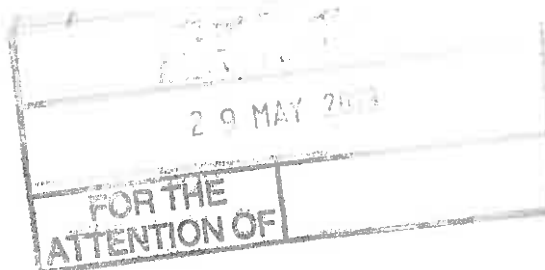




RIBBLE VALLEY  
BOROUGH COUNCIL

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



|                     |           |
|---------------------|-----------|
| For office use only | 20130531P |
| Application No      |           |
| Date received       | 29-5-2013 |
| Fee paid £          | 172       |
| Receipt No:         | 18380     |

## 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](http://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 & MRS   | First name:   | BRIAN |
| Last name:          | JONES      |               |       |
| Company (optional): |            |               |       |
| Unit:               |            | House number: |       |
| House name:         | COB HOUSE  |               |       |
| Address 1:          | GREEN LANE |               |       |
| Address 2:          | GRINDLETON |               |       |
| Address 3:          |            |               |       |
| Town:               | CLITHEROE  |               |       |
| County:             | LANCS      |               |       |
| Country:            |            |               |       |
| Postcode:           | BB7 4RL    |               |       |

### 2. Agent Name and Address

|                     |                               |               |        |
|---------------------|-------------------------------|---------------|--------|
| Title:              | MR                            | First name:   | DUNCAN |
| Last name:          | ISHERWOOD                     |               |        |
| Company (optional): | SUNDERLAND, PEACOCK AND ASSOC |               |        |
| Unit:               |                               | House number: |        |
| House name:         | HAZELMERE                     |               |        |
| Address 1:          | PIMLICO ROAD                  |               |        |
| Address 2:          |                               |               |        |
| Address 3:          |                               |               |        |
| Town:               | CLITHEROE                     |               |        |
| County:             | LANCS                         |               |        |
| Country:            |                               |               |        |
| Postcode:           | BB7 2AQ                       |               |        |

### 3. Description of Proposed Works

Please describe the proposed works:

CONSTRUCTION OF TWO STOREY EXTENSION TO THE FRONT ELEVATION.  
EXISTING CONSERVATORY TO BE REMOVED AND REPLACED WITH A PORTICO  
EXISTING GLAZING TO KITCHEN TO BE REMOVED, NEW NATURAL STONE WALLS  
BUILT UP OFF EXISTING BASE WALLS, TO EXISTING EAVES HEIGHT, NEW SLATED  
MANSAARD ROOF

EXISTING BARN AND GARAGE BUILDING TO BE DEMOLISHED NEW TWO STOREY  
EXTENSION TO THE SIDE.

### 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:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

### 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):

### 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:

Reference:

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

### 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.

### 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

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

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:

4314-1 -5 SITE PLAN  
 -2 -6  
 -3 -7  
 -4

## 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):

### 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

320130531P

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):

(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: <input checked="" type="checkbox"/>                                                                                            | 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: <input checked="" type="checkbox"/> | The correct fee: <input checked="" type="checkbox"/>                                                                                        |
| 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: <input checked="" type="checkbox"/> |                                                                                                                                                                                                          | The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): <input checked="" type="checkbox"/> |
| The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input checked="" type="checkbox"/>                                      |                                                                                                                                                                                                          | The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): <input checked="" type="checkbox"/>       |

**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):

(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**

Telephone numbers

|               |                  |                   |
|---------------|------------------|-------------------|
| Country code: | National number: | Extension number: |
| 0             | 01200 423178     |                   |

|               |                           |
|---------------|---------------------------|
| Country code: | Mobile number (optional): |
|               |                           |

|               |                        |
|---------------|------------------------|
| Country code: | Fax number (optional): |
|               |                        |

Email address (optional):

Cad@sunderlandpeacockr.com

**17. 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)

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

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

3 20130531 P

BAT SURVEY

AT

COB HOUSE  
GREEN LANE  
GRINDLETON

DATE AND TIME OF VISIT  
30th May 2013

WEATHER CONDITIONS

Overcast Slight north west breeze. 12 °C

REFERENCE NO. 4314

Survey carried out by:

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

3 2 0 1 3 0 5 3 1 P

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 as amended, the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006.

### 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

3 2 0 1 3 0 5 3 1 P

## PROPOSED DEVELOPMENT

The proposal involves the removal of the outrigger barn conversion building and the garage section of the outbuildings, prior to constructing two storey extension. New two storey porch extension to the front (south east) elevation. Orangery glazed walls and roof removed walls built up in stone and new slate and lead roof.

TYPE OF BUILDING

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

COMMENTS: The house is detached and consists of a main house which dates from the 1800's which has been extended recently with a single storey orangery. The existing stone built barn buildings which extend in a south easterly direction at right angles to the main house have been converted some years ago to extend the living accommodation.



FRONT ELEVATION OF MAIN HOUSE



PART REAR ELEVATION OF MAIN HOUSE



SIDE (SOUTH WEST) ELEVATION CONVERTED BARN SECTION



GARAGE AND STABLE/STORE OUTBUILDING

3 20130531 P

LOCATION

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

URBAN  
SMALL TOWN/URBAN VILLAGE  
RURAL/VILLAGE

COMMENTS: The house is located off Green lane in Grindleton remote from the village and other properties.



BUILDING ADJACENT TO OR WITHIN 10M OF

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

TREES  
HEDGEROW  
OPEN WATER

COMMENTS: The fields surrounding the house are bounded by trees and hedges. A significant line of trees follow the track from the house in a north westerly direction and continue down the lane. The front garden contains mature shrubbery and small plantation of small mature trees to the southern boundary of the garden.



## WALL CONSTRUCTION

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

STONE  
BRICK  
STEEL  
BRICK/BLOCK AND RENDER  
OTHER

3 20130531 P

COMMENTS: The house is natural stone the garage building is block faced with horizontal timber boarding to the south east elevation and a render finish to the side and rear (north west) elevation.



MAIN HOUSE



GARAGE (SOUTH EAST) ELEVATION

## ROOF CONSTRUCTION

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

SLATE  
TILE  
GREY SLATE  
STEEL  
FLAT ROOF FELT

COMMENTS: The main house is grey slate, the lean- to converted barn sections has a blue slate roof. The garage, stable/store outbuildings has a corrugated fibre cement sheet roof.

## BAT ACCESS POINTS IN WALLS

Yes No

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

COMMENTS: The pointed stone walls are in good condition with no access points. The outbuilding walls have no access points but the garage has a window opening allowing access currently being used by swallows. The stable/store has a large door opening allowing free access. The boarding has small crevices behind but does not allow access.

## BAT ACCESS POINTS IN ROOF

Yes No

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

COMMENTS: The blue slate roof is in good condition with tight fitting slates. The grey slate roof is in good condition but has significant crevices adjacent to the chimneys on the north east side elevation and the outrigger to the rear north west elevation.

## ROOF SPACE

TRUSSED  
PURLINS  
FELT

Yes No

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

COMMENTS: The outbuildings have no enclosed roof space the corrugated roof covering is fixed to a concrete portal frame.

The converted barn sections are bedroom / living accommodation open to the underside of the mono pitch roof, with a plaster board finish.

The main house roof is trussed rafter with purlins but no felt.

3 2 0 1 3 0 5 3 1 P



Stable/ store roof

|                              | Yes | No |
|------------------------------|-----|----|
| BAT SIGNS, EXTERNAL          | X   |    |
| SEEN DROPPINGS               |     | X  |
| MAGENTA BAT5 DETECTOR RESULT | X   |    |

**COMMENTS:** An emergence survey was carried out, at 9.55 pm a bat suspected to be a Noctule emerged from the trees at the side of the track travelling in a north westerly direction over the rear yard area of the house to feed. At 10.10 pm a number of pipistrelles (max 6 no at one time) emerged and proceeded to forage along the tree line/lane in a northerly and southerly direction. The exact emergence location within the trees could not be determined, however no bat emergence from the house or outbuildings was witnessed.

The external walls and the ground surrounding the buildings were examined for dropping or staining evidence indicating activity within the buildings however nothing could be found.

|                                 | Yes | No |
|---------------------------------|-----|----|
| BAT SIGNS, INTERNAL             |     | X  |
| SIGHTED DROPPINGS               |     | X  |
| DETECTOR RESULTS                |     | X  |
| STAINING/GREASE MARKS           |     | X  |
| SUSPECT SUMMER ROOST            |     | X  |
| SUSPECT WINTER HIBERNACULA      |     | X  |
| INSECT OR MOTH FEEDING EVIDENCE |     | X  |

**COMMENTS:** The detector results internally were negative no signs of droppings could be found.

### CONCLUSION

The development will have minimal effect on the existing grey slate roof to the main house involving only the removal of some slates at the abutment of the new porch extension roof, this will not have a detrimental effect to any bats.

The removal of the glazed roof to the conservatory and orangery will not pose any threat to bats.

The removal of the converted barn sections and the garage section of the outbuildings will not endanger any bat population, they do not provide a suitable habitat for bats.

Although the sections of the house and outbuildings being affected by the development do not provide a habitat for bats it is proposed to encourage the local bat population by incorporating in the new extensions some roosting habitat provided by incorporating:-

- Bat tubes into the walls of the south east elevation.
- Bat slates to be installed to allow Pipistrelle to roost between the felt and slate.
- Gaps formed at the eaves to allow access to the roof void. See attached illustration.
- Areas of pointing to be omitted forming suitable roosting crevices.

See attached illustrations.

3 2 0 1 3 0 5 3 1 P

The integration of bat roosting habitat will not cause disturbance to the inhabitants nor visually affect the property. It can be incorporated easily and comply with Planning and building regulation requirements.

Bats do not nibble or gnaw at wires, insulation or timbers. The droppings are dry and crumbly without a strong aroma and have no known health risks with them.

#### **RISK ASSESSMENT**

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

**MEDIUM**

#### **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.

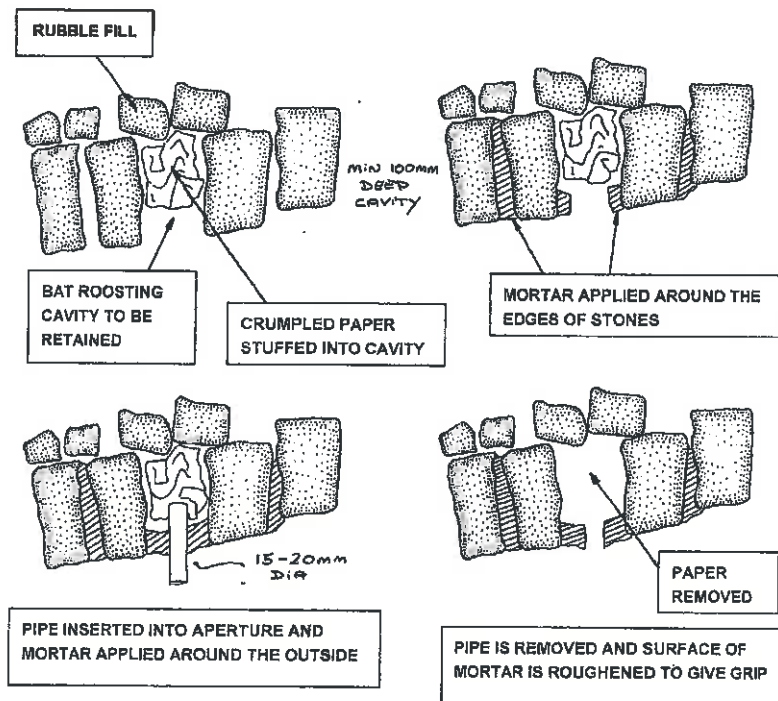
If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

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



## Retaining a cavity



"Bat Slate" for a Profiled Tile Roof

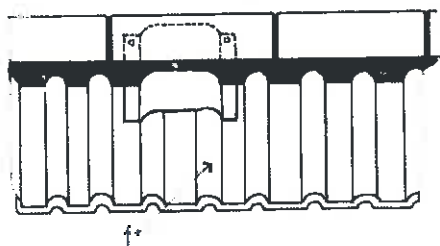


Fig. 5

"Bat Slate" for a Slate Roof

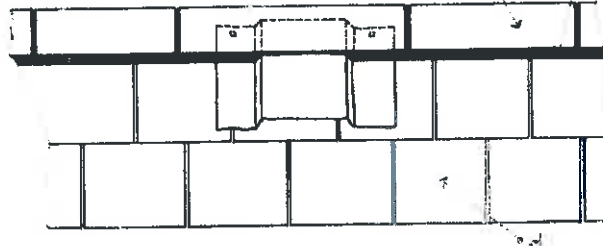
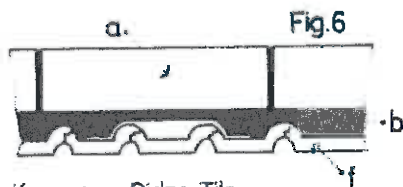


Fig. 7



- Key:
- a Ridge Tile
  - b Mortar
  - c Plain Tile
  - d Slate
  - e Modified Ridge
  - f Profiled Tile

G. Morris

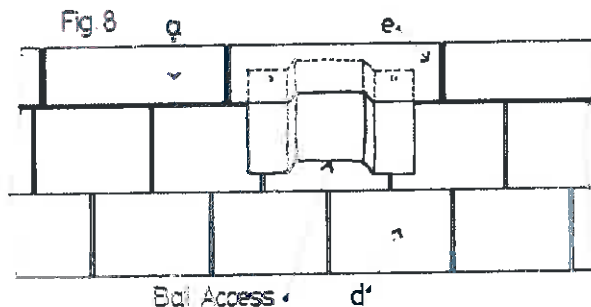


Fig. 8

**BAT ACCESS TO STONE WALL TOP**

**DETAIL 3.**  
**BAT ACCESS INTO ROOF SPACE VIA GAP LEFT IN MORTAR AT TOP OF STONE WALL LEAVE 20 GAP**

**ACCESS**

**RAFTER**

**ROOF VOID**

**GUTTER**

**20**

**MORTAR**

**WALL FACE**

**~ SECTION ~**

**~ ELEVATION ON EAVES ~**

**ROOF**

**20**

**50**

**GUTTER**

**WALL FACE**

**GAP LEFT OUT OF MORTAR TO ALLOW ACCESS INTO ROOF SPACE**

**ENGLISH NATURE**