

APP/15/00333 Single storey rear extension; 2 storey front extension including cladding 40 Bath Road, Emsworth, PO10 7ER 15.0577

Thank you for consulting me on this application.

The application is now accompanied by a Bat Scoping Survey (The Ecology Co-op, April 2015) which provides an assessment of the site's current potential for supporting bats. The bulk of the dwelling, and especially those areas to be directly impacted by the proposals, exhibits features considered unsuitable for supporting roosting bats. A single pipistrelle-type dropping was found adhered to hanging tiles on the northern elevation and is indicative of a bat having possibly roosted behind hanging tiles here. The ecologist recommends that this location is sufficiently removed from the proposed zone of works that impacts can be avoided and that no mitigation is required. Given the limited evidence recorded and the ability to retain the north-facing hanging tiles I would agree that a sensible precautionary approach is acceptable although some practical advice on impact avoidance would have been useful for the applicant. Measures such as making contractors (especially roofers and scaffolders) aware of the potential presence of bats (e.g. no blocking of bat access/egress by scaffolding) and preventing any incidental disturbance of tiles on the northern elevation will ensure that avoidance of impact is achieved.

If you are minded to grant permission, then it may be appropriate to add an informative note reminding the applicant of the legal protection afforded bats and that the work should be carried out sensitively to ensure that impacts continue to be avoided. For example:

Bats and their roosts are strictly protected under the Conservation of Habitats and Species Regulations 2010. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during building works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.

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

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
Ecology Team**