

Property Information Regarding Bats

Winston, Church Hill, West End, Southampton, SO30 3AT

Supporting information for the proposed side extension and limited roof alteration.

Property	Modern dwelling, reported by the applicant to be less than 20 years old.
Information reviewed	Applicant information and two supplied external photographs of the roof edge, soffits and guttering.
Proposal	Side extension connecting to the existing dwelling, with limited associated roof works.

Applicant rationale

The property is a relatively modern dwelling and is reported to be less than 20 years old. Based on the applicant's knowledge of the building and the external photographs supplied, the visible roof, soffits, fascias and guttering are generally intact and no obvious gaps, cracks, crevices, missing roof materials or other apparent openings have been identified in the areas shown. The roof is also small and low in scale, with a limited roof void. The applicant therefore considers that the building has limited apparent opportunity for bat access or roosting.

Eastleigh Borough Council Bat Survey Trigger List

The applicant has considered the bat survey trigger list in Eastleigh Borough Council's Local List for Validation of Planning Applications (February 2026). On the information available, the applicant considers that none of the listed triggers is engaged by, or affected by, this proposal:

- **Likely bat-roost features:** no obvious gaps, cracks, crevices, roof/material voids, hanging tiles, defective soffits or cladding gaps are identified in the photographed areas.
- **Underground, bridge or similar structures:** no cellars, caves, mines, bridges or similar structures form part of the proposal.
- **Known bat use:** the applicant is not aware of any current or historic bat use at the property.
- **Traditional agricultural buildings:** the proposal does not involve an agricultural building or a traditional brick, timber or stone building with exposed substantial timber beams.
- **Trees:** no old/veteran trees, or trees with holes, cracks, splits, cavities or heavy vegetation, are proposed to be removed, pruned or otherwise affected.
- **Water and foraging habitat:** the applicant is not aware of a stream, river or lake within 25 metres that would be affected. The proposal does not involve works to deciduous woodland, substantial hedgerows, connected scrub, grassland, mature/overgrown garden habitat, rough grassland, brownfield/railway land or allotments.

Biodiversity enhancement

As a positive enhancement measure, the applicant is willing to incorporate bat box(es) within the proposed development, in a location and specification agreed with the Local Planning Authority. This would provide additional potential roosting opportunity for bats in the future. The boxes would be installed as an enhancement and do not replace any survey or mitigation that the Local Planning Authority may require.

Conclusion

Having considered the Eastleigh Borough Council trigger list, the applicant considers that the proposal does not trigger the need for a bat survey. The dwelling is considered to have low apparent suitability for bat roosting, and the proposal does not affect any of the listed trigger features. The applicant respectfully requests that this proportionate information is accepted for validation and determination. This is an applicant statement, not a bat survey or Preliminary Roost Assessment, and does not confirm that bats are absent. If the Local Planning Authority requires further ecological information, or bats/suspected bat evidence are encountered during works, advice from a suitably qualified ecologist must be obtained before works proceed.