



Outlook

APP/26/00123 | Proposed replacement roof with accommodation, raised ridge height, rear dormer and roof windows. Front single storey kitchen extension and open porch. Extend drop kerb, change in external materials. | 11 Beach Road, Hayling Island, PO11 0AA

From Norton, Tristan <Tristan.Norton@havant.gov.uk>

Date Mon 2026-03-16 11:28 AM

To Riley, Robert <Robert.Riley@havant.gov.uk>

Cc Norton, Tristan <Tristan.Norton@havant.gov.uk>

Dear Rob,

APP/26/00123 | Proposed replacement roof with accommodation, raised ridge height, rear dormer and roof windows. Front single storey kitchen extension and open porch. Extend drop kerb, change in external materials. | 11 Beach Road, Hayling Island, PO11 0AA

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. I have undertaken my own non-exhaustive desk-based assessment using the application documents, photos of the dwelling, and GIS mapping. I am content that the section of hanging tile son the front elevation appear to be in sound condition, with no obvious indication of damage or other gaps. On balance, I conclude that the risk of bats being present and impacted is negligible and that is insufficient justification for further detailed assessment.

If you are minded to grant permission, then it may be more 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 2017. 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 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

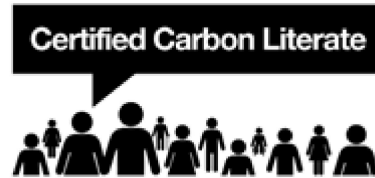
Principal Ecologist | E: tristan.norton@havant.gov.uk M: 07552 248974

Planning Services, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

[REDACTED]

In August 2025, the council moved to a new case management system, across Planning Development, Licensing and Environmental Health. This change involved moving 25 years' worth of data from multiple systems into one new system and learning how to use the new system. Our officers have been working hard to continue working throughout the change, but there was a period of downtime, and we are still working through some of the backlog. As a result, our response times

are longer than usual, and we apologise for any inconvenience this may cause. Thank you for your understanding and patience.



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



Your privacy matters. Go to www.havant.gov.uk/privacy-policy.

Information in this message is confidential and may be privileged. It is intended solely for the person to whom it is addressed. If you are not the intended recipient, please notify the sender, and please delete the message from your system immediately.