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| 23 SEP 2013 | |
| FOR THE ATTENTION OF | |

For office use only

Application No. 320130825 P

Date received 23-9-13

Fee paid £172.00 Receipt No: 19088

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: | Mr | First name: | Chris | Surname: | Smith |
| Company name: | Waterloo Timber Co Ltd | | | | |
| Street address: | Waterloo Road | | Country Code: | National Number: | Extension Number: |
| | | | Telephone number: | 01200423263 | |
| | | | Mobile number: | | |
| Town/City: | Clitheroe | | Fax number: | | |
| County: | Lancashire | | Email address: | | |
| Country: | United Kingdom | | | | |
| Postcode: | BB7 1LR | | | | |

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

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Proposed rear extension to detached 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: | | Suffix: | |
| House name: | Rossalre | | |
| Street address: | Salthill Road | | |
| | | | |
| Town/City: | Clitheroe | | |
| County: | Lancashire | | |
| Postcode: | BB7 1PE | | |

Description:

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

| | |
|-----------|--------|
| Easting: | 374927 |
| Northing: | 442218 |

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:

Art stone

Description of *proposed* materials and finishes:

Art stone to match existing

Roof - description:

Description of *existing* materials and finishes:

Concrete roof tiles

Description of *proposed* materials and finishes:

Concrete roof tiles to match existing

Windows - description:

Description of *existing* materials and finishes:

Timber framed

Description of *proposed* materials and finishes:

Timber framed to match existing

Doors - description:

Description of *existing* materials and finishes:

Timber framed

Description of *proposed* materials and finishes:

Timber framed to match existing

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

11. (Materials continued)

Vehicle access and hard standing - 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:

CS//SGC/2013/01 Location plan
CS//SGC/2013/02 Existing plans and elevations
CS//SGC/2013/03 Proposed plans and elevations
Bat Survey

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role:

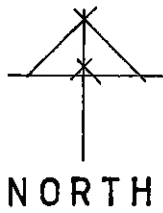
Declaration date:

☒ 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



DEVELOPMENT Proposed Rear Extension
To Dwelling

LOCATION Rossaire
Salthill Gardens
Clitheroe
BB7 1PE

DRAWING TITLE Location Plan

SCALE 1:1250 @ A4

DATE 10/09/13

DRG NO CS/SGC/2013/01

proposed
extension

320130825P

320130825P

BAT SURVEY

AT

**ROSSLAIRE
SALTHILL GARDENS
CLITHEROE**

DATE AND TIME OF VISIT
12th Sept 2013 7.30 pm

WEATHER CONDITIONS

Dusk ,overcast slight drizzle

REFERENCE NO.



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 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

PROPOSED DEVELOPMENT

It is proposed to construct a two storey extension to the rear of the property. Affecting the main roof and removal of garage roof slates over the wall.

TYPE OF BUILDING

| | |
|---|--------|
| X | HOUSE |
| | BARN |
| | GARAGE |
| | OTHER |

COMMENTS: The building is a detached house with a detached garage, dating from approx 2004.



FRONT ELEVATION



REAR ELEVATION

LOCATION

| | |
|---|--------------------------|
| | URBAN |
| X | SMALL TOWN/URBAN VILLAGE |
| | RURAL/VILLAGE |

COMMENTS: The property is located in Clitheroe in a densely populated area on small housing estate with industrial units to the south.



BUILDING ADJACENT TO OR WITHIN 10M OF

| | |
|---|------------|
| X | TREES |
| X | HEDGEROW |
| | OPEN WATER |

COMMENTS: There is a line of trees along the southern boundary of the garden which extends towards a grassed play ground area to the east of the estate with a dense line of trees surrounding the industrial estate.

WALL CONSTRUCTION

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

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are artificial stone.

BAT ACCESS POINTS IN WALLS

Yes No

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

COMMENTS: No access points in the walls.

ROOF CONSTRUCTION

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

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The roof is tile, the overhang has a boarded soffit .

BAT ACCESS POINTS IN ROOF

Yes No

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

COMMENTS: The tiles are in perfect condition with no gaps and the soffit is tight fitting.



Wall and soffit detail

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes No

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

COMMENTS: The roof is trussed with felt and quilt insulation at roof level. The garage roof is also trussed and felted but has no ceiling.



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

COMMENTS: No evidence of droppings or staining was found externally either on the walls or on the ground. At approx 8.00pm an echolocation was picked up on the detector and a single bat was seen whilst walking along the tree lined footpath to the south of the house. The lines of trees in this location provide ideal foraging routes for bats.

| | 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: Neither the garage or the house revealed any evidence of feeding, roosting or any signs that bats have ever entered the building

CONCLUSION

Although bats are present in this location due to the extensive tree foraging and roosting potential. The house does not provide a suitable habitat and no past or present use was evident. The alterations to this roof will no impact on 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