

Consultee Comments for Planning Application APP/21/01306

Application Summary

Application Number: APP/21/01306

Address: Larkrise, 93 Sea Front, Hayling Island, PO11 0AW

Proposal: Removal of pitched roof and addition of one storey with flat roof.

Case Officer: Graham Speller

Consultee Details

Name: Mr Tristan Norton

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

Email: tristan.norton@hants.gov.uk

On Behalf Of: County Ecologist

Comments

Dear Graham,

APP/21/01306 | Removal of pitched roof and addition of one storey with flat roof. | Larkrise, 93 Sea Front, Hayling Island, PO11 0AW 21.1422

Thank you for consulting me on this application.

Whilst I am content that the proposals are unlikely to result in significant ecological impacts, the replacement of the roof will entail the removal of existing roof materials and the disturbance of any void below. These features may provide suitable habitat for legally protected species such as roosting bats.

In this instance I would be willing to review recent good quality photographs of the areas of the building to be affected. These should show all area subject to works, including existing roof materials, soffit/fascia and any roof voids. This should allow me to provide more informed advice. Should photos be inconclusive or indicate that suitable features for protected species 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) 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 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
Economy, Transport and Environment Department
Hampshire County Council
Elizabeth II Court West
The Castle, Winchester
Hampshire SO23 8UD