

Ecology response 14 10 25 for H/25/99234 11 VERONA ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 2DA

Single storey rear extension, remove chimney, extend garage with new roof

Charlie Vallis

28/11/25

No Objection

I have reviewed the photographs, and as with any building I cannot completely rule out that bats may find roosting opportunities. I consider that it would be disproportionate to require surveys on this structure because of the surrounding habitat, local records and sub-optimal features, however the demolition should be done with caution.

Please could you add the following informative to the decision notice:

The roofing and wooden boarding on the garage should be removed carefully by hand. In the event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. 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>.

Please ensure that some biodiversity enhancements are provided as described below in line with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192b.

Emily Whitley

Ecology

14/10/25

I have reviewed the site photos and can see some potential bat roost features on the garage, particularly the gap above the door which could allow bats and birds to enter the area behind the fascia. I am happy to review additional close-up photos of this area, the other elevations of the garage roof and the inside of the garage before deciding whether or not a preliminary bat roost appraisal will be required.

Lisa Malter

Ecologist

10/09/2025

There are records of bats, stag beetles, and hedgehogs nearby.

To determine whether any surveys will be required I need to review close-up photos taken in good light of all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings.

I also need to review photos of the outside and inside of the garage roof. Is there a loft in the garage or are the rafters open?

The Bats and Buildings brochure from the Bat Conservation Trust (<https://cdn.bats.org.uk/uploads/pdf/Bats-and-Buildings.pdf?v=1634310101>) has a very good diagram to show places bats may use in buildings on page 3 of the brochure.

Photos of any areas of the garden affected by the proposal are also required.

Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box may be appropriate for this building.

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>)

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

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

www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for-bats-and-biodiversity

<https://ptes.org/my-garden/>

<https://www.ukbutterflies.co.uk/foodplants.php>

Lisa Malter

Ecologist