

Dear Denise,

APP/25/00397 | Main House: Demolition of existing 1960's rear extension and construction of a new, rear single-storey sunroom and link extension. Alterations to windows and replacement of existing roof light. Blocking up of 1no. window and insertion of 2no. new wooden sash windows on first floor, rear elevation. Internal alterations to include; reconfiguration of existing ground floor and first floor layouts including revised bedroom and bathroom layouts and new ensuites, new staircase to basement level, opening up of existing modern, ceiling space within boot/utility room, insertion of 2no. conservation style roof light windows. Replacement vehicular entrance gates to side / rear of property. General repairs to brickwork, guttering and drainage. Outbuilding: internal works to include insulation, bathroom reinstatement, vaulted ceiling, new internal staircase, recladding of exterior, new roof, new/replacement windows, insertion of 3no. new conservation style roof light windows. Garage: replacement of existing roof on garage structure. | 21 Queen Street, Emsworth, PO10 7BJ

Thank you for consulting me on this application. The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. The proposed works will entail features on the dwelling's exterior that may be suitable for legally protected species such as roosting bats. For example, areas of damaged masonry and window frames may exhibit gaps and crevices suitable for bats species. Similarly, the barn structure to the rear appears to exhibit sections of brickwork, timber framing and wooden cladding that again may exhibit small gaps and crevices suitable for bats and nesting birds.

I would recommend that the applicant provides an ecological assessment, 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. An ecological assessment will determine whether there is any evidence of protected and notable species, and whether the proposed works are likely to result in impacts to those species. Unless the qualified ecologist can 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 will be required prior to determination of any 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, 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 M: 07552 248974
Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

Advanced notice of leave:, 2-9 July 2025, 28 July-8 August