

Consultee Comments for Planning Application APP/23/00599

Application Summary

Application Number: APP/23/00599

Address: 22 Castle Avenue, Havant, PO9 2RY

Proposal: Proposed single storey rear extension with part two storey rear and side extension with front and rear dormers to allow for loft conversion and detached garage to the front with dormers at first floor

Case Officer: Joseph Toole

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 Joseph,

APP/23/00599 | Proposed single storey rear extension with part two storey rear and side extension with front and rear dormers to allow for loft conversion and detached garage to the front with dormers at first floor | 22 Castle Avenue, Havant, PO9 2RY

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. Whilst I would not expect this site to be of significant ecological value, there is potential for legally protected species to occur and to be impacted by the proposed works. The proposals would require the modification and disturbance of roof materials, including any roof voids. These areas can be used by roosting bats and nesting birds, and there are records of bat species from the immediate area. This is not to say that the site is likely to be of significant value to bats, but rather that bat species are ubiquitous within urban/suburban areas such as this and there is a high likelihood that bats will roost within dwellings.

On that basis, I would recommend that the applicant provides a Preliminary Ecological Appraisal (PEA) considering identified impacts to protected species, to be provided by a qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists. A preliminary ecological appraisal will determine whether there is any evidence of protected species, and whether the proposed works are likely to result in impacts to those species. Unless the qualified ecologist can conclude that there is no

reasonable likelihood of protected 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 (Phase 2 survey) will be required prior to determination of the 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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Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX