

Consultee Comments for Planning Application APP/24/00334

Application Summary

Application Number: APP/24/00334

Address: 2 Emsworth Road, Havant, PO9 2SR

Proposal: Listed building consent to remove and replace existing roof structure on detached Coach House including the repair of 1No. gable end wall and replacement of new lintel over Coach House doors.

Case Officer: Denise Sheath

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 Denise,

APP/24/00334 | Listed building consent to remove and replace existing roof structure on detached Coach House including the repair of 1No. gable end wall and replacement of new lintel over Coach House doors. | 2 Emsworth Road, Havant, PO9 2SR

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. The building is potentially suitable for legally protected species such as bats: the mix of traditional roofing materials, timber structure and dilapidated condition make it highly likely that suitable gaps, crevices and voids are present. It is not clear the extent to which the roof materials have been removed to date the Heritage Statement refers to these works being commenced in April 2024. It may therefore be that the roof has already been stripped and that potential bat access, egress and roosting features are no longer present. I would welcome clarification on this matter.

Although I acknowledge the need to undertake the works proposed, the urgency does not negate the fact that the applicant is legally required to ascertain if protected species are present and likely to be affected. The Local Planning Authority is required to have regard to the Habitats Regulations 2017 when considering planning matters: on that basis, it is required to consider the potential impacts to species afforded protection under the Habitats Regulations.

I would therefore request further information from the applicant on the measures taken to ensure that legally protected species have been considered. 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

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

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