



Outlook

APP/24/00273 | Two storey rear extension and single storey rear extension with new pitched roof above existing flat roof single storey structure, with revised cladding and roof tiles. | 12 Wensley Gardens, Emsworth, PO10 7RA

From Norton, Tristan <Tristan.Norton@havant.gov.uk>

Date Thu 24-Oct-24 11:09 AM

To Riley, Robert <Robert.Riley@havant.gov.uk>

Cc Norton, Tristan <Tristan.Norton@havant.gov.uk>

Dear Rob,

APP/24/00273 | Two storey rear extension and single storey rear extension with new pitched roof above existing flat roof single storey structure, with revised cladding and roof tiles. | 12 Wensley Gardens, Emsworth, PO10 7RA

Thank you for consulting me on this application.

The application is accompanied by a Bat Survey Report (AEWC, October 2024). Following an assessment that the dwelling offered bat roosting potential, two bat emergence surveys were carried out in summer 2024. No bats were observed emerging from the property and it is concluded that roosting bats are not currently a constraint. No additional survey works are necessary.

If you are minded to grant permission, can I suggest that ecological avoidance, mitigation and enhancement measures are secured by condition.

Development shall proceed in accordance with the ecological avoidance and mitigation measures as detailed in sections 5 and 6 of the Bat Survey Report (AEWC, October 2024) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

If you have any queries, please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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