



DIRECTOR OF DEVELOPMENT

19 AUG 2010

FOR THE ATTENTION OF

For office use only

Application No: 320100683P

Date received

Fee paid £

Receipt No:

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 planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council'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

Form fields for Applicant Name and Address: Title (MR), First name (MARCO), Last name (MIRANTE), Company (optional), Unit, House number (3), House suffix, House name, Address 1 (ST JAMES STREET), Address 2, Address 3, Town (CLITHEROE), County (LANCASHIRE), Country (UK), Postcode.

2. Agent Name and Address

Form fields for 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. The form is crossed out with a diagonal line.

3. Description of Proposed Works

Please describe the proposed works:

NEW TWO STOREY REAR EXTENSION BUILT OVER EXISTING SINGLE STOREY WING OFFSET TO THE BOUNDARY TO RESPECT THE NEIGHBOURS PROPERTY.

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 boundary? 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. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

If Yes, please provide details:

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	Drawing references if applicable
Walls	BENDER / STONE	BENDER PAINTED	<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	UPVC	UPVC	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)	STONE	EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	/	/	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	/	/	<input type="checkbox"/>	<input type="checkbox"/>	
Others (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:

11. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application.

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (General Development Procedure) Order 1995 Certificate under Article 7

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 (General Development Procedure) Order 1995 Certificate under Article 7

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):

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Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

11. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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):

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

3 copies of a completed and dated application form:

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:

3 copies of other plans and drawings or information necessary to describe the subject of the application:

3 copies of a design and access statement where proposed works fall within one of the following designated areas:

- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

The correct fee:

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

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

13. 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)

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

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

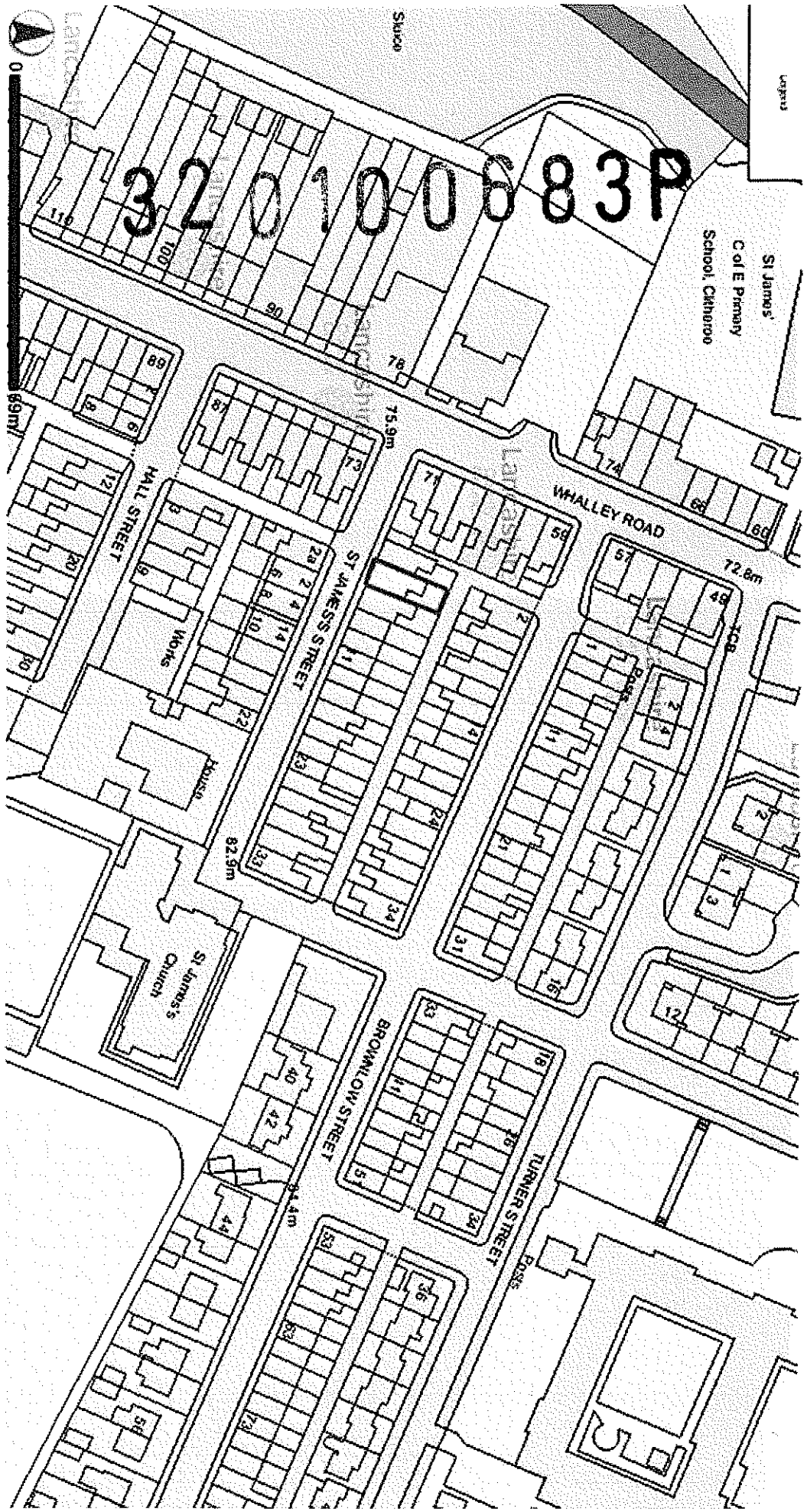
Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

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:



1:1250 PWA

earthworks environmental design

9 Poorsland Barn, Slaidburn Clitheroe. Lancashire. BB7 3AE
01200 446859 / 07709 225783 / earthworksuk@yahoo.co.uk

Mr ME Mirante
3 St James Street
Clitheroe
Lancashire
BB7 1HH

320100683P

4 August 2010

Ref: B 824

Dear Mr Mirante

Protected Species Survey (Bats) at: 3 St James Street, Clitheroe, BB7 1HH

Introduction

You have requested an inspection of your property (via Peter Hitchen) as a condition of an application to the local planning authority (Ribble Valley Borough Council) for building alterations. It is understood the proposed work will include a two storey rear extension requiring removal of part of the existing single storey kitchen extension and slate roof and some modification to the main roof and void.

A scoping survey was undertaken between 09.00 and 09.30 on Wednesday 4 August 2010 to inspect the roof void and external features of the property.

The weather at the time of the inspection was mild, damp and cloudy (max temperature: 17°C) with light NW breeze and heavily overcast conditions (cloud 8/8).

The survey has found no evidence of bat activity in any part of the property. It is unlikely that bats have been active within the roof void and there is no evidence of roosting, breeding or hibernation at the property.

It is unlikely that bats will be disturbed during the building alterations.

Further survey effort during the main bat activity period (May to September) is not recommended

Survey methodology

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (*BCT – Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

The aim of a bat inspection is to make an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats have ever been active within any part of the property that will be affected by the proposed building operations. Full access to the property at the time of survey enabled a detailed inspection of the internal roof void and all external features.

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid) and digital camera (Kodak MD41) to view all likely areas of the building for the presence of bats, ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a feeding and resting area.

A routine desk study including a local data search for bat records was undertaken prior to the scoping survey.

Description of the property

The property is a mid-terrace two storey house (late Victorian) with natural stone wall construction and pitched slate roof (figure 1). There is a single storey rear extension (kitchen area, figure 2) with a mono-pitch slate roof. The main house roof has a rafter with purlin construction and the roof is lined with a bitumen and hessian under felt. The enclosed roof void has a single Velux window providing natural light to the void and the area is fully boarded for access and storage. The void is clean (ie. free from dust and debris) dry and draught-free. Although roof/loft insulation is not visible, it is likely to be present over the ceiling joists.

The single storey rear extension is likely to have block work cavity wall construction and all walls are rendered.



Fig 1:



Fig 2:

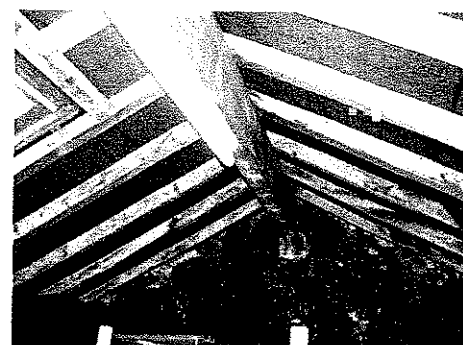


Fig 3:

Externally, the roof areas are in good repair and the property is very well-maintained. Lead work flashings, a pvc fascia (on the extension) and all mortar pointing is intact and the external walls and roof areas are fully sealed and secure.

Within the roof void there is some (minimal) evidence of mouse droppings; these droppings should not be confused with those of bats which are superficially similar in appearance.

Location: (National grid reference: SD 742412; elevation approximately: 70m asl).

The property is within the built-up residential area of the town approximately 500m from the town centre and is surrounded by other properties of similar age, design and construction. There are no extensive areas of woodland nearby and the site is not adjacent to any watercourse or area of open water. The site is within 200m of the Primrose Mill lodge complex and the Mearley Brook channel where several bat species are known to be active.

The site provides sub-optimal feeding, foraging and commuting habitat for bats and there is poor connectivity to habitat features used by foraging bats. There are no designated nature conservation sites nearby eg. Sites of Special Scientific Interest (SSSI), Biological Heritage Sites, National Nature Reserves (NNR's), Local Nature reserves (LNR's) or Regionally Important Geological and Geomorphological Sites (RIGS) adjacent to the site.

There are no bat roosting records at this property or within neighbouring buildings.

Outline of the proposed development

Two storey rear extension over the existing single storey kitchen extension (plans submitted by Peter Hitchen); requiring partial removal of the mono-pitch slate roof in addition to modifications to the roof verge and eaves.

Survey results:

There is no evidence of bat activity at this property

All internal and external walls and surfaces are entirely free of bat droppings and other indicative signs of bat roosting or flight activity. The roof void is very well-sealed and all roof areas are secure. External features including walls, roofs, ridges, window frames, door frames, lead flashings, gutters, fascias and soffits are well-maintained and fully secure; consequently the potential for bat roosting activity at this property is negligible.

Evaluation of results

The proposed building alterations are unlikely to cause any risk of disturbance to roosting bats or result in disturbance or loss of a bat roost, maternity site or hibernation roost.

The conservation significance of the property is currently **low**¹

The likely scale of impact of this development on local bat populations is **negligible** or **low**².

The landscape around the property has **low**³ value to feeding, foraging and commuting bats.

¹ Guidelines for proportionate mitigation - Bat Mitigation Guidelines. (BMG), 2004

² The scale of main impacts at site level on bat populations – BMG

³ Guidance for assessing the value of habitat features – Bat Surveys, Good practice Guidelines, BCT, 2007

Constraints

A scoping survey (first stage survey) was carried out at the site to assess the potential of the building to support roosting bats. Proving absence of bats can be significantly more difficult than demonstrating presence

Normal survey protocol (using non-intrusive survey methods) was followed during this daylight assessment. In situations where there is limited evidence of bat activity and where the potential for roosting bats is considered to be negligible or very low risk, additional survey effort is not recommended.

An evening emergence or dawn re-entry / activity survey has not been undertaken.

Absence of bat records at a site/location does not imply bat species are not present within the recording area.

Data search

The following bat species are known to be present within the wider district (10km square SD74):

- Natterer's bat, (*Myotis nattereri*)
- Whiskered bat/ Brandt's bat (*M. mystacinus/M. brandtii*)*
- Daubenton's bat, (*M. daubentonii*)*
- Brown long-eared bat, (*Plecotus auritus*)*
- Common pipistrelle, (*Pipistrellus pipistrellus*)*
- Soprano pipistrelle, (*P. pygmaeus*)*
- Noctule bat, (*Nyctalus noctula*)

*National Biodiversity Network (NBN) datasets, (terrestrial mammals recorded in the 10km squares SD74)

The following websites and datasets were consulted during the preparation of this report:

1. National Biodiversity Network (NBN) database, (terrestrial mammals in 10km square SD74)
2. East Lancashire Bat Group
3. Lancashire Biodiversity Partnership
4. EED dataset (Lancashire bat records 2000 - 2010)
5. MARIO interactive map for Lancashire
6. Nature on the Map (Natural England)
7. MAGIC interactive map
8. Biological Heritage Sites in Lancashire

There are no bat records at this particular property, although common pipistrelle bats are known to roost at properties within 0.75km of the site (EED/ELBG database).

Personnel

The survey was carried out by David Fisher (Earthworks Environmental Design), an experienced consultant with more than 25 years experience of wildlife surveys and bat ecology. Natural England licence holder since 1990, current licence No: 20093056, (Conservation, Science and Education).

Conclusion

Potential impact on protected species (bats):

The proposed building operations including local disturbance to the roofs, voids and fascias is **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.

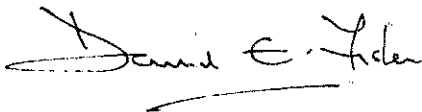
Further survey effort is not recommended.

Please note the following general points regarding your responsibilities as the developer:

- All 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. *(For further information please refer to the notes 'Bats and the law' on page 5 of this report)*
- In the unlikely situation that bats are exposed or vulnerable to harm, use gloves or a small container to move them to a dark and quiet area preferably without causing them to fly in daylight. Work in that area should not continue until you have sought advice from Natural England (NE) via the Bat Conservation Trust (BCT).
- You should seek advice from BCT by calling the National Bat Help-line on 0845 1300 228. BCT will normally contact a qualified bat worker in the area who will be able to visit the site and provide further advice free of charge.

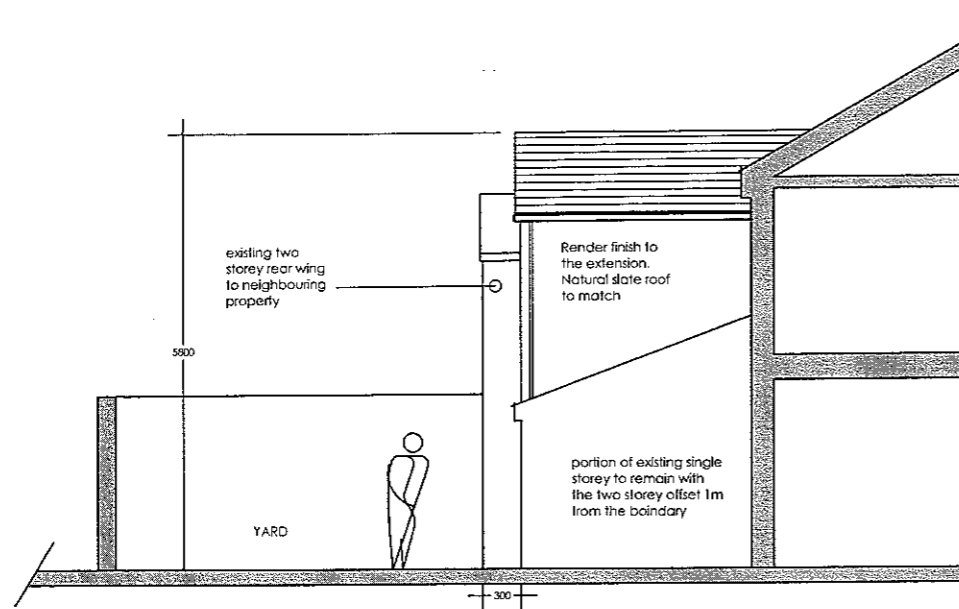
I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council.

Yours sincerely

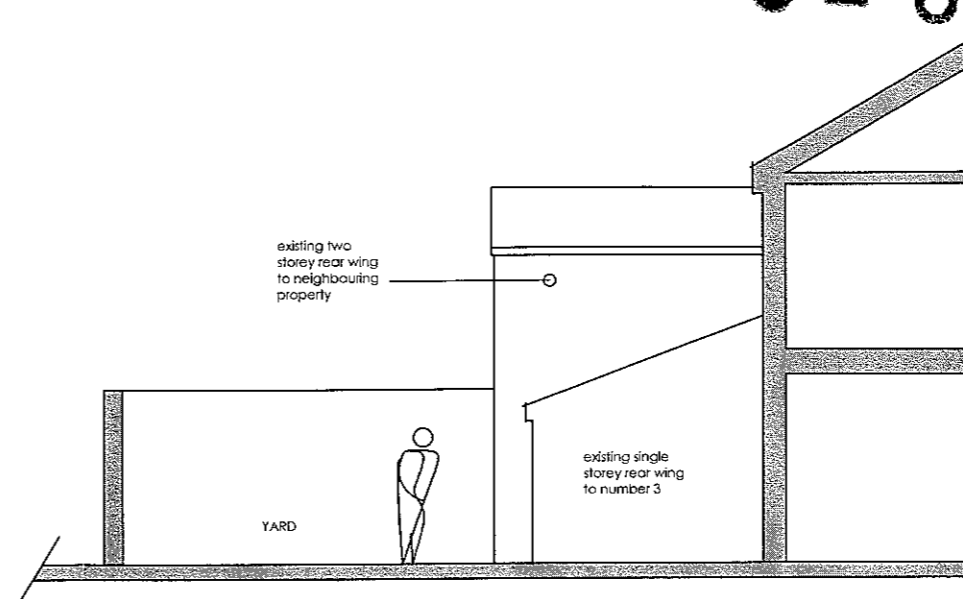


David Fisher

320100683P



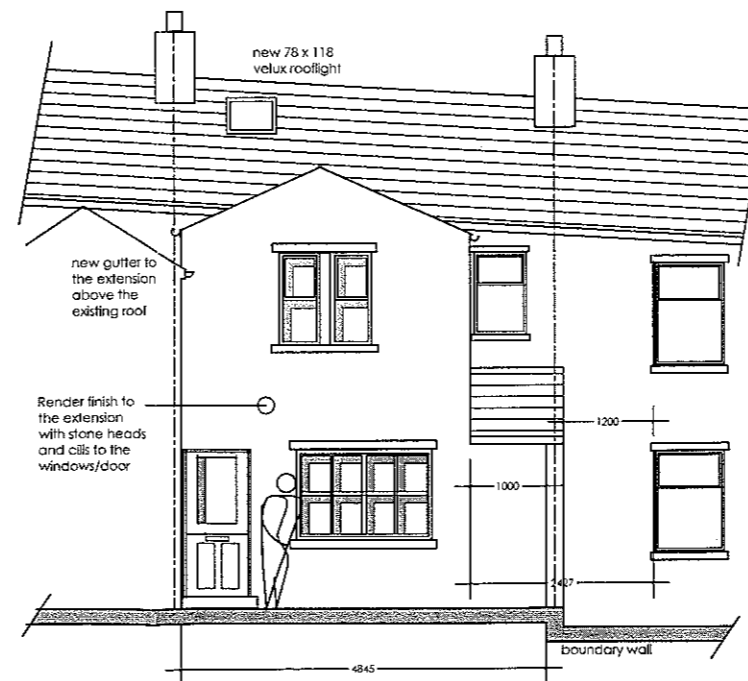
PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

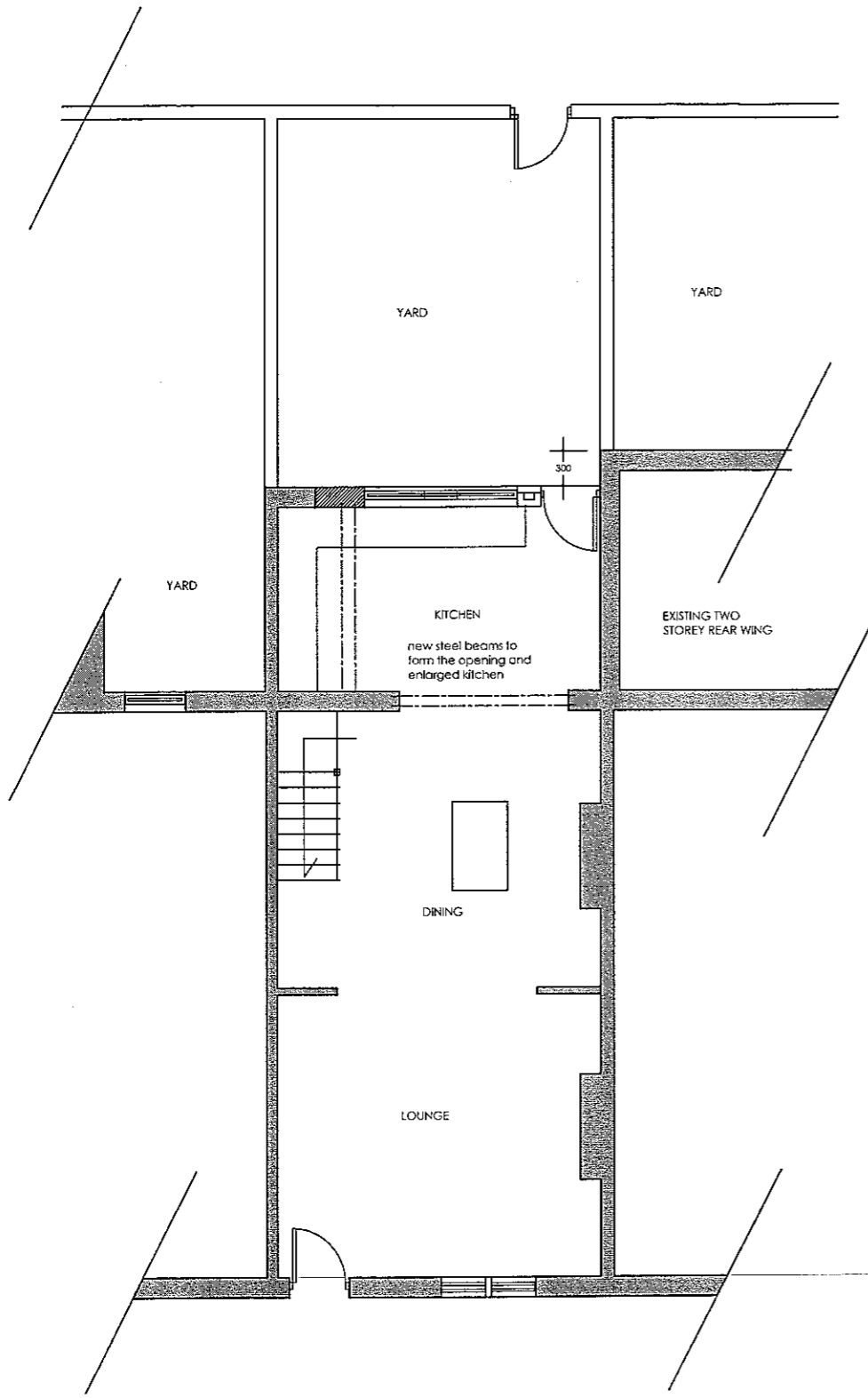
**3 ST JAMES STREET
CLITHEROE
LANCASHIRE**

**PROPOSED TWO
STOREY EXTENSION**

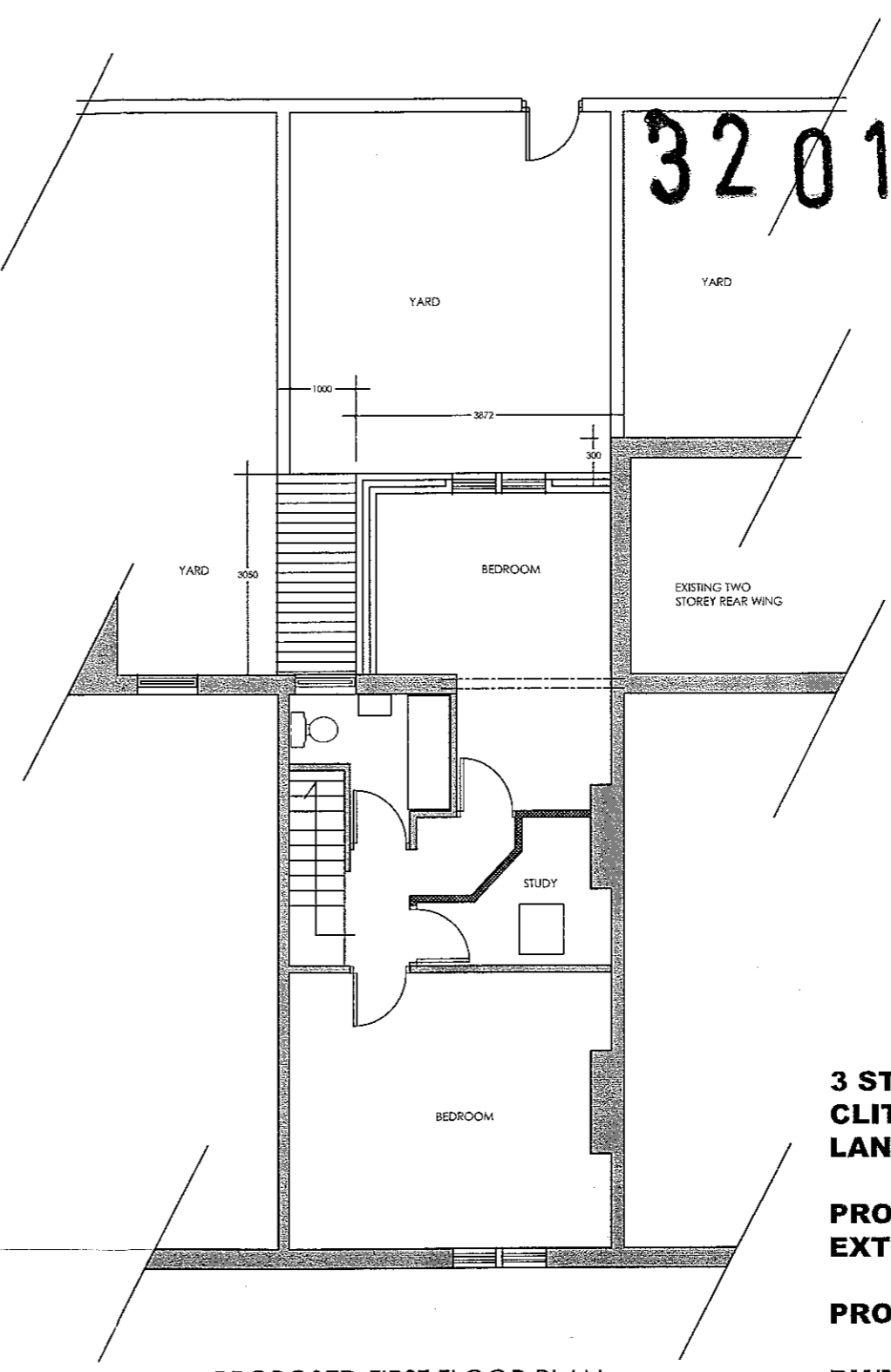
**EXISTING & PROPOSED
ELEVATIONS**

PH/M/300 JULY 2010

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PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

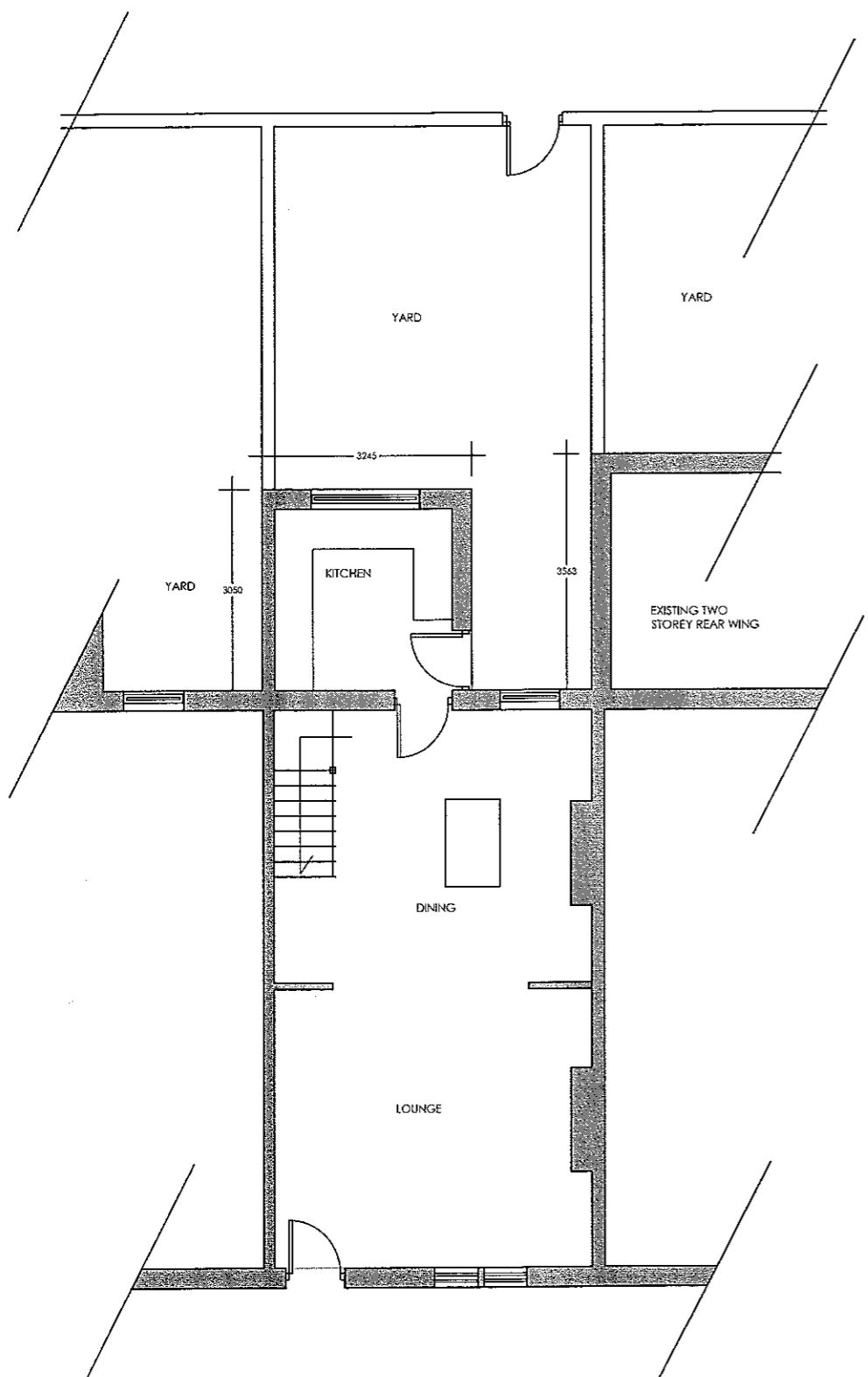
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CLITHEROE
LANCASHIRE**

**PROPOSED TWO STOREY
EXTENSION**

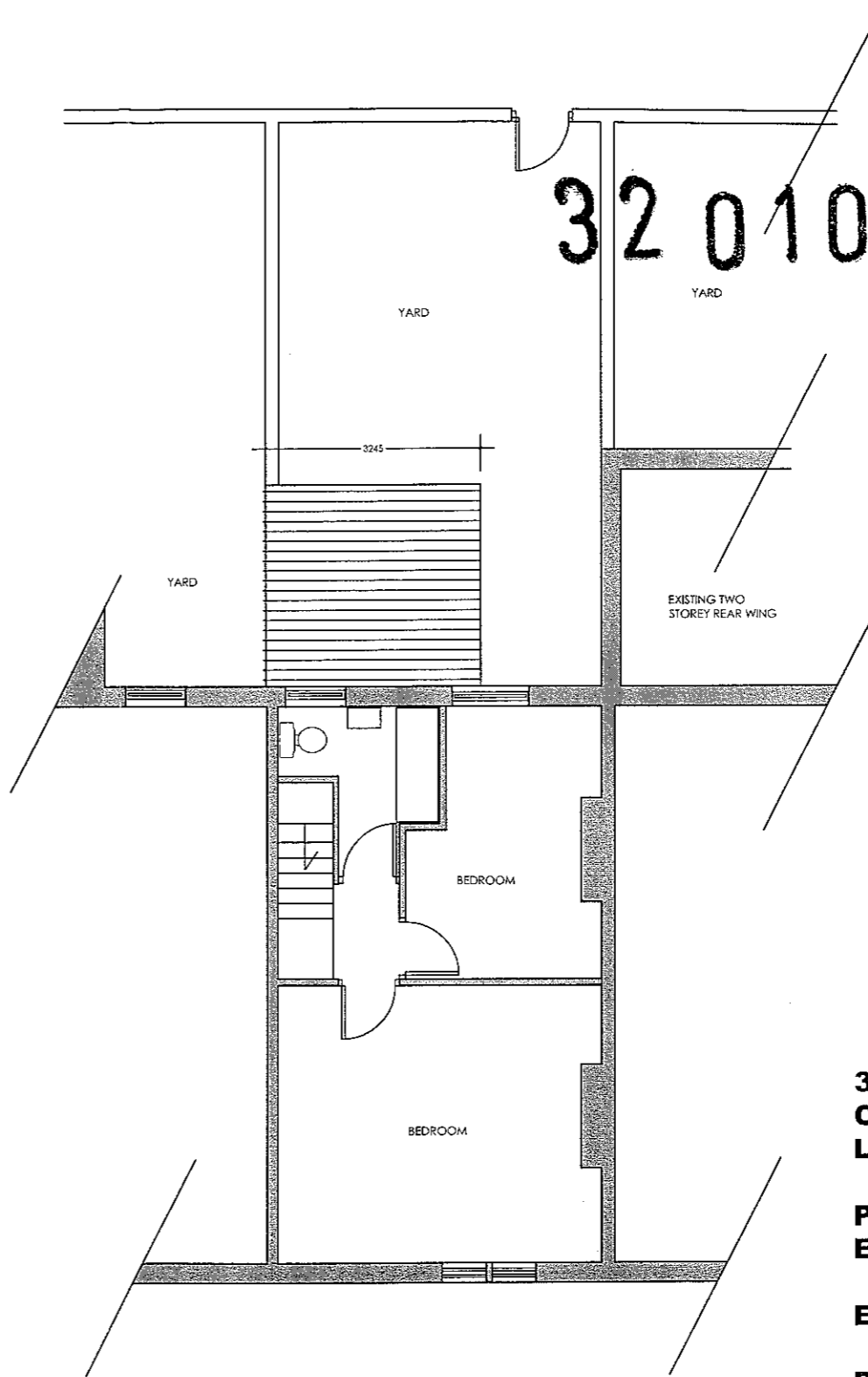
PROPOSED PLANS

PH/M/200 JULY 2010

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EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

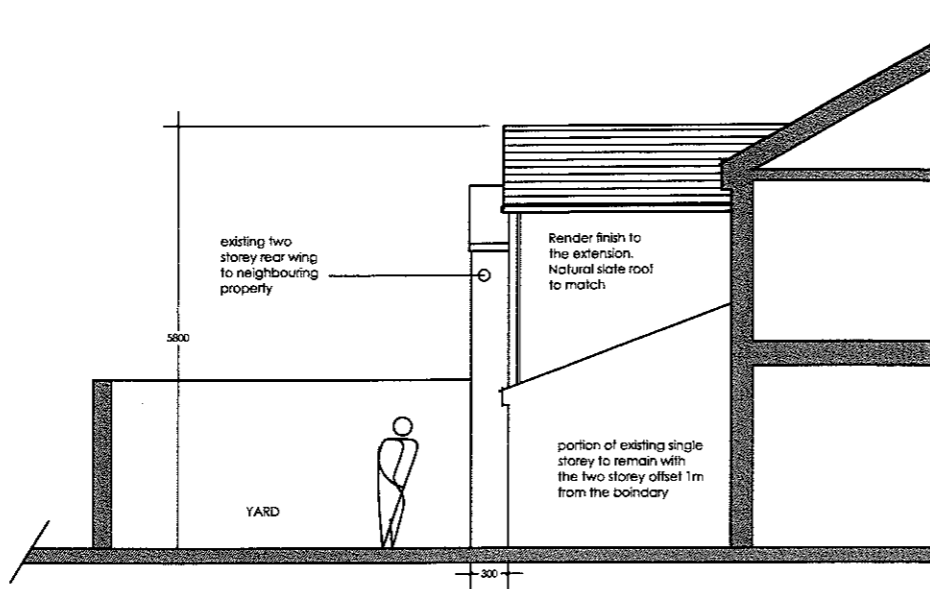
**3 ST JAMES STREET
CLITHEROE
LANCASHIRE**

**PROPOSED TWO STOREY
EXTENSION**

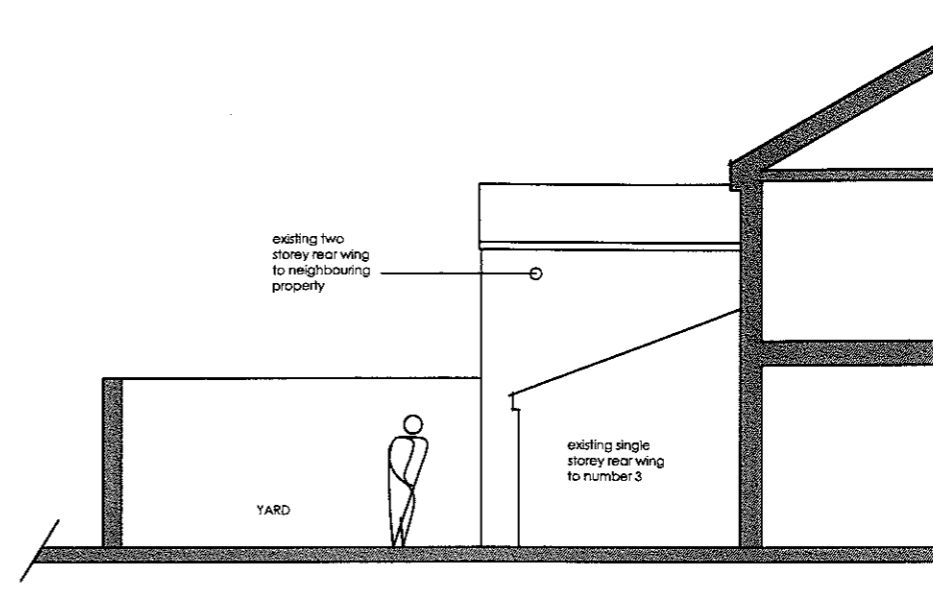
EXISTING PLANS

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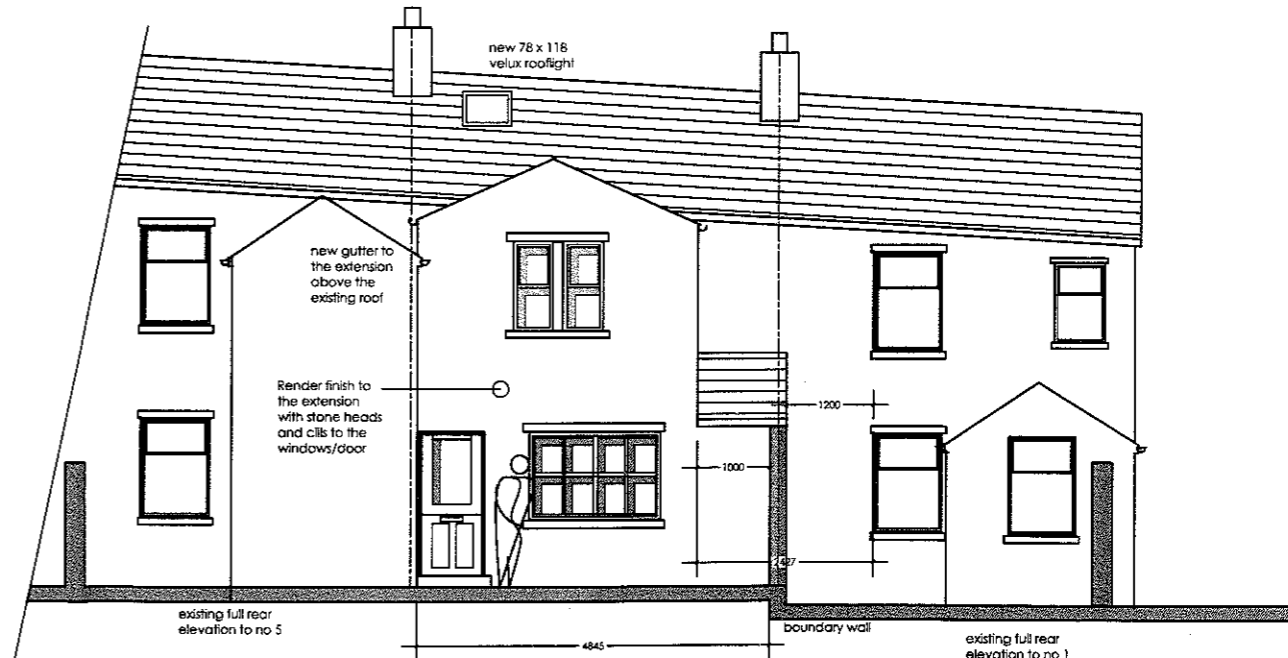
PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

3 ST JAMES STREET
CLITHEROE
LANCASHIRE
PROPOSED TWO STOREY EXTENSION
EXISTING & PROPOSED ELEVATIONS

PH/M/300 JULY 2010

AMENDED 21/8/10