



Re: APP/24/00999

From Ian Murray [REDACTED]
Date Fri 2025-01-31 4:22 PM
To Norton, Tristan <Tristan.Norton@havant.gov.uk>; Riley, Robert <Robert.Riley@havant.gov.uk>
Cc Jason [REDACTED]

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Tristan,
Thanks for this, I will go and take photos myself next week to ensure they are done correctly and give you the detail needed have a good weekend
Best Regards

Ian Murray

BA (Hons) Architecture MCIAT

I J Murray Associates Ltd



From: "Norton, Tristan" <Tristan.Norton@havant.gov.uk>
Date: Friday, 31 January 2025 at 14:47
To: Ian Murray [REDACTED] Riley, Robert" <Robert.Riley@havant.gov.uk>
Cc: Jason [REDACTED]
Subject: Re: APP/24/00999

Good afternoon Ian,

If you are able to provide recent, high-quality images of all areas of the building to be affected (including the interior of any roof voids impacted) then I can hopefully provide a more informed view on the likelihood of bats being present and affected.

I trust this is useful.

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:



More details at www.havant.gov.uk/nitrogen



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From: Ian Murray [REDACTED]
Sent: 31 January 2025 14:34
To: Riley, Robert <Robert.Riley@havant.gov.uk>
Cc: Norton, Tristan <Tristan.Norton@havant.gov.uk>; Jason [REDACTED]
Subject: Re: APP/24/00999

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Good afternoon Rob and Tristan,

Can I ask both you and Tristan if there is an alternative to this option?

This is a rear 2nd floor extension on top of an existing extension (no ground works involved) in a rear garden of a residential property the extension is surrounded by hardstand and has a good condition flat roof with mansard and well maintained fascia gutter and soffit with no visible entry points for bats. The work would involve removing the roof raising the walls (within a scaffold standing on the hardstand) and replacing the roof at the higher level.

My client would be happy to provide a detailed photo selection of the mansard facias and gutter to show no Bats are in the structure if this helps.

Best Regards

Ian Murray

BA (Hons) Architecture MCIAT

I J Murray Associates Ltd



From: "Riley, Robert" <Robert.Riley@havant.gov.uk>

Date: Friday, 31 January 2025 at 13:27

To: Ian Murray [REDACTED]

Subject: APP/24/00999

Good afternoon Ian

Please see the comments from the ecologist.

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 disruption to roof materials, to hanging tiles, and to any roof void/s below. I would therefore consider that roosting bats may be a potential constraint and further consideration is necessary.

I would recommend that the applicant provides an ecological assessment, to be provided by a qualified ecologist. Given the character of the site I would expect any assessment to include potential impacts on roosting bats within the building to be affected. 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 designated sites, and protected and notable habitats and species, and whether the proposed works are likely to result in impacts to those sites, habitats and species. Unless the qualified ecologist can conclude that there is no reasonable likelihood of protected sites, habitats and 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 questions please feel free to email me about them.

Kind regards Rob

Robert Riley

Planning Officer

Planning Services

Havant Borough Council

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My general working pattern

Working from home: Monday, Thursday Friday

In the office: Tuesday, Wednesday,