

**APP/17/00870 | Single storey front and rear extension, first floor side and rear extension; cladding and render to elevations and alterations to driveway. | 32 North Shore Road, Hayling Island, PO11 0HN 17.1586**

Thank you for consulting me on this application.

The application is not accompanied by any ecological information and I have therefore undertaken my own desk-based assessment using online sources, the application documents and GIS mapping. The existing dwelling is of relatively modern construction and appears to be in good condition, and therefore not likely to exhibit features suitable for supporting protected species such as bats and nesting birds. However, the front and rear elevations exhibit hanging tiles, features which can be used by roosting bats in particular. So, whilst the dwelling is superficially unsuitable I would request some additional clarification.

In this instance I would be willing to review recent, good quality photographs of the building (these should show all areas being affected, especially any roof tiles and ridge tiles, fascia/soffit areas, and any roof voids or enclosed spaces). I must stress that it is not the role of the LPA to determine ecological impact. Should photos prove inconclusive or demonstrate that surveys are required (e.g. by demonstrating that suitable features are indeed present) I would recommend that the applicant commissions a Phase 1 ecological survey of the site: this should include an assessment of the potential for the site to support protected species (to be provided by a qualified ecologist (see Natural England [guidance](#) on finding a suitably-qualified ecologist). The Chartered Institute of Ecology and Environmental Management (CIEEM) ([www.cieem.net](http://www.cieem.net)) holds a database of suitably-qualified ecologists.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, 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 LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

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

Kind regards,

Tristan

**Tristan Norton**

**Senior Ecologist  
Ecology Team**

Specialist Environment Services  
Economy, Transport and Environment Department