

Consultee Comments for Planning Application APP/24/00816

Application Summary

Application Number: APP/24/00816

Address: 66 Bedhampton Hill, Havant, PO9 3JP

Proposal: Proposed loft conversion to include new front gable, front and rear dormers. Existing garage to be converted to form new annexe, rear extension and construction of new garage to front of property.

Case Officer: Selina Donophy

Consultee Details

Name: Consultee Principal Ecologist

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: Ecologist

Comments

Dear Selina,

APP/24/00816 | Proposed loft conversion to include new front gable, front and rear dormers. Existing garage to be converted to form new annexe, rear extension and construction of new garage to front of property. | 66 Bedhampton Hill, Havant, PO9 3JP

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. The proposed works will entail disruption to roof materials and to hanging tiles: these are classic locations for roosting bats. I would therefore consider that roosting bats may be a potential constraint and further consideration is necessary.

I would recommend that the applicant provides an ecological assessment, to be provided by a qualified ecologist, specifically focussing on roosting bats. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists. An ecological assessment will determine whether there is any evidence of designated sites, and protected and notable habitats and species, and whether the proposed works are likely to result in impacts to those sites, habitats and species. Unless the qualified ecologist can conclude that there is no reasonable likelihood of protected sites, habitats and species being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work will be required prior to determination of any application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement

measures.

NPPF, Circular 06/2005 and Natural England Standing Advice, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

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

Kind regards,

Tristan

Tristan Norton

Principal Ecologist | E: tristan.norton@havant.gov.uk

Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX