

Dear Tim,

APP/25/00611 | Demolition of existing garage and erection of replacement side, front and rear extension with part basement and part lower ground floor. | 39 Portsdown Hill Road, Havant, PO9 3JU

Thank you for consulting me on this application.

The application is accompanied by a Preliminary Roost Assessment and Bat Survey Report (Ecology Works, June 2026) which provides a sound assessment of the application site and its ecological features. Following an initial assessment, the building was subject to a single evening bat emergence survey in May 2026. No bats were observed roosting within the building and the site is considered not to support a bat roost. No further ecological survey work is considered necessary.

If you are minded to grant permission, can I suggest that the following condition is included:

Development shall proceed in accordance with the ecological impact avoidance, mitigation and enhancement measures as detailed in the Preliminary Roost Assessment and Bat Survey Report (Ecology Works, June 2026) unless otherwise agreed in writing by the Local Planning Authority. Reason: to provide ecological protection in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

If you have any queries, please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

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