

320130857P

For office use only

Application No.

Date received

Fee paid £

Receipt No:

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/MRS First name: A

Last name: SPENCER

Company (optional):

Unit: House number: 88 House suffix:

House name:

Address 1: BRANCH ROAD

Address 2:

Address 3:

Town: MELLOR BROOK

County: LANCS

Country:

Postcode: BB2 7NY

2. Agent Name and Address

Title: MR First name: A

Last name: FISH

Company (optional):

Unit: House number: 6 House suffix:

House name:

Address 1: KNIGHTON AVENUE

Address 2:

Address 3:

Town: BLACKBURN

County: LANCS

Country:

Postcode: BB2 7BU

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED FIRST FLOOR BEDROOM AND BATHROOM
EXTENSION OVER EXISTING UTILITY / STUDY ROOMS

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. 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: ☐

~~Uncertain~~ SAME APPLICATION

APPROVED 13/12/2001 NOT BUILT

Reference: 3/01/0825 P

Date (DD MM YYYY):

must be pre-application submission)

Details of the pre-application advice received:

6. Parking

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

If Yes, please describe:

7. 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):

8. 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/RENDER	BRICK/RENDER	<input type="checkbox"/>	<input type="checkbox"/>
Roof	SLATE	SLATE	<input type="checkbox"/>	<input type="checkbox"/>
Windows	UPVC	UPVC	<input type="checkbox"/>	<input type="checkbox"/>
Doors			<input checked="" 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?

☐ Yes

☒ No

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

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):

A. J. B.

2/10/2013

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

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:

<i>A. Fish</i>

Date (DD/MM/YYYY)

<i>2/10/2013</i>

(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 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 other plans and drawings or information necessary to describe the subject of the application: ☒

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: *£172* ☒

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

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

APP REPORT

☒

14. 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.

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:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

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:

earthworks environmental design

3 Meadowlands Low Moor Clitheroe Lancashire BB7 3AE
01200 425113 M: 07709 225783 earthworksuk@yahoo.co.uk

020 308577

Mr R. Fish

6 Knighton Avenue
Blackburn
BB2 7BU
Lancashire

28 September 2013

Job ref: B 1347

Dear Ray

Re: European Protected Species (EPS) Survey: 88 Branch Road, Mellor Brook, Blackburn, Lancashire.

Introduction

You have requested a protected species survey on behalf of Mr and Mrs Spencer as a condition of a planning application to Ribble Valley Borough Council for a proposed two storey side extension at the above property requiring removal of an existing roof on a single storey side extension and modifications to the existing roof verge and fascia soffit.

The existing property is shown in figures 1 to 6 of this report.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with planning policy 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 a Friday 27 September 2013 between 10.00 and 10.30. The weather at the time of the survey was mild, dry and bright (minimum temperature: 15°C, cloud cover: 100%, wind: calm, rain: nil) providing optimal survey conditions.

Survey methodology

Non-invasive survey methods were used to assess the use of the property by protected species (bats).

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.

The search was made using a high-powered lamp (Clu-lite CB2 - 1,000,000 candle power), close-focussing binoculars (Leica Trinovid) and digital camera (Kodak MD41) were used 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.

All internal and external features that are likely to be affected by the proposed building alterations were included within the scope of this survey. The inspection includes access to the roof voids and a visual assessment of all building features that are likely to be used by roosting bats, ie. lead work flashings, external fascia-soffits, roof verges, verge slates, brick work and render, windows, sills, doors and frames.

Survey limitations / constraints

The survey methodology is designed to determine the likely presence of bats within the property and does not necessarily prove absence.

National Biodiversity Network (NBN) and other data sources, 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.

Crevice-roosting bat species are able to roost within very narrow gaps, frequently less than 25mm wide; solitary roosting bats are sometimes overlooked during daylight inspections, particularly in situations where bats have gained access within cavity walls and roof materials or behind wall claddings, fascias and soffits.

Field signs indicating bat activity such as bat droppings or staining on external walls and surfaces are frequently removed by the action of wind and rain; lack of evidence of is always evaluated with caution.

The daylight scoping survey does not include dusk emergence / dawn swarming / acoustic bat surveys.

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 Registration Number CLS03502 (August 2013):

Class Survey Licence WML CL15 (Volunteer Roost Visitor Level 1)

Class Survey Licence WML CL18 (Bat Survey level 2)

Pre-survey data search (10km-grid square: SD 63)

The desk-top study includes information on:

- (1) European Protected Species (EPS) – ie. locally significant bat roosts or species records within the district.
- (2) Locally, regionally or nationally important wildlife and conservation areas and site designations.
- (3) EPS surveys previously carried at the property or at neighbouring properties.
- (4) National Biodiversity Network (NBN) terrestrial mammal records (chiroptera) for the 10km grid square.
- (5) Local bat records within a radius of 2.5km of the site.

The following bat species are known to be present within the wider district:

Myotis sp.

Natterer's bat

(*Myotis nattereri*)

Whiskered bat / Brandt's bat

(*M. mystacinus* / *M. brandtii*)*

Daubenton's bat

(*M. daubentonii*)* ¹

Plecotus sp.

Brown long-eared bat

(*Plecotus auritus*)* ¹

Pipistrellus sp.

Common pipistrelle

(*Pipistrellus pipistrellus*)* ¹

Soprano pipistrelle

(*P. pygmaeus*)* ¹

Nyctalus sp.

Noctule bat

(*Nyctalus noctula*)* ¹

*NBN data ¹EED data

Pre-existing information (survey location NGR: SD 640 310)

There are no records of bat activity at this location or any significant roosts within neighbouring properties.

Description of the property

The property is a semi-detached two storey house with brick cavity wall construction and hipped slate roofs (figure 1). The external brick work is rendered throughout and all windows and doors are double glazed. The main roof has a rafter-with-purlin construction (figure 4); the slate roof is unlined but is under-drawn with a thermal insulation foil (figure 5) and the void insulated with a 'Rockwool' type thermal material laid over the first floor ceiling joists. The void is clean dry and well-ventilated; natural light is absent.

There is a single storey lean-to side extension (figures 2 and 3) including a wrap-around front extension with entrance porch with mono-pitch tile roof (figure 1). The extension has a brick and block cavity wall; the roof is lined with a bitumastic felt and the void insulated with thermal material between the ceiling joists (figure 6).

Proposed works

It is understood the proposed works include a two storey side extension above the existing single storey side extension as located in figures 1 and 2 requiring removal of the roof (figure 6).



Figure 1:

Figure 2:

Figure 3:

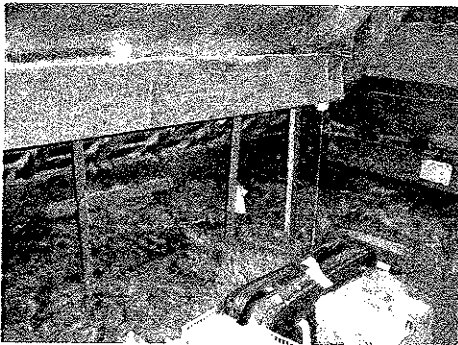


Figure 4:

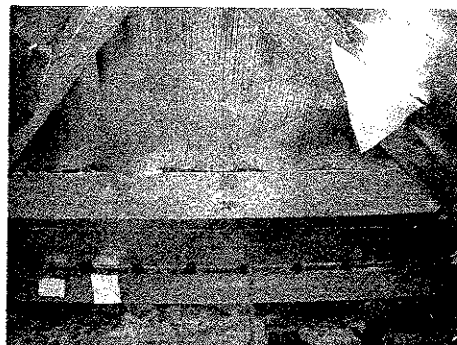


Figure 5:

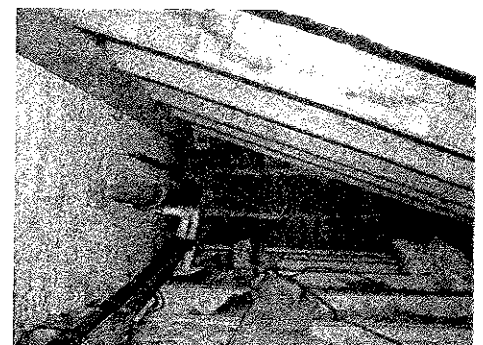


Figure 6:

Location of the property

(NGR: SD 734 365; elevation: approximately 100m;

The property is situated on the Branch Road at Mellor Brook within a well-established residential area and adjacent to other properties of similar age, design and construction.

Although there are no extensive woodlands or plantation woodlands within 500m of the property, there is a deeply wooded water course (Mellor Brook) approximately 200 metres from the site providing moderate habitat potential for feeding and foraging bats, however the actual location of the house is not adjacent to woodland and therefore considered sub-optimal in terms of feeding, foraging and commuting habitat for bats.

A local data search has shown there are no designated nature conservation or wildlife sites immediately 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).

Survey results

There is no evidence of bat roost activity at this property.

All areas of the property that are likely to be affected by the proposed building works (including both internal roof voids) were carefully examined for signs of access by bats; no evidence was found. The building is fully maintained and all external features are well-sealed and secure; there is negligible potential for roosting bats.

Evaluation of results

RISK OF DISTURBANCE TO ROOSTING BATS – NEGLIGIBLE / LOW

Although there is unlikely to be any significant risk of disturbing roosting bats during the building operations, building contractors should be aware that solitary bats are occasionally found roosting beneath roof slates / roof tiles, ridge tiles, roofing felts and fascia boards and soffits.

Timing constraints specifying when the works should be carried out are not required.

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

Main recommendation

It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats; the risk of disturbing / exposing bats at this site is low.

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.

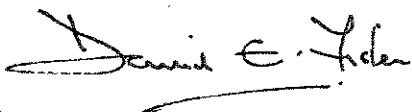
The scale of impact of the development at site level on local bat populations is likely to be negligible.

Additional survey effort (ie. dusk emergence and dawn re-entry and swarming surveys) is not required at the property.

An EPS development licence (EPSL) is **not required**.

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

APPENDIX A

Mitigation summary – general guidance

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 roofing tiles, 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. Emergency advice on bats	If you require specific advice on injured or exposed bats during the building works please contact David Fisher immediately on 01200 446859 (office) or 07709 225783 (mobile).
8. General advice on bats:	If you require further information on bats refer to the Bat Conservation Trust (BCT) website. Bat Conservation Trust (BCT) also provides a bat helpline number: 0845 1300 228

APPENDIX B

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

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs.
www.defra.gov.uk

Natural England - Cheshire, Cumbria, Greater Manchester, Lancashire and Merseyside offices are located at:
Crewe: Natural England, Electra Way, Crewe business park, Crewe, Cheshire, CW1 6GJ 0300 060 2922
Kendal: Natural England, Juniper House, Murley Moss, Oxenholme Rd, Kendal, Cumbria, LA9 7RL 0300 060 2122
Manchester: Natural England, 3rd Floor, Bridgewater House, Whitworth Street, Manchester, M1 6LT 0300 060 1062