

Consultee Comments for Planning Application APP/24/00302

Application Summary

Application Number: APP/24/00302

Address: Shore House, Mill Lane, Langstone, Havant, PO9 1RX

Proposal: Front Loggia extension, side garage extension, single storey eastern extensions with first floor balcony extension, following demolition of 52m² of existing single storey building and conservatory to east of existing dwelling, along with removal of existing 1.8m high brick wall to west of existing building.

Case Officer: Josephine Lacey

Consultee Details

Name: Consultee Principal Ecologist

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: Ecologist, Planning Policy Team

Comments

Dear Josie,

APP/24/00302 | Front Loggia extension, side garage extension, single storey eastern extensions with first floor balcony extension, following demolition of 52m² of existing single storey building and conservatory to east of existing dwelling, along with removal of existing 1.8m high brick wall to west of existing building. | Shore House, Mill Lane, Langstone, Havant, PO9 1RX

Thank you for consulting me on this application.

The application is now accompanied by a Preliminary Ecological Appraisal (J Denton, June 2024) and a Bat Emergence Survey (J Denton, June 2024). Following the identification of potential bat access, egress and roosting features (primarily the hanging tiles on the dormers), a single evening emergence survey was carried out. No bats were observed emerging from the dwelling and it is concluded that roosting bats are not currently present.

In terms of BNG, the proposed development meets to exemption for householder applications.

If you are minded to grant permission can I suggest that ecological avoidance and mitigation measures are secured by condition: this relates to the use of artificial lighting and its potential effects on bat species.

Development shall proceed in accordance with the ecological avoidance and mitigation measures detailed in the Preliminary Ecological Appraisal (J Denton, June 2024) and Bat Emergence Survey

(J Denton, June 2024) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

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

Kind regards,

Tristan

Tristan Norton

Principal Ecologist | E: tristan.norton@havant.gov.uk

Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX