

BRIEF ECOLOGICAL STATEMENT

relating to

PROPOSED DETACHED THREE BEDROOM THREE STOREY REPLACEMENT DWELLING

at

**25 SANDY BEACH ESTATE
HAYLING ISLAND
HAMPSHIRE PO11 9RG**

NOVEMBER 2022

Jeffrey Douglas Chartered Architect
60a Sinah Lane, Hayling Island
Hampshire PO11 0HH
Tel: 02392 468889
Email: jd@jeffreydouglas.co.uk

■ Jeffrey Douglas Chartered Architect



BRIEF ECOLOGICAL STATEMENT

Reference should be made to the photographs included with the planning application which indicate the condition and nature of the existing buildings referred to below.

1. This statement relates to the proposal to demolish an existing two bedroom detached dwelling with a detached garage and to replace it with a new three bedroom detached dwelling with an integral garage and the impact of this proposal on protected species.
2. It has been recognised in the pre-application advice given under the document ref: GEN/22/00623 that this site *'does not exhibit any of the characteristics associated with protected habitats'*. However, it then goes on to say that *'bats are known to inhabit derelict buildings and outhouses, and it is recommended that appropriate survey work is undertaken to ensure that the development proposed will not have an adverse impact upon this protected species'*.
3. Although the existing dwelling is fairly dilapidated through lack of maintenance, it is not considered to be 'derelict'. The external envelope of the building consists largely of plain rendered walls, painted brick and part clad in tightly fitted plastic cladding boards. The rear single storey addition consists of tightly fitted timber cladding boards. All roofs to the house are flat and covered in bitumen felt and there are no loft spaces or entry points which would provide any opportunity for bats to roost.
4. The detached garage no longer has its former corrugated sheet metal roof and is open to the sky and its remaining walls are made up of large precast panels with no significant gaps or crevices to provide suitable bat roosting space.
5. The owners have spent time within the dwelling and there has been no evidence of bat activity or feeding within the dwelling nor are there any suitable openings leading to outside which would have provided entry points.
6. It is known that bats favour dark spaces in which to roost but the building internally has daylight throughout.
7. The local area is virtually devoid of trees, including the adjacent nature reserve, and is therefore unlikely to support an active bat population.
8. In conclusion, it is considered that the demolition of the existing dwelling and garage and clearance of the site would not pose any likely risk to protected species.