

## 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.

320130410P

### 1. Applicant Name, Address and Contact Details

|                 |                  |             |                   |              |                  |
|-----------------|------------------|-------------|-------------------|--------------|------------------|
| Title:          | Mr & Mrs         | First name: |                   | Surname:     | Noblett          |
| Company name:   |                  |             |                   |              |                  |
| Street address: | Hodgefield Farm  |             | Telephone number: | Country Code | National Number  |
|                 | Whalley Old Road |             |                   |              | Extension Number |
|                 |                  |             | Mobile number:    |              |                  |
| Town/City:      | Billington       |             | Fax number:       |              |                  |
| County:         |                  |             | Email address:    |              |                  |
| Country:        |                  |             |                   |              |                  |
| Postcode:       | BB7 9JE          |             |                   |              |                  |

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

### 2. Agent Name, Address and Contact Details

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

### 3. Description of Proposed Works

Please describe the proposed works:

Proposed side and rear extension to dwelling.

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:          | 31           | Suffix: |  |
| House name:     |              |         |  |
| Street address: | Abbots Croft |         |  |
|                 | Whalley      |         |  |
| Town/City:      | Clitheroe    |         |  |
| County:         |              |         |  |
| Postcode:       | BB7 9RR      |         |  |

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

|           |        |
|-----------|--------|
| Easting:  | 373020 |
| Northing: | 436214 |

Description:

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

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

#### 6. Pre-application Advice

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

☐ Yes ☒ No

#### 7. Trees and Hedges

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

☐ Yes ☒ No

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

☐ Yes ☒ No

#### 8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

#### 9. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

#### 10. Site Visit

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

☒ Yes ☐ No

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

☐ The agent ☒ The applicant ☐ Other person

#### 11. Materials

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

##### Walls - description:

Description of *existing* materials and finishes:

Facing brickwork.

Description of *proposed* materials and finishes:

Facing brickwork to match existing.

Painted render to front recessed wall 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 adjacent attached property.

## 11. (Materials continued)

### Windows - description:

Description of *existing* materials and finishes:

uPVC framed.

Description of *proposed* materials and finishes:

uPVC framed to match existing.

### Doors - description:

Description of *existing* materials and finishes:

uPVC framed.

Description of *proposed* materials and finishes:

uPVC framed to match existing.

### Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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

☒ Yes ☐ No

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

Existing plans and elevations Ref 4380 -01  
Proposed plans and elevations Ref 4380-04  
Bat Survey Report

## 12. Certificates (Certificate A)

### Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title:  First name:  Surname:

Person role:  Declaration date:  ☒ 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:  First Name:  Surname:

Person role:  Declaration date:  ☒ 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

BAT SURVEY

AT

31 ABBOTS CROFT  
WHALLEY

320130410P

DATE AND TIME OF VISIT  
19<sup>TH</sup> APRIL 2013 9.30 AM

WEATHER CONDITIONS

OVERCAST, LIGHT BREEZE. 8°C

REFERENCE NO. 4380



Survey carried out by:

Lynne Rushworth  
Sunderland Peacock & Associates Ltd.  
Hazelmere  
Pimlico road  
Clitheroe  
BB7 2AG

**THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS  
COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION  
COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS'  
COURSE**

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

### **THE BRIEF**

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

### **BAT LEGISLATION - Summary of offences under the law:**

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

### **LIMITATIONS OF REPORT**

***NOTE:** The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.*

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

### **EQUIPMENT USED ON SURVEY**

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

## PROPOSED DEVELOPMENT

Extension to the side of the house.

TYPE OF BUILDING

|                                     |        |
|-------------------------------------|--------|
| <input checked="" type="checkbox"/> | HOUSE  |
| <input type="checkbox"/>            | BARN   |
| <input type="checkbox"/>            | GARAGE |
| <input type="checkbox"/>            | OTHER  |

COMMENTS: The property is a semi detached bungalow. Built around 1960's. It has been inhabited until recently.



Front Elevation



Rear Elevation

LOCATION

|                                     |                          |
|-------------------------------------|--------------------------|
| <input type="checkbox"/>            | URBAN                    |
| <input checked="" type="checkbox"/> | SMALL TOWN/URBAN VILLAGE |
| <input type="checkbox"/>            | RURAL/VILLAGE            |

COMMENTS: It is located on a housing estate near to the edge of the town of Whalley.



BUILDING ADJACENT TO OR WITHIN 10M OF

|                                     |            |
|-------------------------------------|------------|
| <input checked="" type="checkbox"/> | TREES      |
| <input type="checkbox"/>            | HEDGEROW   |
| <input type="checkbox"/>            | OPEN WATER |

COMMENTS: There are a few small garden trees and shrubs located in the neighbouring gardens. However they do not form a significant foraging route.

## WALL CONSTRUCTION

|   |
|---|
|   |
| X |
|   |
|   |
|   |

STONE  
BRICK  
STEEL  
BRICK/BLOCK AND RENDER  
OTHER

COMMENTS: The walls are brick with two small sections of render adjacent to the front door.

## ROOF CONSTRUCTION

|   |
|---|
|   |
| X |
|   |
|   |
|   |

SLATE  
TILE  
GREY SLATE  
STEEL  
FLAT ROOF FELT

COMMENTS: The roof is tile which is covered in a substantial amount of moss. The eaves and gable overhang to the side and rear has upvc soffits.

## BAT ACCESS POINTS IN WALLS

Yes No

|  |   |
|--|---|
|  | X |
|--|---|

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



## BAT SIGNS, EXTERNAL

SEEN  
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes No

|  |   |
|--|---|
|  | X |
|  | X |
|  | X |

COMMENTS: This survey has been carried out during bats inactive period hence an emergence survey was not carried out. The building however was examined for evidence of previous use ie. droppings surrounding the building or staining on walls. No signs could be found.

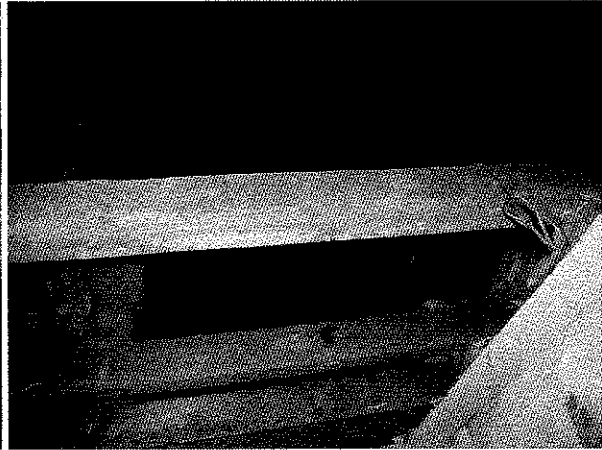
## ROOF SPACE

TRUSSED  
PURLINS  
FELT

Yes No

|   |   |
|---|---|
|   | X |
| X |   |
| X |   |

COMMENTS: The ceilings have been removed internally .The purlins and rafters are in good condition as is the felt. The sections of ceiling remaining have quilt insulation between the joists. There is some cob webbing which is undisturbed.



#### BAT ACCESS POINTS IN ROOF

| Yes | No |
|-----|----|
|     | X  |

COMMENTS: The tiled roof does not provide any access points for bats, especially as the moss fills most of the joints in the tiles. The upvc soffits are in good condition with tight abutments to the walls thus not providing any access.

#### BAT SIGNS, INTERNAL

SIGHTED  
DROPPINGS  
DETECTOR RESULTS  
STAINING/GREASE MARKS  
SUSPECT SUMMER ROOST  
SUSPECT WINTER HIBERNACULA  
INSECT OR MOTH FEEDING EVIDENCE

| Yes | No |
|-----|----|
|     | X  |
|     | X  |
|     | X  |
|     | X  |
|     | X  |
|     | X  |
|     | X  |

COMMENTS: After careful inspection of the house interior and roof, none of the above evidence could be found.

#### CONCLUSION

We can conclude that bats are not currently hibernating in the building and found no evidence to suggest that bats have previously used the building as a roost, for feeding or maternity. The alteration to the roof will not pose a threat to any bat population.

#### RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

#### NOTES:

The precautions below should be incorporated in the unlikely event that any bats are found to be present in the intervening time between surveys and work commencing on site.

When bats are found to be present in a building:

- A NATURAL ENGLAND licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.

- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust  
15 Cloisters House  
8 Battersea Park Road  
London SW8 4BG  
0845 1300 228

Natural England Cheshire-Lancashire Team  
Cheshire-Lancashire Team  
Pier House  
Wallgate  
Wigan WN3 4AL

320130410P



**DETAILS OF CONSTRUCTION MATERIALS**

**ALTERATIONS & EXTENSION**

**31 ABBOTTS CROFT**

**WHALLEY**

**CLITHEROE BB7 9RR**

**FOR**

**MR and MRS NOBLETT**

**OUR REF. 4380**

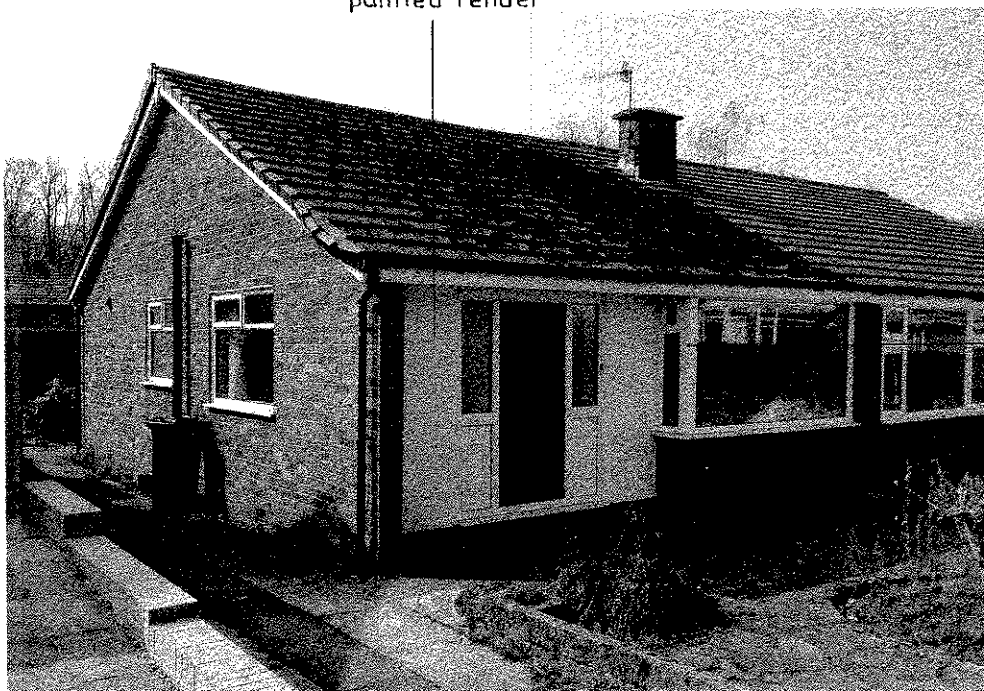
**DATE: 25.04.2013**

**VERSION: 2 – 01**

Facing brick



painted render

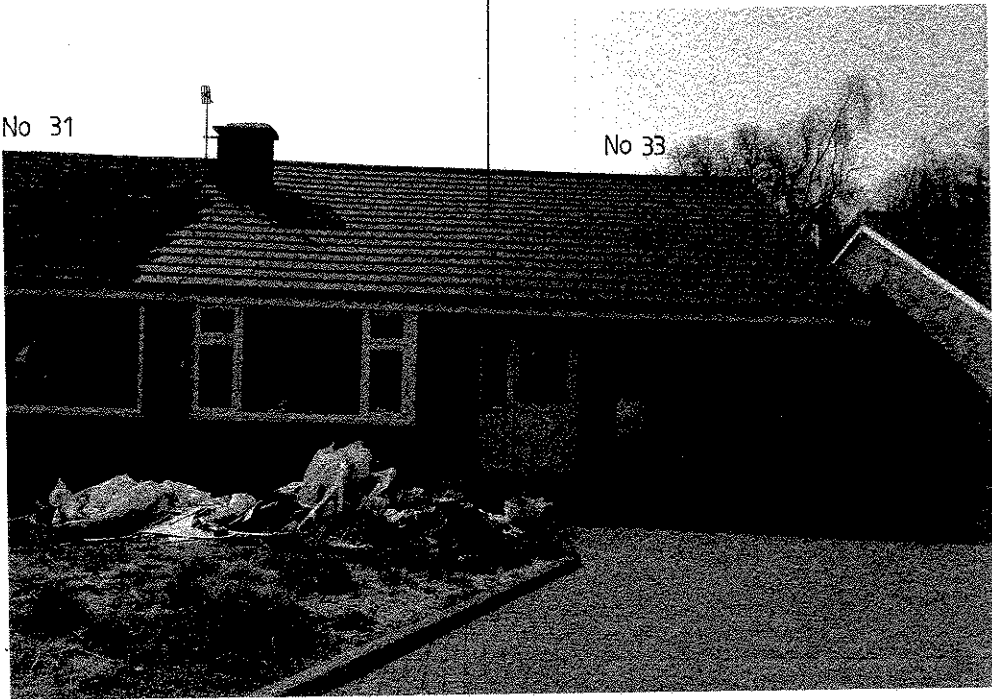


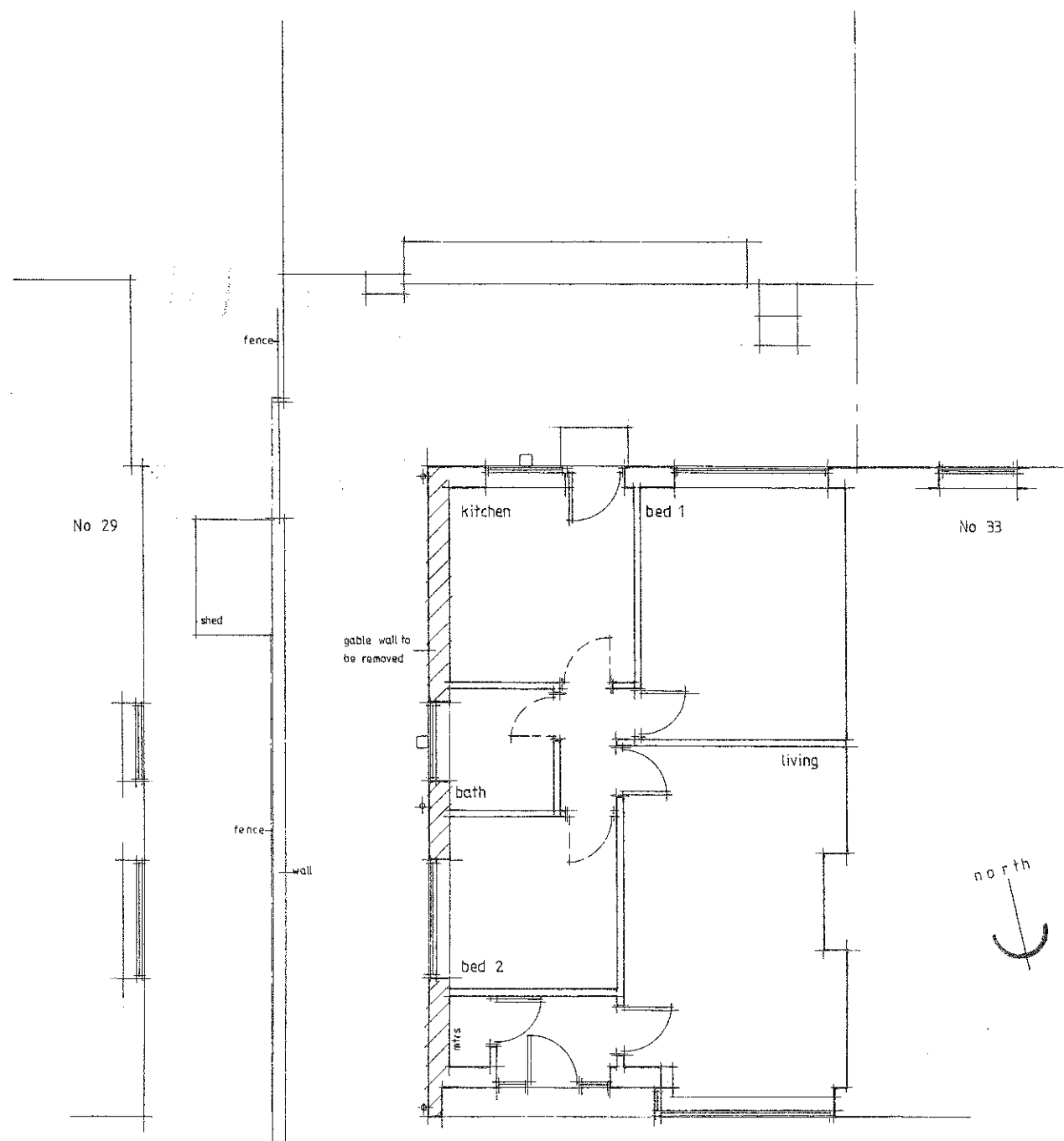
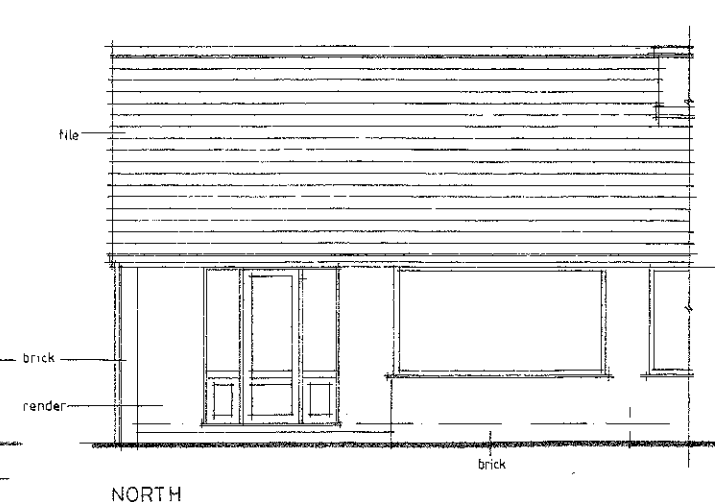
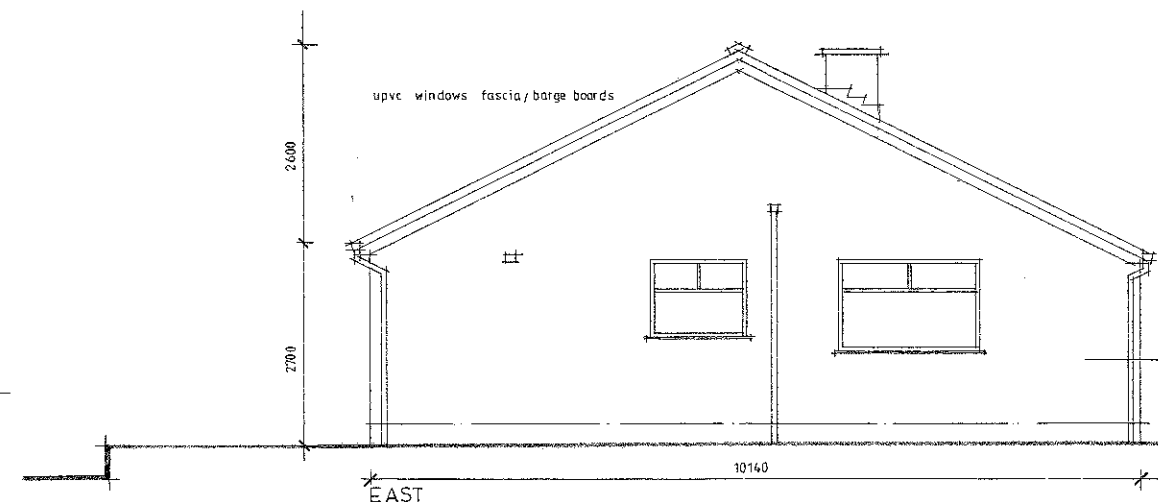
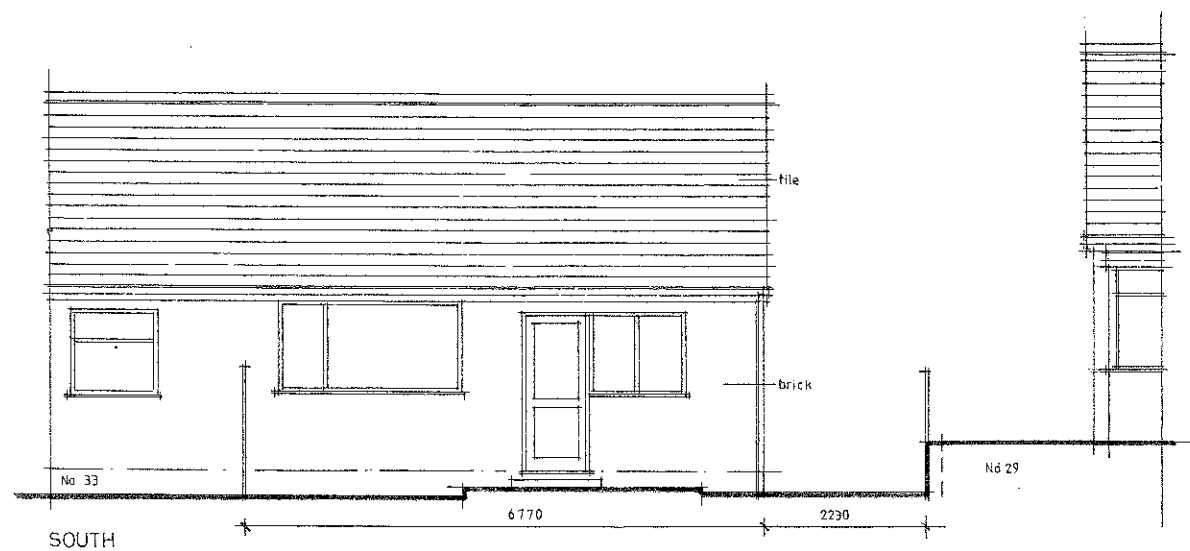
white upvc windows

Plain concrete roof tiles

No 31

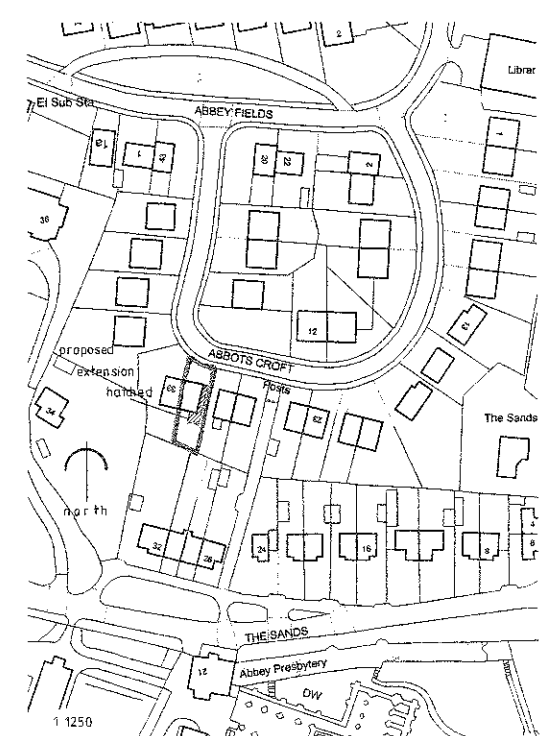
No 33



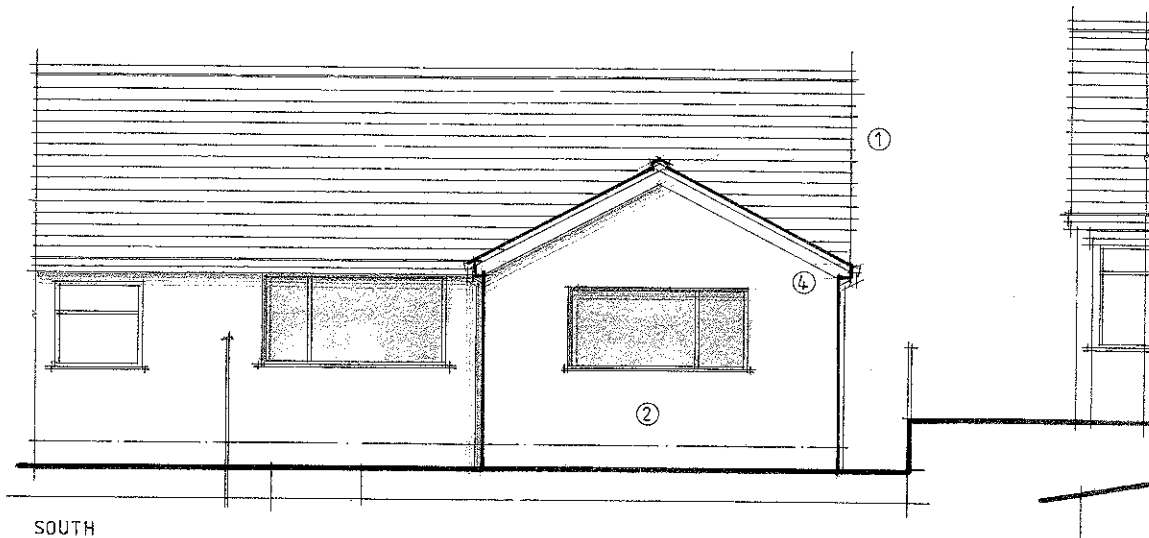


GROUND PLAN

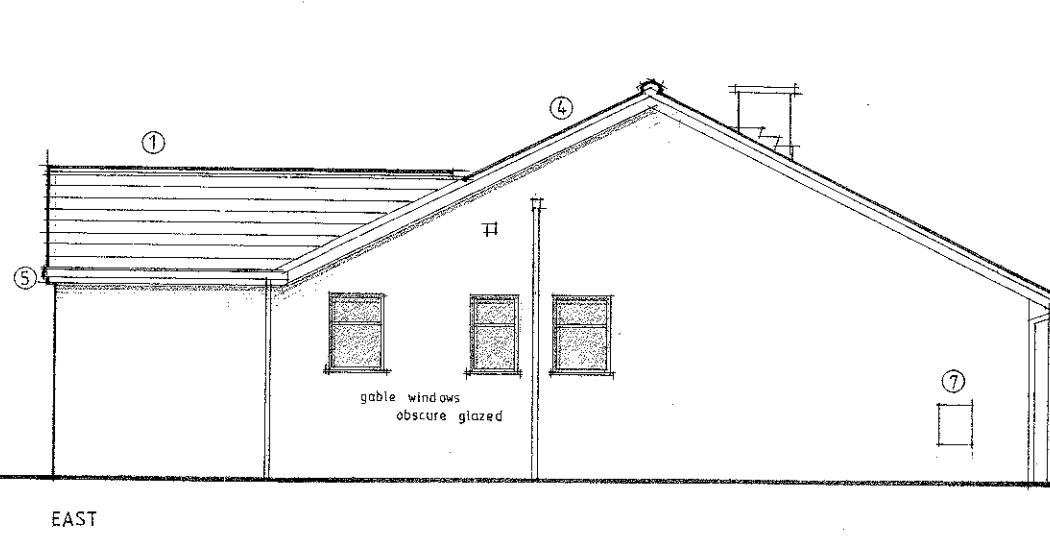
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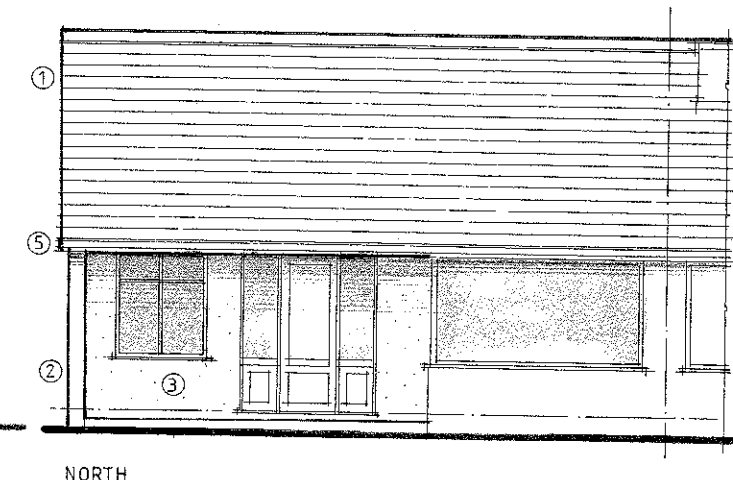
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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|
| Client                                                                                                                                                                                                                    |          |       |
| Mr and Mrs Noblett                                                                                                                                                                                                        |          |       |
| Job Title                                                                                                                                                                                                                 |          |       |
| 31 Abbotts Croft                                                                                                                                                                                                          |          |       |
| Whalley                                                                                                                                                                                                                   |          |       |
| BB7 9RR                                                                                                                                                                                                                   |          |       |
| Drawing Title                                                                                                                                                                                                             |          |       |
| Existing Plan & Elevation                                                                                                                                                                                                 |          |       |
| Scale                                                                                                                                                                                                                     | Date     | Drawn |
| 1:100 & A3                                                                                                                                                                                                                | APR 2013 | DL    |
| <b>spa</b><br>ARCHITECTS<br>SUNDERLAND PEACOCK & ASSOCIATES LTD.<br>HAZELMER, PUBLIC ROAD, CLITHEROE.<br>LANCAHIRE, BB7 5AG<br>T 01200 424119 F 01200 427233<br>E info@sunderlandpeacock.com<br>www.sunderlandpeacock.com |          |       |
| 4380                                                                                                                                                                                                                      | 01       |       |



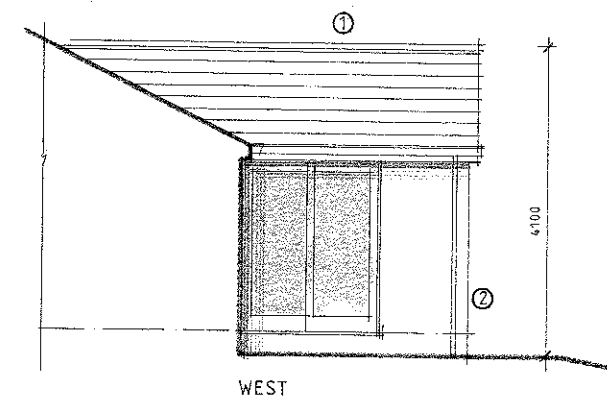
SOUTH



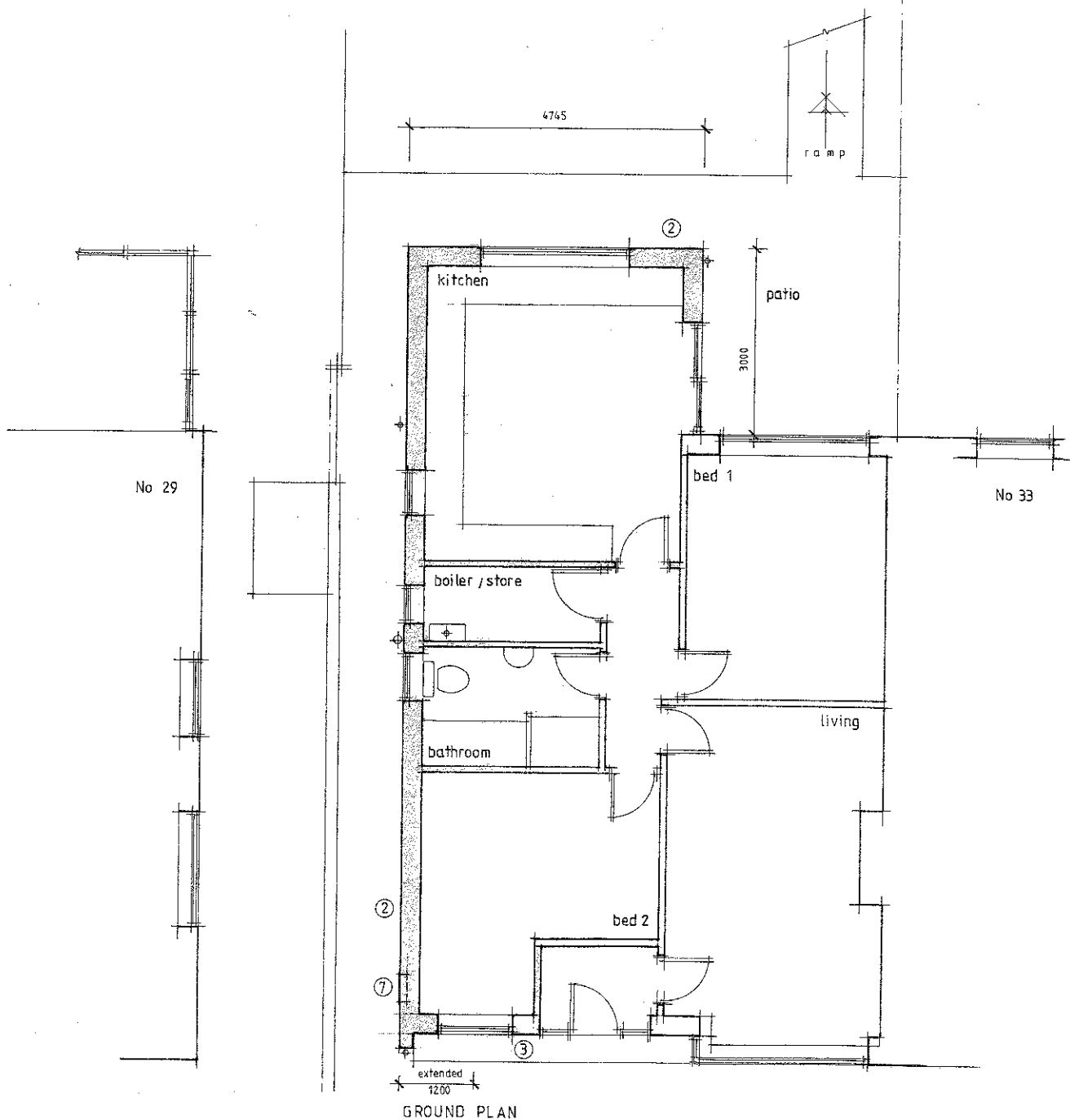
EAST



NORTH



WEST



GROUND PLAN

- MATERIALS**
- 1 Proprietary concrete tile roof finish (to match attached property).
  - 2 Facing brickwork to match existing.
  - 3 Painted render finish to recessed wall to match existing.
  - 4 uPVC fascia barge and soffit boards to match existing.
  - 5 uPVC rain water goods to match existing.
  - 6 uPVC framed windows and doors to match existing.
  - 7 External recessed meter cabinet.

320130410P

|                                                                                                                                                                                                                             |          |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|
| Client                                                                                                                                                                                                                      |          |       |
| Mr and Mrs Noblett                                                                                                                                                                                                          |          |       |
| Job Title                                                                                                                                                                                                                   |          |       |
| 31 Abbotts Croft                                                                                                                                                                                                            |          |       |
| Whalley                                                                                                                                                                                                                     |          |       |
| BB7 9RR                                                                                                                                                                                                                     |          |       |
| Drawing Title                                                                                                                                                                                                               |          |       |
| Proposals                                                                                                                                                                                                                   |          |       |
| Scale                                                                                                                                                                                                                       | Date     | Drawn |
| 1:100 A3                                                                                                                                                                                                                    | APR 2013 | DL    |
| <b>spa</b><br>ARCHITECTS<br>SUNDERLAND PEACOCK & ASSOCIATES LTD.<br>HAZELMERE, PIMLICO ROAD, CLITHEROE,<br>LANCSHIRE, BB7 2AG<br>T 01200 223176 F 01200 427328<br>E info@sunderlandpeacock.com<br>www.sunderlandpeacock.com |          |       |
| 4380                                                                                                                                                                                                                        | 04       |       |