

From: Norton, Tristan [<mailto:Tristan.Norton@hants.gov.uk>]

Sent: 09 September 2015 11:34

To: Richard Nash

Cc: Planning and Development Shared Mailbox; Havant Auto-Reply

Subject: APP/15/00595 Two storey side extension, with loft conversion and rear dormer windows (Revised application). 29 Record Road, Emsworth, PO10 7NS 15.1051

Dear Richard,

APP/15/00595 Two storey side extension, with loft conversion and rear dormer windows (Revised application). 29 Record Road, Emsworth, PO10 7NS 15.1051

Thank you for consulting me on this application.

The application is now accompanied by a Bat Scoping Survey (The Ecology Co-op, August 2015) which provides details of a Phase 1 site visit carried out during July 2015. The survey recorded no evidence of bat activity within the existing roof void and only a single hole in the timber soffit on the affected gable end. The requirement for survey at this property was due to the confirmed presence of a serotine bat roost in the adjacent dwelling, no.31. A number of fresh bat droppings were recorded within the roof void of 31 at the base of the dividing wall between the two dwellings during a bat survey in February 2012.

It would appear that this dwelling does not currently support roosting bats and therefore the proposed extension works can be undertaken with minimal risk to bats. The bat report recommends the supervision of a licensed bat worker during the removal of the soffit. I would concur with this recommendation.

Therefore, 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 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 development 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

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