : 1 to 2500.

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Proposed Rear Extension
At—6 Vicarage Lane,
Wilpshire.
For—Mr. I. Harris.



North

earthworks environmental design

9 Poorsland Barn, Slaiburn, Clitheroe, Lancashire, BB7 3AE

01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

Mr M Markham

20 West Leigh Road
Blackburn
Lancashire
BB1 8JR

320130236P

26 February 2013

Job ref: B 1263

Dear Mike

Re: Daylight scoping survey (bats): 6 Vicarage Lane, Wilpshire, Blackburn, BB1 9HX

Introduction

You have requested a protected species survey on behalf of your clients Mr and Mrs Harris as a condition of a planning application to Ribble Valley Borough Council for proposed building alterations at the above property.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. The planning authority 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 Tuesday 26 February 2013 between 10.45 and 11.15. The weather at the time of the survey was cold, dry and overcast (maximum temperature: +6.2°C, cloud cover: 100%, wind: light to moderate north-easterly) providing satisfactory conditions for a scoping survey.

Survey methodology

The survey includes both internal and external inspections of the property; the existing building is shown in figures 1 to 6 of this report. The approximate location of the proposed works is shown in figure 2 and is outlined by yellow 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.

Survey constraints

The scope of the daylight inspection includes the rear extension and conservatory areas that are likely to be affected by the proposed building works; the survey does not include any part of the first floor accommodation or main roof void.

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

Bats are highly mobile mammals and frequently move between sites, particularly during the warmest months of the year in spring, summer and autumn.

Evening emergence / dawn swarming / acoustic bat surveys have not been undertaken at this property.

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-grid 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 previous EPS surveys previously carried at the property or at neighbouring properties.

A local data search was carried to identify records of bat activity within 1000 metres 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 ELBG database records, whilst indicative of the bat species likely to occur within a 10km-grid square, do not confirm presence or absence of a species or habitat.

Pre-existing information

There are no existing records of roosting bats at this property (SD 686 328) or within neighbouring buildings within 500m of the site. There are no records of significant bat maternity roosts, feeding and foraging sites or hibernacula within 1000 metres of the site.

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Description of the property

The property is a semi-detached two storey house with brick cavity wall construction and duo-pitched slate roof. There is a single storey side and rear extension (shown as A in figure 1) in addition to a single storey conservatory / sun-lounge (shown as B in figure 1).

The rear extension comprises kitchen/diner, utility area and adjacent garage; the building has brick cavity wall construction and duo-pitched rafter-with-purlin roof and an accessible roof void. The void (figs. 5 and 6) is clean, dry and well-ventilated and insulated with glass fibre material above the ceiling joists; the slate roof is lined with bitumen and hessian felt. There is no evidence of access by bats into this area although mice have been active.

Externally the extension has PVC fascia soffits, ceramic ridge tiles and lead work flashings (figure 3).

The conservatory / sun-lounge has uPVC sealed window and door units and a sheet laminate roof (figure 2).



Location of the property (national grid reference: (SD 686 328) elevation: approximately 140 metres).

The property is located within a well-established residential area and is close to several other properties of similar age, design and construction. The location is essentially urban fringe and the site is not immediately adjacent to any open countryside, woodland, plantation, area of open water or wooded channel.

There are no extensive woodlands, significant hedgerows or plantation woodlands within 500m of the property and there are no significant river courses, deeply wooded channels or ponds nearby. Although low numbers of bats are likely to feed and forage within the area, the site provides sub-optimal feeding, foraging and commuting habitat for bats. Bat activity within the locality is likely to be relatively low frequency and there are no records of significant bat roosts within the 1km of the property.

A local data search has shown there are no designated nature conservation sites adjacent to the property – ie. Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Proposed works

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It is understood the proposed works include construction of an 'orangery' to replace the conservatory; this will require demolition of the existing structure and require modifications to the roof verge and fascia soffits of the rear extension. The approximate location of the proposed works is outlined by yellow broken line in figure 2.

Survey results

There is no evidence of bat activity within any part of the property that is likely to be affected by the proposed building alterations.

The roof void was carefully inspected for evidence of roosting bats or other indicative signs that bats have been active within this part of the property; none were found.

There are no signs of roosting or access by bats within any of the external features of the building and there is no evidence of nesting or roosting birds such as swifts, swallows or house martins.

The potential of the building to support roosting bats is low to moderate. The site is not adjacent to high-value feeding, foraging or commuting habitat for bats and the locality is sub-optimal in terms of habitat potential.

Evaluation of results

There is no evidence of bat activity at the property.

The conservation value of this property is currently low.

There is no evidence that bats have ever roosted or gained access to any part of the property.

It is highly unlikely that a protected species will be disturbed during the proposed building alterations.

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

Main recommendations

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.

Further protected species surveys are not recommended at this property; additional dusk emergence, dawn re-entry and acoustic activity surveys will not be required.

SUMMARY

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.

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

Mitigation guidance notes are summarised below.

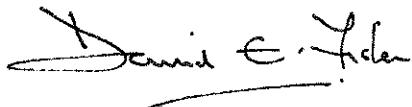
Mitigation summary

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. Removal of roofing materials	Awareness at all times; very occasionally, solitary roosting bats are disturbed or exposed beneath some roof materials such as slates, bitumen felts, fascia boards and soffits.
5. 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.
6. 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.
7. 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. Call David Fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile).
8. Emergency advice:	Bat Conservation Trust (BCT) helpline number: 0845 1300 228.

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 District 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

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Bibliography:

Altringham, JD., (2011) Bats, From Evolution to Conservation.

Dietz, C., Helversen, O., Nill, D., (2009) Bats of Britain, Europe and Northwest Africa.

Hundt, L., (2012) BCT Bat Surveys, Good practice Guidelines – 2nd edition.

JNCC, (2010), Handbook for Phase 1 Habitat Survey – a technique for environmental survey.

Mitchell, AJ., McLeish, AP., (2004), JNCC Bat Workers Manual 3rd Edition.

Mitchell, AJ., (2004), English Nature Bat Mitigation Guidelines, version January 2004

Russ, J., (2012), British Bat Calls, A Guide to Species Identification. Pelagic Publishing.

Websites:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. Joint Nature Conservation Committee (JNCC)
4. East Lancashire Bat Group
5. Lancashire Wildlife Trust
6. Lancashire Biodiversity Partnership
7. Biological Heritage Sites Partnership (LCC, NE and LWT)
8. EED dataset (Lancashire bat records 2000 - 2012)
9. Multi-Agency Geographical Information Centre (www.magic.gov.uk)
10. Natural England - Nature on the map (www.natureonthemap.org.uk)