

Dear Graham,

APP/22/01080 | Alteration to roof structure, increase of roof pitch and addition of rooms in the roof. Changes to windows at first floor level. | Larkrise, 93 Sea Front, Hayling Island, PO11 0AW

Thank you for reconsulting me on this planning application.

Whilst I appreciate that the majority of the photos provided are of the roof void, it should be noted that bats will rarely be visible within the roof space as for instance species such as pipistrelles roost in tight crevices between roof tiles and roofing felt and not the loft space itself. & if the roofing felt is in tact which is the case here, then their evidence such as droppings would be obscured by the underlining and again not found within the loft floor. The photos of the eaves indicate that these are tightly sealed. The two photos of the roof tiles similarly show that the interlocking tiles are well-fitted with no obvious gaps but I do not believe that photos of all the elevations have been provided.

It should be noted that bats are highly protected by EU and UK legislation and should they be found during the construction activities, all works will stop which will result in delays and unforeseen costs to the applicant until further survey work is carried out and a licence is obtained from Natural England to allow an otherwise illegal activity. Therefore, it is in the interest of the applicant to provide photographs of all elevations at this stage to prevent any risks at a later stage. I would highlight that the presence of bats (or indeed any protected species) is not a block to development. The legislation is designed to enable development to proceed, provided that the impacts to the affected species have been properly addressed. Therefore, I request that photos of all four elevations of the roof, clearly showing all the roof tiles, is provided for review.

Please do not hesitate to contact me if you have any queries.

Kind regards,
Maral

Please note that this advice is given in accordance with the Service Level Agreement that has been signed between Hampshire County Council and your Council. These comments are expressed as a professional view provided to South Downs National Park Authority and should not, therefore, be interpreted as those of Hampshire County Council.

Maral Miri (MSc, CEnv, MCIEEM)

**Senior Ecologist
Ecology Team**

Specialist Environmental Services
Hampshire County Council
Universal Services Directorate
Elizabeth II Court West, The Castle,
Winchester SO23 8UD

Mob: 07784261735

E-mail: Maral.Miri@hants.gov.uk;

<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity>

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