



APP/24/00999 | Three storey rear extension with balcony and front porch addition. | Finchwood Farm House, Copse Lane, Hayling Island, PO11 0QB

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

Date Fri 2025-01-31 1:10 PM

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

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

Dear Rob,

APP/24/00999 | Three storey rear extension with balcony and front porch addition. | Finchwood Farm House, Copse Lane, Hayling Island, PO11 0QB

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. The proposed works will entail disruption to roof materials, to hanging tiles, and to any roof void/s below. 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. Given the character of the site I would expect any assessment to include potential impacts on roosting bats within the building to be affected. 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,

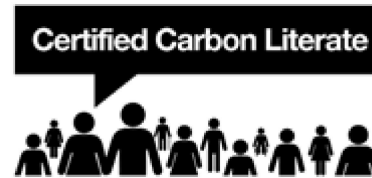
Tristan

Tristan Norton

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Advanced notice of leave:



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