

# Consultee Comments for Planning Application APP/21/01093

## Application Summary

Application Number: APP/21/01093

Address: 15 Yew Tree Road, Hayling Island, PO11 0QE

Proposal: Single storey rear extension. Update of first floor dormer treatments to match new elevations.

Case Officer: Joseph Toole

## Consultee Details

Name: Mr Tristan Norton

Address: Elizabeth II Court West, The Castle, Winchester SO23 8UD

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On Behalf Of: County Ecologist

## Comments

Dear Joseph,

APP/21/01093 | Single storey rear extension. Update of first floor dormer treatments to match new elevations. | 15 Yew Tree Road, Hayling Island, PO11 0QE 21.1386

The application is not accompanied by any ecological information and I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. From my review of the submitted documents I would not raise any concerns in relation to ecological matters for the majority of proposed works. However, works to the dormer at the rear of the dwelling may require disturbance of clay hanging tiles (if indeed the rear dormer is of identical design to those at the front). Hanging tiles are a classic location for roosting bats, and there are a number of recent records of bats from the immediate area. On that basis, I do consider that there is potential for works to result in impacts to roosting bats.

Given the limited scale of proposed works I would in this instance be happy to review some recent, good-quality images of the existing rear dormer. These should ideally show views looking upwards in order to highlight any gaps behind the tiles (if present). Photographs will hopefully allow me to provide better-informed advice on the likelihood of bats occurring. Should photos be inconclusive, or demonstrate that suitable features for roosting bats are present, then 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. The Chartered Institute of Ecology and Environmental Management (CIEEM) ([www.cieem.net](http://www.cieem.net)) holds a database of suitably-qualified ecologists.

A Phase 1 ecological survey will determine whether there is any evidence of protected species or

whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species. Unless the qualified ecologist is able to conclude that there is no reasonable likelihood of protected species being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work (Phase 2 survey) will be required prior to determination of the application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures.

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  
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