



**RIBBLE VALLEY
BOROUGH COUNCIL**

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

For office use only

Application No: 320130376P

Date received

Fee paid £

Receipt No:

**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:	Dr	First name:	Forquill	Surname:	Hutchinson			
Company name:								
Street address:	Cibola				Telephone number:	Country Code	National Number	Extension Number
	Pendleton				Mobile number:			
Town/City:	Clitheroe				Fax number:			
County:	Lancashire				Email address:			
Country:	United Kingdom							
Postcode:	BB7 1PT							
Are you an agent acting on behalf of the applicant?					<input checked="" type="radio"/> Yes <input type="radio"/> No			

2. Agent Name, Address and Contact Details

Title:		First Name:		Surname:				
Company name:	Sunderland Peacock & Associates							
Street address:	Hazlemere				Telephone number:	Country Code	National Number	Extension Number
	Pimlico Road				Mobile number:			
Town/City:	Clitheroe				Fax number:			
County:					Email address:			
Country:								
Postcode:	BB7 2AG							

3. Description of Proposed Works

Please describe the proposed works:

Proposed: Extension of dwelling at ground floor level, removal of felted low pitched (15deg) and felted flat roof and construction of 35deg slated pitched roof structures incorporating storage and additional living accommodation, insertion of rooflights, building up existing chimney stack to above the proposed new pitched roof level and insertion of solar panels to the south east elevation roof pitch.

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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Cibola"/>		
Street address:	<input type="text"/>		
	<input type="text" value="Pendleton"/>		
Town/City:	<input type="text" value="Clitheroe"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="BB7 1PT"/>		

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

Easting:	<input type="text" value="375919"/>
Northing:	<input type="text" value="439574"/>

Description:

3201303762

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:

Painted render above a stone plinth.

Description of *proposed* materials and finishes:

Painted render above a stone plinth to match existing.

11. (Materials continued)

320130376 P

Roof - description:

Description of existing materials and finishes:

Low (25deg) pitched roofs with mineral felt finish.
Flat roofs with mineral felt finish.

Description of proposed materials and finishes:

New pitched roof structures with natural slate finish.
New flat roof structures with lead finish.

Windows - description:

Description of existing materials and finishes:

White uPVC framed.

Description of proposed materials and finishes:

uPVC or painted hardwood timber or powder coated aluminium framed.

Doors - description:

Description of existing materials and finishes:

White uPVC

Description of proposed materials and finishes:

White uPVC or painted hardwood or powder coated aluminium.

Boundary treatments - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

As existing.

Vehicle access and hard standing - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

As existing.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

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

Existing plans and elevations Ref 4358-04.

Proposed plans and elevations Ref 4358-05.

Bat Survey Report Ref 4358 dated 25th March 2013.

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

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

Title: Mr First name: David Surname: Lofthouse

Person role: Agent

Declaration date: 05/04/2013

☒ Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

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

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: David Surname: Lofthouse

Person role: Agent

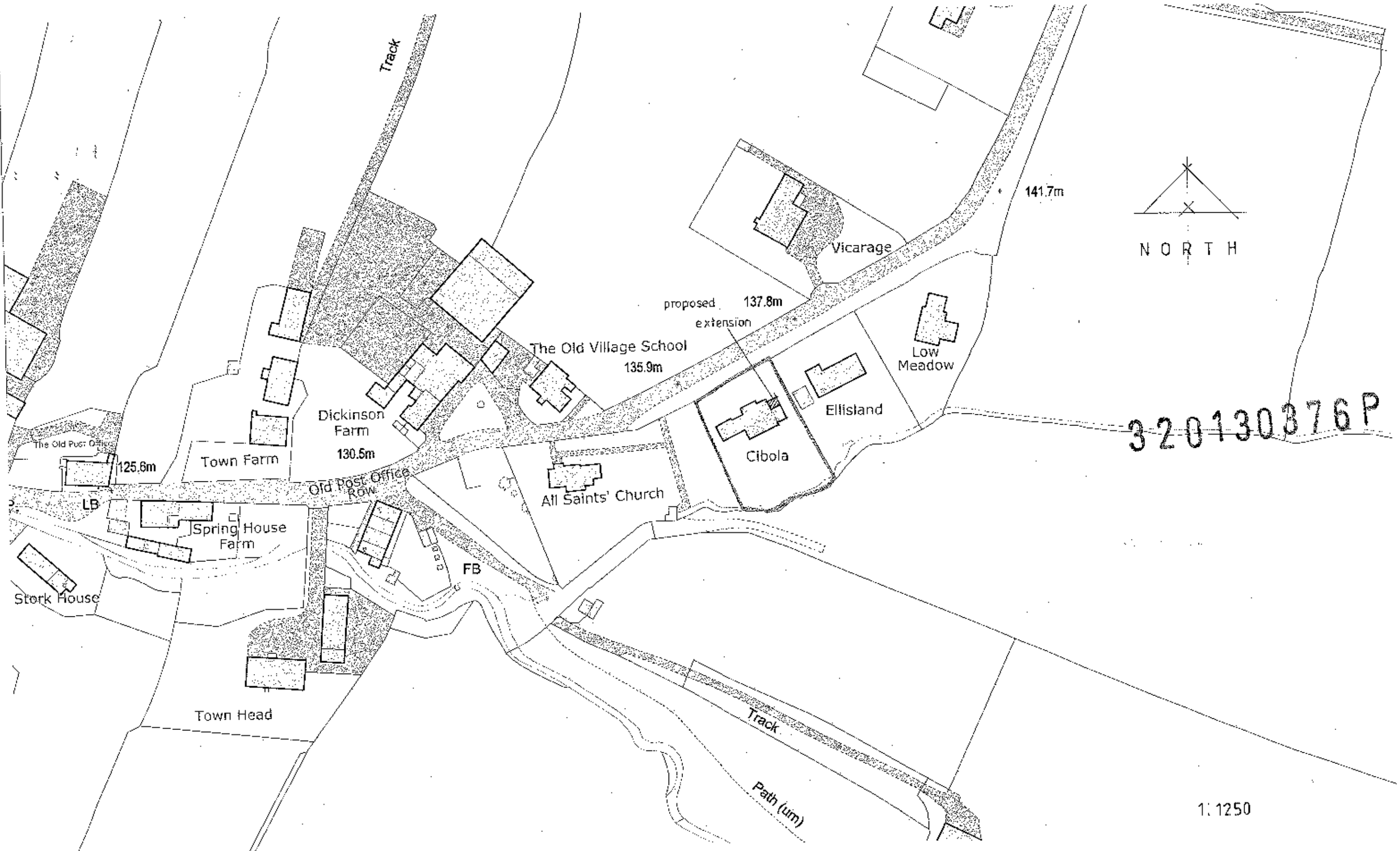
Declaration date: 05/04/2013

☒ 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: 05/04/2013



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1:1250

BAT SURVEY

AT
CIBOLA
PENDLETON

DATE AND TIME OF VISIT

25th MARCH 2013 9.30AM

WEATHER CONDITIONS

Strong wind, sunny intervals, 1 °C

REFERENCE NO. 4358

320130376P



Survey carried out by:

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

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

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

THE BRIEF

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

BAT LEGISLATION - Summary of offences under the law:

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

LIMITATIONS OF REPORT

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

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

EQUIPMENT USED ON SURVEY

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

PROPOSED DEVELOPMENT

Removal of existing felt pitched and flat roof. Extension to the master bedroom for en-suite and dressing room. New slated pitched roof over all the property.

TYPE OF BUILDING

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

COMMENTS: The property is a detached bungalow probably built in the 1970's



Part front elevation.

LOCATION

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

COMMENTS: The property is located on the outskirts of Pendleton village just off the road.



BUILDING ADJACENT TO OR WITHIN 10M OF

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

COMMENTS: The House is surrounded by open countryside consisting of fields which are boarded by hedges and trees.

WALL CONSTRUCTION

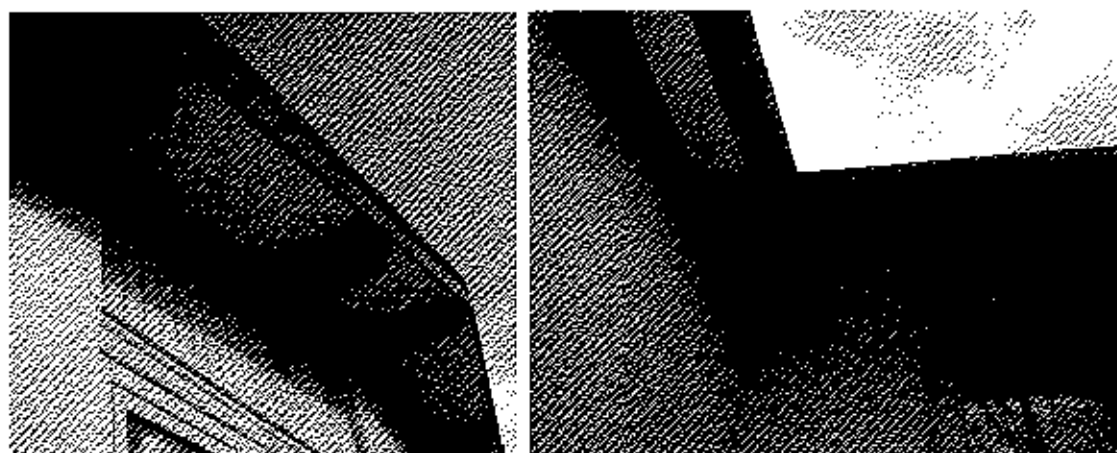
<input type="checkbox"/>	STONE
<input type="checkbox"/>	BRICK
<input type="checkbox"/>	STEEL
<input checked="" type="checkbox"/>	BRICK/BLOCK AND RENDER
<input type="checkbox"/>	OTHER

COMMENTS: The walls are white painted render with a stone plinth.

ROOF CONSTRUCTION

<input type="checkbox"/>	SLATE
<input type="checkbox"/>	TILE
<input type="checkbox"/>	GREY SLATE
<input type="checkbox"/>	STEEL
<input checked="" type="checkbox"/>	FLAT ROOF FELT

COMMENTS: The roof consists of mainly flat areas with a slight pitch to the central section. All with a felt finish externally. There is a large boarded overhang to the gables and boarded soffits to the flat roof sections.



BAT ACCESS POINTS IN WALLS

Yes No

<input type="checkbox"/>	<input checked="" type="checkbox"/>
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COMMENTS: The walls are in perfect condition with no cracks or crevices.

BAT SIGNS, EXTERNAL

SEEN

DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes No

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS: As this survey has taken place during the inactive winter months period an emergence survey was not appropriate. However a thorough inspection externally was carried out but no dropping evidence was found around the building nor any staining or grease marks. During the summer month active period bats have been sighted in the area foraging along the tree line.

ROOF SPACE

TRUSSED

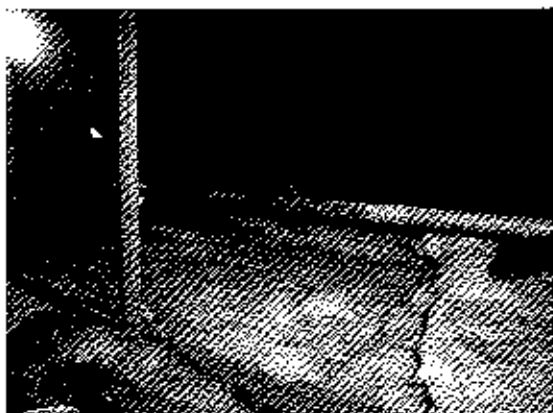
PURLINS

FELT

Yes No

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

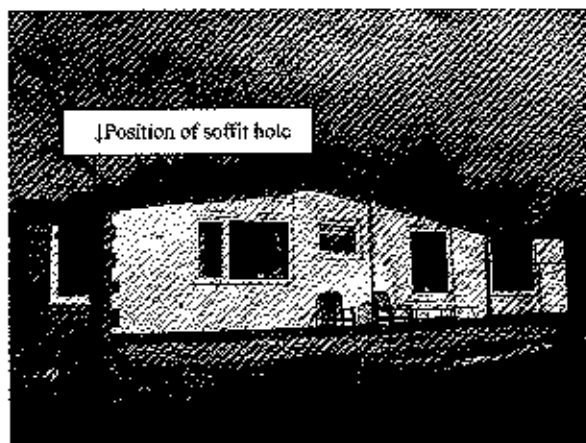
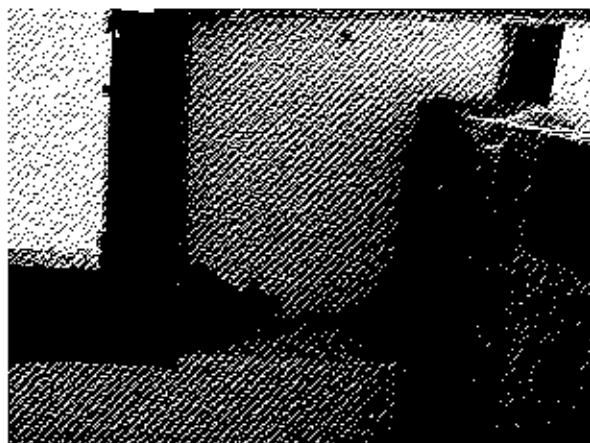
COMMENTS: The pitched roof void is insulated at ceiling joist level with quilt. The roof timbers are all in perfect condition with no cracks or crevices with ply deck fixed over.



BAT ACCESS POINTS IN ROOF

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS: The felt covering is in perfect condition with no access points to the roof void. However the felt at the eaves drip in the north east corner at the abutment with the pitched and flat roof has hardened forming a crevice behind. It was possible to closely inspect and no grease marking or staining or bat presence was detected. The soffits are generally in good condition with no gaps, with the exception of the soffit on the south facing pitched section (see below) where there is a large access hole. The access hole had no grease marks or staining indicators that bats are entering the roof void. The paved surface under has no sign of droppings and no evidence of grease marks or staining on the walls.



South Elevation

BAT SIGNS, INTERNAL

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

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS: The roof space was thoroughly inspected for signs of hibernating bats and for previous use of the building. No bats were found and neither were there any signs of past use.

CONCLUSION

A thorough inspection was carried out to determine if bats were currently hibernating in the building the result was negative. This roof is not being used for hibernation nor does it appear that it is a roost during active summer period. The replacement of this roof with a more traditional roof structure will not have any adverse affect on the bat population in this area. The new roof could potentially provide a more suitable habitat for bats than the existing structure.

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