

Ecology response for DC/25/99111 2 WESTERN ROAD, WEST END, SOUTHAMPTON, SO30 3EL

Discharge of condition 5 (pre-works bat survey) and condition 6 (bat box/brick) from planning application H/24/98284 for 'Two storey front extension, hipped to gable roof alteration with [2.no](#) dormers to the front and [1.no](#) dormer to the rear, a single storey side/rear extension to replace existing garage, and external alterations'.

Rachael Morris

2/4/25

Condition 5

During the Preliminary Roost Appraisal on 20 June 2024 the internal space of the main house was not accessible and could not be inspected. The report stated that gaps under the roof tiles have potential to allow bat access into the internal void. In section 3.2.1 it states that *Two bat droppings were identified below a PRF of a hole in the soffit on the southern aspect of B1 and ...evidence of bat habitation was identified.*

The applicant agreed to the condition which states:

Prior to construction or demolition of the development hereby approved, a pre-works survey of the existing loft to the main building shall be carried out by a suitably qualified bat licensed ecologist in order to determine if bats are present. This survey with accompanying photos shall be submitted to and approved by the Local Planning Authority in writing before works can commence. If a bat roost or other evidence of bats is subsequently confirmed, further survey work and a licence from Natural England will be required before any work can be carried out.

At the pre-works inspection (carried out by enims on 28 February 2025) the ceiling of the house had already been removed. I would consider that removal of the ceiling/loft floor is considered part of the demolition process, therefore demolition started before the required pre-demolition survey, which was meant to be done on an intact loft space.

Removal of the ceiling left the loft open to the rest of the house and allowed light to enter the loft (as shown in the photos submitted with the internal roof inspection report 7 March 2025). The loft space and any evidence of bats in the loft would have been destroyed by removal of the ceiling of the house/ floor of the loft. Due to the removal of the ceiling the space was made unsuitable for bats and no bats or signs of bats were found.

The site visit photos (20 March 2025) by Phil Wiseman, Planning Enforcement Team Leader, show that construction had commenced, and significant development works had already been carried out including removal of the whole roof before this discharge of conditions application had been submitted. Condition 5 has been made a retrospective condition, which was not its original purpose. It was meant to ensure that the presence or absence of bats, as protected species, is suitably established prior to works.

Condition 6

Condition 6 states that a bat box shall be mounted on a suitable tree within the residential garden for the use of bats during the construction process and retained thereafter. Prior to occupation, a further bat box/brick shall be added to the house on either the Southern or Western elevation (at least 4m above the ground and away from artificial light sources) and a swift nest box/brick shall be added to the house on the Northern/North-east or North-west elevation (out of direct sunlight, at least 5m above the ground and with clear airspace). Photographic evidence shall be submitted to and approved in writing by the Local Planning Authority within 1 month of occupation.

There is a photo dated 20/3/2025 of a bat box mounted on a mature tree which has been submitted for condition 6. Before condition 6 can be discharged photos must be submitted to show that a bat box/brick and a swift nest box/brick have been built-in or added to the house on the correct elevations.

Lisa Malter

Ecologist