
APP/26/00609 45 Warblington Road, Emsworth, PO10 7HG

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

Date Thu 2026-09-03 2:09 PM

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

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

Dear Rob,

APP/26/00609 | Erection of first-floor side and rear extensions, a single-storey rear extension and a modest front extension to the existing garage, together with associated roof alterations, formation of a balcony above the garage and a rear Juliet balcony, and alterations to existing rear fenestration and other associated external alterations. | 45 Warblington Road, Emsworth, PO10 7HG

Thank you for consulting me on this application.

I would suggest that the dwelling has potential for supporting bat roosts, based on the presence of traditional clay roof tiles and the presence of various visible gaps. There are records of bat activity from the surrounding area, although not confirmed roosts. The latest online imagery is from April 2026 and shows that the main visible roof sections exhibit what appear to be numerous gaps beneath roof tiles – these features are suitable for bat access, egress, and roosting. The dwelling may also contain a roof void providing opportunities for bat species. I cannot comment on the soffit/fascia areas, but these may allow access to the roof void also. I would recommend that the applicant commissions a Preliminary Bat Roost Assessment. The submitted biodiversity enhancement details are welcome, but the presence/absence of legally protected species will need to be established prior to determination.

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:



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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.

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