

3001402557

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

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

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

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

1. Applicant Name and Address

Title:	MR	First name:	EDWARD
Last name:	HOPE		
Company (optional):			
Unit:		House number:	14
		House suffix:	
House name:			
Address 1:	ST OSWALDS ROAD		
Address 2:	KNUZDEN		
Address 3:			
Town:	BLACKBURN		
County:	LANCASHIRE		
Country:	ENGLAND		
Postcode:	BB1 2DS		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Description of Proposed Works

Please describe the proposed works:

REMOVAL OF ATTACHED GARAGE
EXTENSION TO REAR OF PROPERTY TO FORM
ADDITIONAL BEDROOM BATHROOM KITCHEN

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 (where applicable)	Proposed	Not applicable	Don't Know
Walls	MIXTURE OF FACE BRICK & RENDERING	FACE BRICKWORK UP TO FLOOR LEVEL RENDERED BLOCKWORK TO REMAINDER	<input type="checkbox"/>	<input type="checkbox"/>
Roof	HARDROW	MARLEY MODERN OLD ENGLISH DARK RED	<input type="checkbox"/>	<input type="checkbox"/>
Windows	UPVC DOUBLE GLAZED	UPVC DOUBLE GLAZED	<input type="checkbox"/>	<input type="checkbox"/>
Doors	TIMBER	UPVC	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

☒ Yes

☐ No

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

PLAN A1, LOCATION PLAN & SITE PLANS A2, A3, A4
DESCRIPTION A5

11. Ownership Certificates and Agricultural Land Dedaration

One Certificate A, B, C, or D, must be completed 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

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* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served
MR & MRS WILSON	24 MOOR FIELD WHALLEY	14.2.2014

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates and Agricultural Land Declaration (continued)

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* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner / Agricultural Tenant	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):

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* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

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. 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: ☒

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 12 Certificate (Agricultural Holdings): ☒


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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



24.2.2014 (date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

01264

672793

Country code:

Mobile number (optional):

07860900795

Country code:

Fax number (optional):

Email address (optional):

eddhope@tiscali.co.uk

15. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

16. 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:

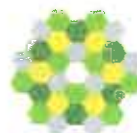
Contact name:

Telephone number:

Email address:

Land Registry Current title plan

Title number LAN109418
Ordnance Survey map reference SD7236NE
Scale 1:1250 enlarged from 1:2500
Administrative area Lancashire : Ribble Valley



A2

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This is a copy of the title plan on 13 FEB 2014 at 17:36:23. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title plans and boundaries.

This title is dealt with by Land Registry, Fylde Office.

A3

300140255P



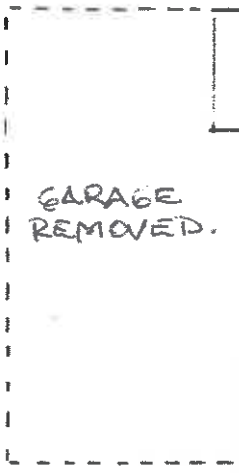
SCALE 1:600

FOOTPATH.

300140255P

5.2m

3.9m



GARAGE
REMOVED.

EXISTING DWELLING.
24 MOOR FIELD

3.7m

PROPOSED EXTENSION.

10m

3.75m

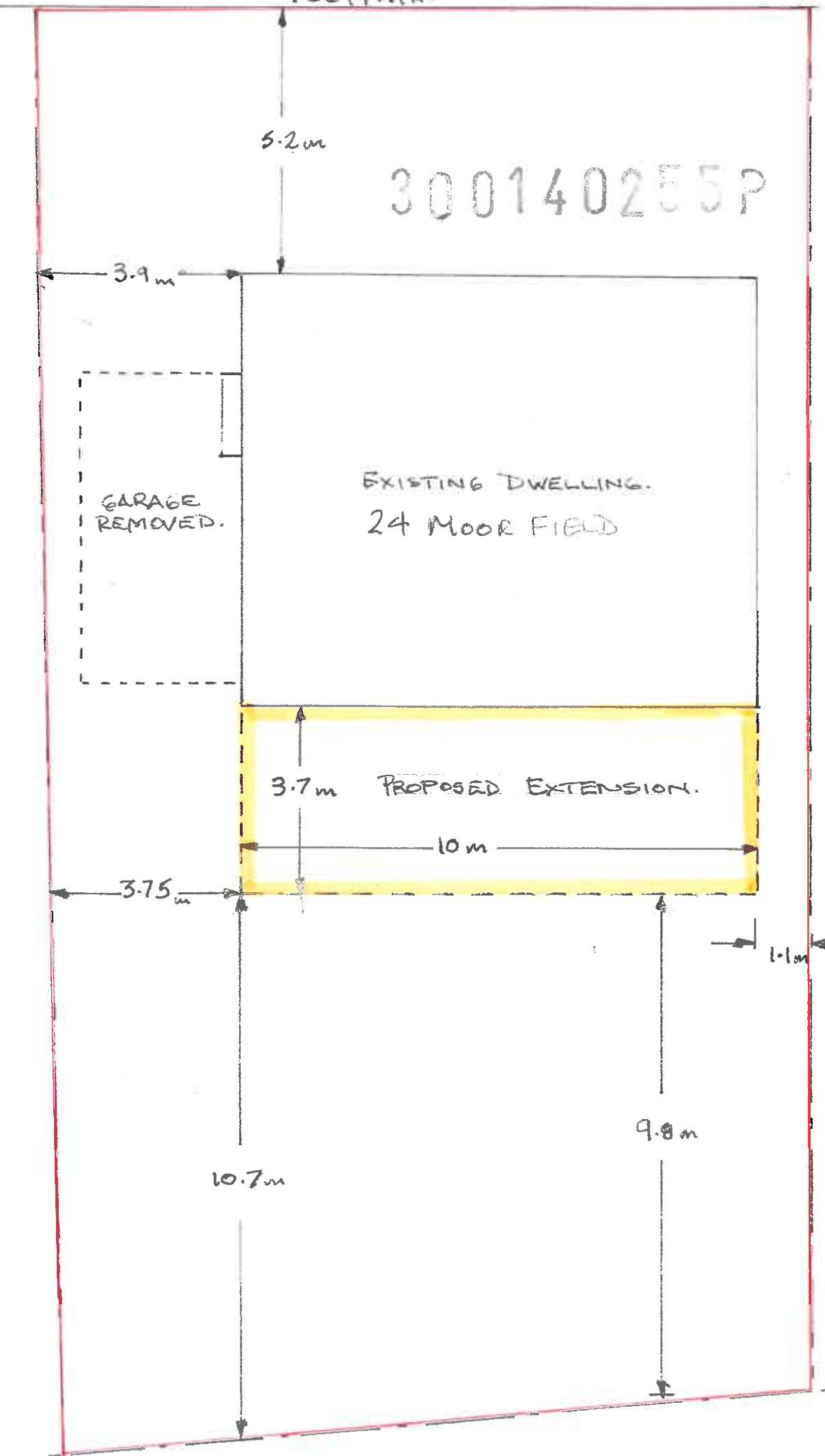
1.1m

10.7m

9.8m

SCALE
1:100

BOUNDARY EDGED IN RED



300140255P

AS

Proposed Alterations & Extension at 24 Moor Field Whalley

Remove existing attached garage

Form single storey extension at rear of property projecting 3.8 m deep x 10 m wide (width of existing bungalow).

External Walls

Rustic facing brick up to ground floor level. Brick quoins with blockwork infill finished with cement rendering to remainder (to match existing)

Roof

Marley Modern Old English Dark red tiles to match existing roof which will be recovered.

Windows

White UPVC double glazed units.

Door

Ditto

BAT SURVEY

AT

**24 MOORFIELD
WHALLEY**

DATE AND TIME OF VISIT

12th March 2014 3.30pm

WEATHER CONDITIONS

Sunny , no breeze 10° C

REFERENCE. Mr Hope



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 projection 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

Re- Roof existing house, remove flat roof garage and extend to the rear.

TYPE OF BUILDING

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

COMMENTS: The house is a detached bungalow with a flat roof garage attached to the side. The property probably dates from the 1960's.



Part front

Rear elevation

LOCATION

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

COMMENTS: The property is located on a housing estate on the outskirts of the settlement area of Whalley.



BUILDING ADJACENT TO OR WITHIN 10M OF

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

COMMENTS: There are some mature trees on the outskirts of the estate adjacent to the surrounding fields. The bungalow is surrounded on all sides with other properties all having gardens. The vegetation in the immediate vicinity of the house consists of minor domestic trees and shrubs. There are no foraging routes near to this property.



WALL CONSTRUCTION

X
X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The house and garage walls are a combination of brick with white painted rendered sections.

BAT ACCESS POINTS IN WALLS

Yes No

	X
--	---

COMMENTS: The pointing and render are in excellent condition with no crevices or cracks.

ROOF CONSTRUCTION

X
X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The bungalow has a pitched roof with tile covering. The fascias are plastic as are the soffits they appear to be a recent addition. The gables have plastic barge boards which stand proud from the wall. The garage has a felt covered flat roof with plastic fascias.



Corner of garage

BAT ACCESS POINTS IN ROOF

Yes	No
	X

COMMENTS: The tiles are in reasonable condition and did not have any crevices. The soffits are very tight fitting with no potential access for bats. The gap behind the gable barge boards was easily examined and it did not provide suitable roosting for bats.



Soffits



Gable barge boards

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes	No
X	
X	

COMMENTS: The roof space has rafters and purlins with hangers and intermediate walls to support the purlins. There is insulation quilt at ceiling level. The timbers are in good condition with no cracks or crevices. The felt is in poor condition with many tears.



BAT SIGNS, EXTERNAL MAGENTA BAT5 DETECTOR RESULT

SEEN
DROPPINGS

Yes	No
	X
	X
	X

COMMENTS: This external survey has been carried out during the inactive period, bats hibernate during the winter months so the use of the detector was not required. What can be determined during the winter months is if the building is currently being used for hibernation or if there are any signs that bats have used the building previously for roosting, feeding or maternity.

A thorough close inspection was carried out of all the external walls and roof, if droppings were found either around or on the walls it could indicate bats have been entering the building, however no such evidence was found. Neither were any grease marks on the walls or external woodwork.

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

COMMENTS: As the house has been inhabited until recently, internally it was only necessary to inspect the roof void for any evidence of hibernating bats and any feeding or roosting signs. No bats were found nor were there any signs of droppings or insect feeding, nothing to indicate that bats had used the space in the past.

CONCLUSION

Based on the lack of evidence found this building has not been nor is it currently being used by any bat population.

The alteration to this building will not impact or cause loss of habitat to any local bat population. It is not necessary to incorporate any mitigation.

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