

Additional Ecology response for H/23/95009 28 KENILWORTH DRIVE, EASTLEIGH, SO50 4PT

Single storey rear extension and first floor side extension above existing garage

Alex Stone

15/8/23

I have reviewed the Bat Emergence and Re-entry Surveys report by Arbtech (V 2, August 2023). The house was assessed as having low suitability and one emergence survey was done, in line with best practice guidelines. No bats were seen emerging. Bat activity was low in this area. There is a likely absence of roosting bats and no evidence of birds nesting in the building. There was a bat seen foraging at along the trees at the rear of the house.

Should you decide to permit this application (with a side extension only), the following informative should be added to the decision notice:

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

If any exterior lighting is needed, the low impact lighting guidance given in the report (Table 2) should be followed.

The report recommends a bat box on the wall of the new extension. Built in boxes are preferred to externally mounted boxes as they do not need maintenance and cannot fall off. Bird boxes are also recommended on the southern fence boundary close to the tree edge or on the walls of the house.

Lisa Malter

Ecologist

26/6/23

I have reviewed the site photos and there is a large gap on the gable elevation where mortar has come away from the edge of the tiles. There are also smaller gaps where the mortar has cracked. There are gaps in the soffit in the 5th and 6th photos.

A bat survey will be required before determination. This will be a preliminary bat roost assessment with an internal inspection of the loft and will probably need to be followed by further bat emergence/re-entry surveys. I maintain an objection for a rear extension based on a lack of a suitable woodland buffer.

Lisa Malter

Ecologist

23/5/23

There are records of bats and hedgehogs very close to this property. The rear boundary is adjacent to lowland mixed deciduous woodland priority habitat and a 15 m woodland buffer free from development is required by current policy. The rear of the existing house appears to be only 11 m from the edge of the woodland so I object to the rear extension on the basis that it would have a negative effect on the woodland.

If the application is to proceed with only the side extension and not extend further towards the woodland:

The proposed extension will affect the both the roofs of the house and the garage. I would need to review close-up photos of the roofs, soffits, fascia, the dormers and flashings, and all elevations of the building to determine whether a bat survey will be required. Photos of the soffits and fascia should be taken standing as close as possible to the building and looking upwards.

Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building. Built in roost/nest boxes are preferred to externally mounted boxes because they do not need maintenance and cannot fall off.

The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.
(<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf> - Stars of the Night guide to attract bats into your garden

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

Lisa Malter

Ecologist