

J CROSS
LINKERT HOMES LIMITED,

Application DC/25/99111
Please ask for Gregg Chapman
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Working hours
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Tuesday 22 April 2025

Dear Sir/Madam

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

In pursuance of their powers under the above Act and in accordance with your application received on 24 March 2025 and made valid on 01 April 2025, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/25/99111
Description: 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'.
Site: 2 WESTERN ROAD, WEST END, SOUTHAMPTON, SO30 3EL

Condition	Details	
5 (Pre-works Bat Survey)	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. Reason: To ensure the presence or absence of bats is suitably established prior to works as a protected species. Documents: Enims 'EC2174 2 Western Road – Internal Roof Inspection' (7th March 2025).	Not Discharged Work commenced prior to a survey of the loft space. Any bat roost and evidence of bats would have been destroyed by the work that occurred prior to the inspection. The condition demonstrably has not been complied with, and cannot be complied with.
6 (Bat and Swift Box /Bricks)	Prior to construction or demolition, a bat box shall be mounted on a suitable tree within the residential garden for the use of bats during the	Partial Discharge

	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. These enhancements shall be retained throughout the lifetime of the development. Reason: To ensure a biodiversity enhancement in accordance with policy DM11 of the Local Plan (2016-2036) Documents: Two photographs dated 20th March 2025 of a bat box in situ on mature tree.	A photograph is provided of a bat box mounted on a mature tree. This is acceptable. However, before condition 6 can be discharged photos must be submitted to show a bat box/brick and a swift nest box/brick have been built-in or added to the house on the correct elevations.
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Where information has been submitted to discharge a condition, any approval given is subject to compliance with the approved details.

Yours faithfully



Nicholas Parker
Planning Manager