



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

PERMISSION FOR DEVELOPMENT

Application No: P/22/082/HH **Date Application Registered:** 9th December 2022

Applicant: Mrs Rachel Greenlaw
2 Ennor Close
Old Town
St Marys
Isles Of Scilly
TR21 0NL

Site address: 2 Ennor Close Old Town St Marys Isles Of Scilly TR21 0NL
Proposal: Demolition of existing conservatory and construction of new kitchen/dining room and demolition of existing porch and construction of new porch and home office (AMENDED PLANS).

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- **Plan 1 Location Plan and Block Plan**
- **Plan 2 Proposed Plans and Elevations Rev A (AMENDED)**
- **Design and Access Statement (Sustainable Design Measures and Site Waste Management)**
- **Preliminary Roost Assessment (PRA) dated 26th November 2022 (Ref: 22-11-2 by IOS Ecology)**

These are stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

C3 Following the completion of the development, hereby approved, measures for biodiversity enhancements, in accordance with the recommendations for birds on page 5 of the Preliminary Roost Assessment, dated 26th November 2022 (Ref: 22-11-2 by IOS Ecology), shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.

Reason: To promote measures to enhance biodiversity on the Isles of Scilly and in accordance with the requirements of Policies SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030).

C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order) prior to installation, details of external lighting shall be submitted to and approved in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details only.

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties and preserve the dark night skies of the Isles of Scilly as an Area of Outstanding Natural Beauty and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

C5 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800- and 1800-hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of neighbouring properties.

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2021.
2. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £34 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
3. As the proposed works affect the boundary with a neighbouring property, this decision does not convey any other form of consent or agreement that may be necessary in conjunction with these works and does not override or supersede any civil rights, which the neighbour may have. The attention of the applicant is drawn to the information contained in the Party Wall etc. Act 1996.
4. This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application: buildingcontrol@cornwall.gov.uk.
5. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.

Signed: 

Chief Planning Officer

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 30th January 2023



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Mrs Rachel Greenlaw

Please sign and complete this certificate.

This is to certify that decision notice: P/22/082/HH and the accompanying conditions have been read and understood by the applicant: Mrs Rachel Greenlaw.

- I/we intend to commence the development as approved:** Demolition of existing conservatory and construction of new kitchen/dining room and demolition of existing porch and construction of new porch and home office (AMENDED PLANS) at: 2 Ennor Close Old Town St Marys Isles Of Scilly TR21 0NL on:
- ~~I am/we are aware of any conditions that need to be discharged before works commence.~~
- ~~I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.~~

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: _____ **Contact Telephone Number:** _____
And/Or Email: _____

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455

✉planning@scilly.gov.uk

THIS LETTER CONTAINS IMPORTANT INFORMATION REGARDING YOUR PERMISSION – PLEASE READ IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW OF ANY PRE-COMMENCEMENT CONDITIONS

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any un-authorised work carried out may have to be amended or removed from the site.

Discharging Conditions

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000.

Current appeal handling times can be found at: [Appeals: How long they take page](#).

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall Council
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

Inspection Requests can also be made online: <https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

Registering/Altering Addresses

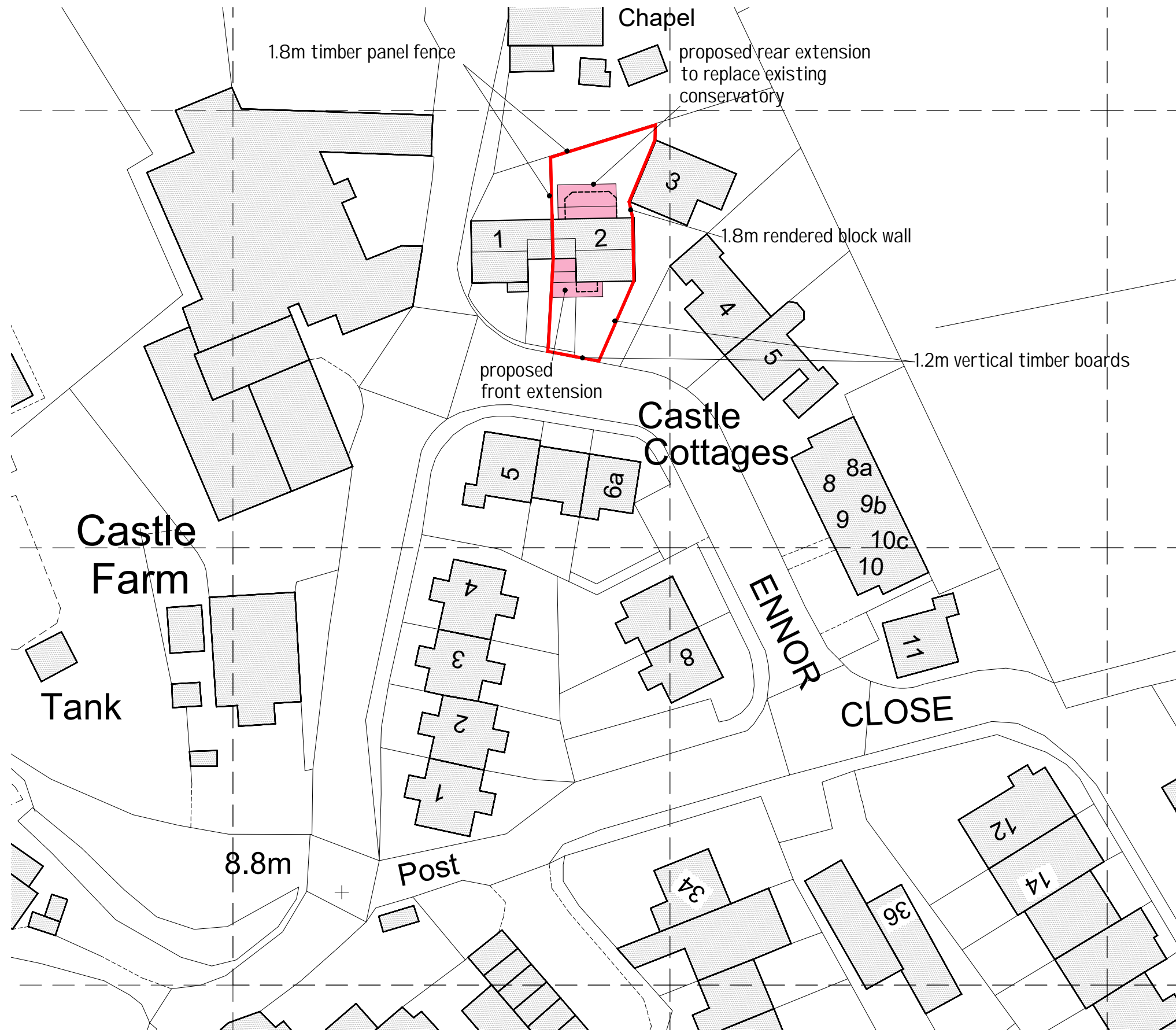
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities

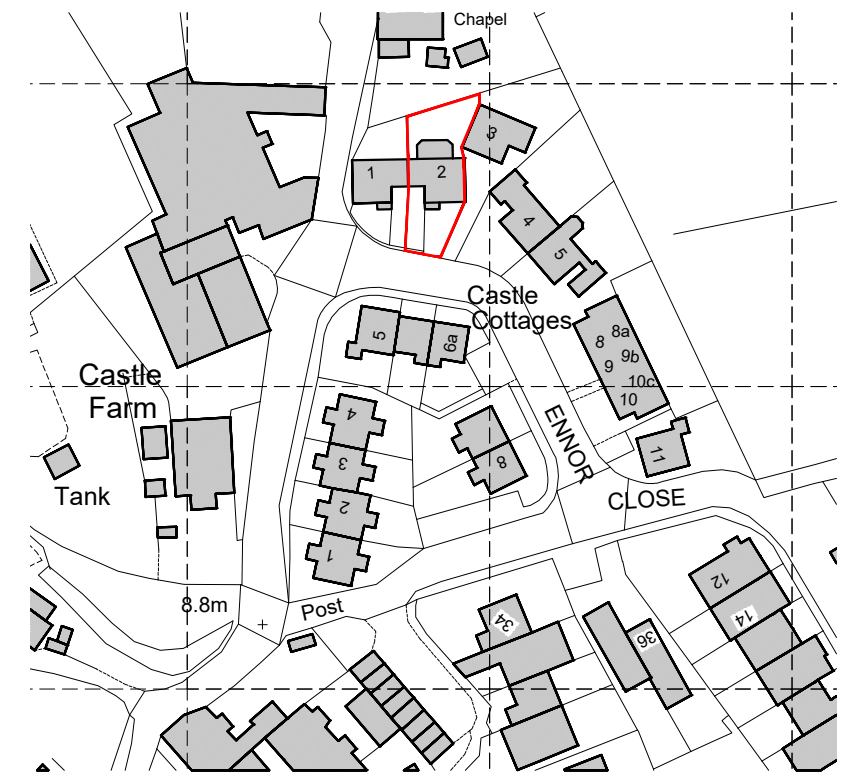
If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

APPROVED
By Lisa Walton at 11:33 am, Jan 30, 2023



BLOCK PLAN
0 5 10 15 20 25m 1:500 @ A3



LOCATION PLAN
0 10 20 30 40 50 60m 1:1250 @ A3
© Crown copyright and database rights. All rights reserved. 2022 . License Number 0100031673
768982_989873_OS_Mastermap

RECEIVED
By Liv Rickman at 9:24 am, Dec 09, 2022

REV A: 8 December 2022
OS copyright added
boundary details added

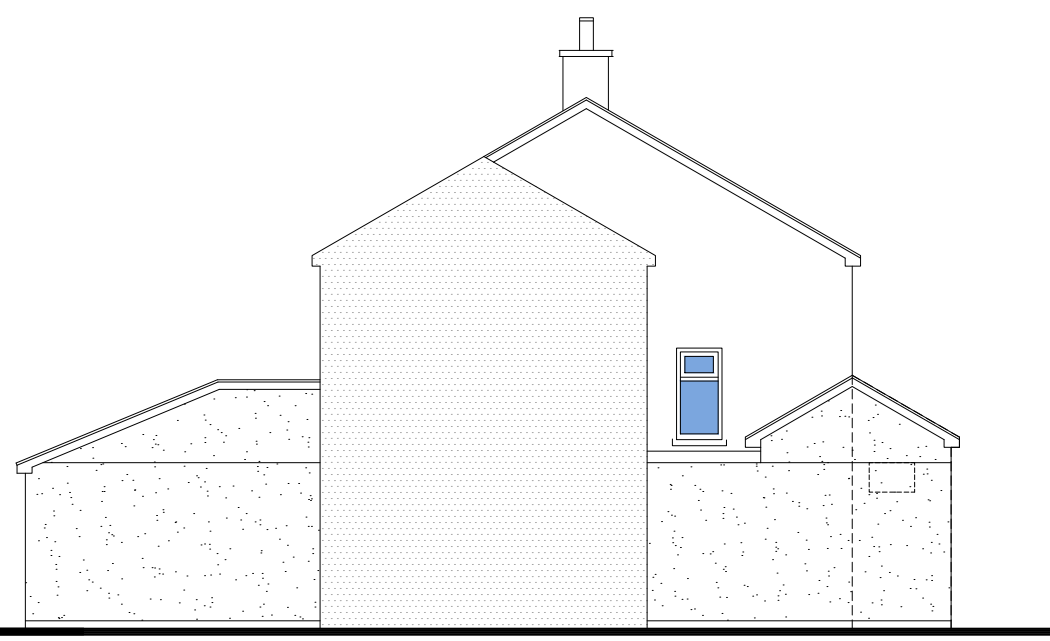
↑
2, ENNOR CLOSE, OLD TOWN, ST MARY'S IOS
block and location plans
Dwg.No. ECrjg-P-01 A September 2022
proposed alterations and extension

APPROVED
By Lisa Walton at 11:34 am, Jan 30, 2023

RECEIVED
By Lisa Walton at 9:23 am, Jan 03, 2023



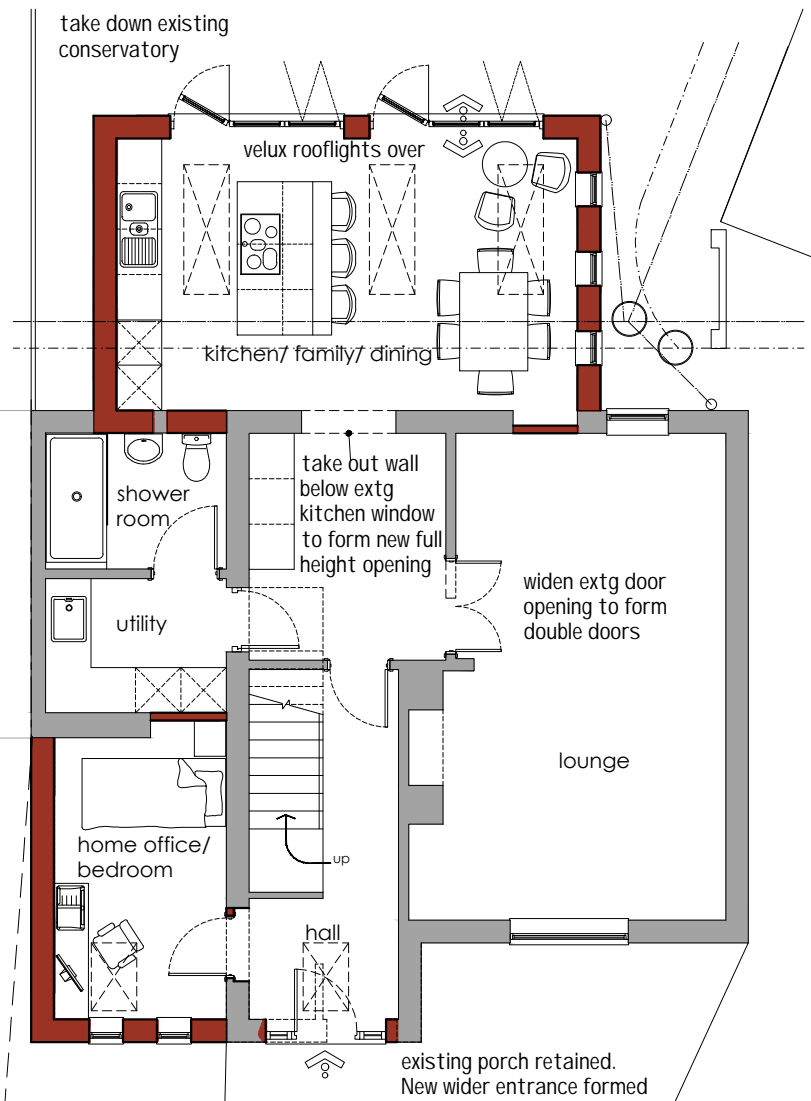
FRONT (SOUTH) ELEVATION



SIDE (WEST) ELEVATION



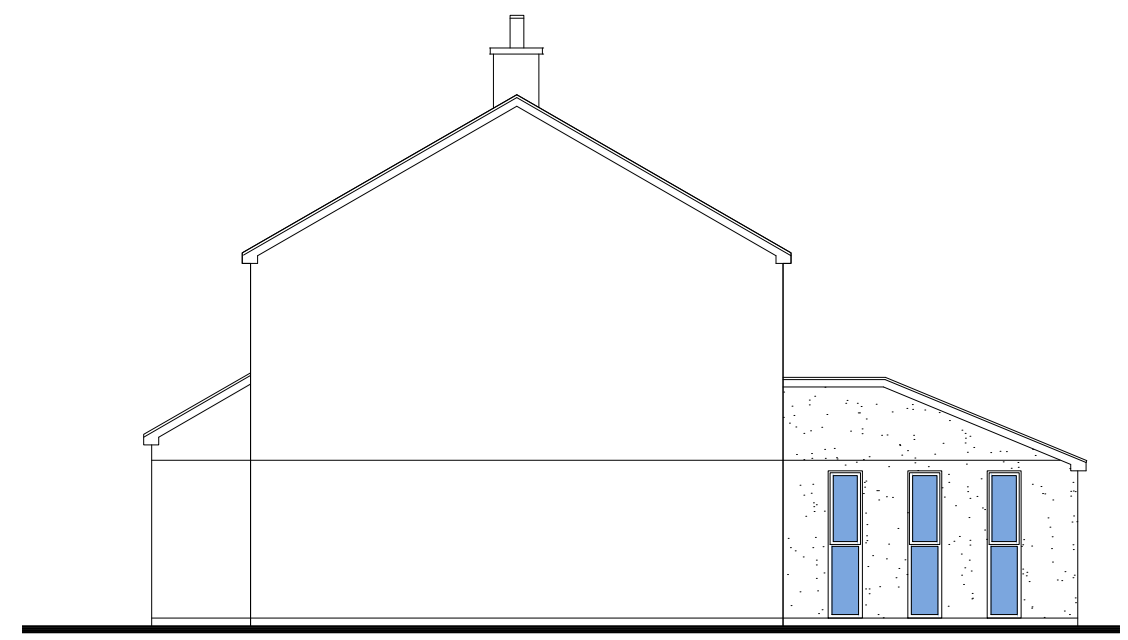
REAR (NORTH) ELEVATION



GROUND FLOOR PLAN

MATERIALS

- Roof:
Brown concrete interlocking tiles to match existing
- Walls:
Through coloured white render to match existing
- Doors and Windows:
White uPVC



SIDE (EAST) ELEVATION

Rev A: 24 December 2022
Front extension reduced in size to planners request

proposed plans and elevations
Dwg.No. ECrg-P -03 A
September 2022
1:100@ A3
0 1 2 3 4 5m

↑
2, ENNOR CLOSE, OLD TOWN, St MARY'S IOS

APPROVED

By Lisa Walton at 11:35 am, Jan 30, 2023

RECEIVED

By Liv Rickman at 9:37 am, Dec 09, 2022

Supporting Statement

Project Overview

We are seeking planning permission to replace an unusable conservatory with a kitchen/ dining room and an extension that wraps around the side and to the front of our house (replacing the current small porch) to create a home office and a bigger porch space. The design and layout of our living space is planned to meet our current and future needs. We are a local family with two young children; Joseph provides an essential service as a boat skipper for Tresco Boats and Rachel works from home as an author, so we are seeking to create a dedicated home office for her to work. The current porch is very small for a family, so we are seeking to create a bigger space for all the outdoor equipment that we need for our family life on the islands. We are involved in the local community, including Joseph volunteering at the Judo club and the children attending the Five Islands School, as well as various other clubs which necessitate sports gear and equipment. The kitchen/ dining room will replace the current conservatory, thereby making better use of the current space by reconfiguring the downstairs layout to better suit our family and improve the overall quality of the property.

The current conservatory has not been used as a living space for a number of years. It leaks, creating damp issues for the home and draft issues, which means more heating is required of the home, which is not environmentally friendly or energy efficient. The extension will bring the entire family home into a liveable condition and allow us to continue living and working within the community.

The proposed plans are designed to be unobtrusive and seek to be in keeping with the surrounding properties.

Floorspace Calculations

Please see validation checklist attached which indicates the slight increase is well within the space standards.

Sustainable Design Measures

The extensions will be built with timber frame which can be fitted with insulation in between the timber frame panels to improve the U-value and air tightness. Insulation of a high quality will be used to increase the efficiency of the property. We intend to include an air source heat pump, powered by solar PVs to supply underfloor heating and negate the need for the use of fossil fuels to heat the home.

Site Waste Management Plan

Every effort will be made to reduce, reuse and recycle materials. Waste that cannot be reused will be disposed of correctly at the Porthmellon Waste and Recycling Site.

We will be responsible for handling the resource management as the principle contractors and project managers for the project and will implement a waste hierarchy to reduce the amount of waste that goes to landfill and minimising damage to the local environment.

Building waste will be minimised through efficient ordering; we have experience in ordering specified materials and quantities required and will lead on this aspect to ensure no excess is ordered to minimise waste. Returning unused materials is not an efficient method on the islands; and so if any excess materials are derived, we will endeavour to find uses for these elsewhere within the project or elsewhere in the community. We will prepare adequate storage on site, to enable efficient ordering and handling of materials and reduce the amount of waste produced.

Waste materials will be reused where possible, recycled if no reuse opportunities are available for example, for the packaging of materials and will be disposed of responsibly and via the appropriate avenues available on the islands, if unable to be reused or recycled.

We, as principle contractor, will ensure all sub-contractors are aware of the Site Waste Management Plan and measures in place for minimising waste, reusing and recycling where possible.

Anticipated types of waste include; conservatory frame, packaging of building materials and offcuts of materials. The applicants will log the types of waste and quantities throughout the build and implement continuous opportunities for waste reduction.

Bat Survey

We have engaged an ecologist to report on the impact on bats, and the findings are included in the report attached to this application. No impact is expected, nor is any evidence of bats found on the property.

Light Assessment

After consideration of window placement, no loss of light is expected for any neighbouring properties.

Boundaries

The below two images show the boundaries between our property and the neighbouring property. The back garden where the conservatory is currently situated is bordered by a timber fence that we maintain. The front of the house has a driveway with no boundary line currently marking the two sides.



Back garden with timber fence marking boundary, as marked on location plan. The proposed extension would replace the current conservatory and would not extend as far as where the timber fence is situated.



Front of house with the driveway on the left, which has no boundary marking between the two properties, but the boundary line is on the location plan. Proposed front extension would be situated on the driveway belonging to our property, with the current porch slightly extended towards the lounge window on the ground floor.

APPROVED

By Lisa Walton at 11:35 am, Jan 30, 2023

RECEIVED

By Liv Rickman at 3:35 pm, Nov 28, 2022

PRELIMINARY ROOST ASSESSMENT (PRA)

2 ENNOR CLOSE,
OLD TOWN, ST MARY'S, ISLES OF SCILLY



Client: Rachel Greenlaw

Our reference: 22-11-2

Planning reference: Produced in advance of submission

Report date: 26th November 2022

Author: James Faulconbridge BSc (Hons), MRes, MCIEEM

Contact: ios.ecology@gmail.com

Executive Summary

Bats – Results and Findings

The preliminary roost assessment (PRA) survey of the structures either directly or indirectly impacted by the proposals concluded that there is **negligible potential** for use by bats.

This assessment relates solely to the elements of the structure which would be affected - it does not provide a comprehensive assessment of the building in question.

Bats – Further Survey Requirements

No further surveys are recommended – the PRA conclusion does not require further survey information with regards to bats in order to inform a planning application.

Bats – Recommendations

Standard good practice and vigilance should be observed by the contractors undertaking the works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations, especially if the condition of structural features were to change. A specific methodology is provided in Appendix 1.

It is not recommended that any Planning Conditions are required with regards to bats in order to ensure legislative compliance.

Nesting Birds – Results and Findings

The survey of structural features to be directly or indirectly impacted by the proposed works identified no nesting locations suitable for use by breeding birds.

Nesting Birds - Recommendations

There is no requirement to replace nesting habitat for breeding birds as no suitable features would be affected.

If the applicant wishes to provide biodiversity enhancement, nest boxes could be erected either on the dwelling or within the residential garden. Guidance on suitable specifications is provided.

Other Ecological Receptors

No further ecological impacts relevant to planning are identified.

PRELIMINARY ROOST ASSESSMENT (PRA)

Planning Authority: Isles of Scilly	Location: SV 91488 10384	Planning Application ref: Report produced in support of application
Planning application address: 2 Ennor Close, Old Town, St Mary's, Isles of Scilly		
Proposed development: The proposed works were identified by the client and should accord with the documentation submitted in support of the application. These involve: <ul style="list-style-type: none"> 1) The removal of an existing conservatory to the rear of the property and construction of a new single-storey extension on this aspect; 2) The demolition of the existing porch and the construction of a new single-storey extension on the front aspect of the property. This assessment takes into account both the potential direct impacts to the structure (eg. demolition or removal of structural elements) and the indirect impacts (eg. blocking or obstructing roost entrances as a result of extensions).		
Building references: The roof section in question is identified in the plans provided in Appendix 2.		
Name and licence number of bat-workers carrying out survey: James Faulconbridge (2015-12724-CLS-CLS)		
Preliminary Roost Assessment date: The visual inspection was undertaken on 25 th November 2022 in accordance with relevant Best Practice methodology ¹ .		
Local and Landscape Setting: The property is situated towards the northern edge of the residential area of Old Town on St Mary's in the Isles of Scilly. The land use immediately surrounding the property comprises residential development with gardens. The older properties to the south often have mature gardens with trees. The immediate environs of the property therefore provide good quality foraging habitat for common pipistrelle. The land to the north, east and west beyond the bounds of the settlement is dominated by agricultural land with field hedges providing connectivity within the landscape. Tree cover is sporadic with occasional shelter belts and individual trees. The shoreline of Old Town Beach lies approximately 220m to the south-west – this is likely to provide a suitable foraging resource along the strandline. Approximately 150m to the north-east of the building is Lower Moors SSSI – a topogenous mire with areas of elm woodland and scrub as well as a series of pools and marshy grassland. Records from the Local Bat Group indicate that this is an important foraging resource for bats on the island.		

¹ Collins, J. (ed.) 2016 Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

A number of bat roosts are confirmed in the local environs – the most significant of these is a roost which is believed to be a maternity roost for common pipistrelles situated approximately 300m to the north. Further roosts of unconfirmed status are situated 170m to the north and 150m to the south, the latter is within Old Town itself. All of these roosts relate to common pipistrelle, though one roost is also identified as supporting soprano pipistrelle, a species whose status on the islands at the time of writing is uncertain due to a lack of recent records.

Building Description(s):

The property is a detached, two-storey house which is rendered externally to a high standard.

The proposals are restricted to the removal of the porch; the removal of the conservatory; and the construction of single-storey extensions. The proposals do not include direct or indirect impacts to the roof space of the property – therefore this part of the structure was not assessed as part of the PRA. This survey report does not therefore represent a comprehensive assessment of the property – rather a specific assessment of the potential direct and indirect impacts associated with the proposals under consideration.

Porch

The porch is rendered externally to a high standard in a contiguous style with the rest of the house. It has a single-pitch, tiled roof with pre-fabricated interlocking tiles which are well sealed and in good condition with no gaps either between tiles or at the eaves. The verge is concreted and well-sealed and the lead flashing at the union between the porch roof and the main property is tightly fitted. A uPVC soffit is present above the door – this is well-sealed. The door itself and a window in the western aspect are uPVC with well-fitted frames – no gaps were noted.

No roosting opportunities suitable for use by roosting bats were identified associated with the porch in its current structural condition.

Conservatory

The conservatory has a rendered lower wall supporting a uPVC structure above. The structure is in good condition with no suitable features for use by roosting bats. The interior of the conservatory is light and used as part of the residential property – no suitable roosting habitat for bats is identified internally.

Lead flashing lines the union between the conservatory roof and the adjacent main dwelling – there are small gaps at the eaves but these were inspected fully with a video-endoscope and found to be blocked with dense cobwebs and debris indicating no current or recent use by bats. This sole element of the construction offers negligible potential for use by roosting bats.

Main Dwelling

The main dwelling adjacent to the conservatory and porch, where the new extensions will be constructed, is rendered with well-fitted uPVC windows and doors. Slate sills below the windows, where present, are well-sealed. These adjacent structures which would be affected by the construction of the new extension do not offer any roosting opportunities for bats in their current structural condition.

Survey Limitations

It was not possible to inspect the void above the roof of the porch as this is sealed – however the lack of external access points renders this limitation irrelevant to the assessment.

There were no limitations on access or visibility which would affect the results of the survey.

Assessment of Potential for use by Roosting Bats

It is considered that the lead flashing where the conservatory joins the main dwelling provides

negligible potential for use by roosting bats – however an inspection using a video endoscope provides sufficient confidence to confirm a lack of current or recent use.

No other potential roosting opportunities were identified associated with the elements of the structure which are to be directly or indirectly affected by the proposed works.

Recommendations and Justification (Bats):

No further surveys are recommended – the conclusion of **negligible potential** does not require any further information with regards to bats in order to inform a planning application.

Standard good practice and vigilance should be observed during the removal of the lead flashing between the conservatory and the main dwelling in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations. The flashing should be removed carefully and by hand in order to ensure that, in the unlikely event of bats utilising this potential feature, they would not be harmed or killed. Recommended measures to achieve this recommendation and ensure legislative compliance are provided in Appendix 1.

It is not recommended that Planning Conditions are required to secure this measure.

Assessment of Potential for use by Nesting Birds

No suitable nesting habitat for birds was identified associated with the elements of the building to be directly or indirectly affected by the proposals. No vegetation capable of supporting nesting birds was identified in close proximity to the proposed works area.

Recommendations and Justification (Birds):

There is no requirement to mitigate for loss of nesting habitat for breeding birds; however if the applicant wished to provide biodiversity enhancement measures, this could be achieved through the erection of bird boxes on the residential property or within the garden.

House sparrows nest communally and nest boxes could accommodate this, either through the installation of a single purpose-built nest box comprising several individual chambers with separate entrances, or the installation of 3+ nest boxes in close proximity. Nest boxes suitable for hole-dwelling species such as blue tits, or open-fronted boxes for species such as blackbird and robin also have a high likelihood of occupation.

Boxes should be mounted on a wall or tree if possible, at a height of at least 3m above the ground with an entrance clear of vegetation/other features which may put them at risk of predation from cats.

Boxes can be sourced online, or can be constructed on site using methodology and specifications provided by the RSPB:

Sparrows: <https://www.rspb.org.uk/get-involved/activities/give-nature-a-home-in-your-garden/garden-activities/createasparrowstreet/>

Other Species: <https://www.rspb.org.uk/fun-and-learning/for-families/family-wild-challenge/activities/build-a-birdbox/>

Signed by bat worker(s):

Date: 26th November 2022



APPENDIX 1

-

PRECAUTIONARY METHOD STATEMENT WITH REGARDS TO BATS

The purpose of this Method Statement is to ensure that demolition and construction works can proceed where presence of bats has been determined to be unlikely, but a precautionary approach is still advisable. It has been determined that direct harm to roosting bats during the proposed works would be highly unlikely.

Contractors should, however, be aware of **their own legal responsibility with respect to bats**:

Relevant Legislation regarding Bats

The Conservation of Habitats and Species Regulations 2017, or the 'Habitat Regulations 2017', transposes European Directives into English and Welsh legislation. Under these regulations, bats are classed as a European Protected Species and it is, therefore, an offence to:

- *Deliberately kill, injure or capture bats;*
- *Deliberately damage or destroy bat roosts.*

A bat roost is commonly defined as being any structure or place that is used as a breeding site or resting place, and since it may be in use only occasionally or at specific times of year, a roost retains such a designation even if bats are not present.

Bats are also protected from disturbance under Regulation 43. Disturbance of bats includes in particular any disturbance which is likely:

- (a) *To impair their ability -*
- *to survive, to breed or reproduce, or to rear or nurture their young; or*
 - *in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*
- (b) *To affect significantly the local distribution or abundance of the species to which they belong.*

Bats also have limited protection under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000 (as amended). It is, therefore, an offence to:

- *Intentionally or recklessly destroy, damage or obstruct any structure or place which a bat uses for shelter or protection.*
- *Intentionally or recklessly disturb bats whilst occupying any structure or place used for shelter or protection.*

Contractors should be aware of **where bats are most likely to be found in respect to the structure:**

There is a negligible risk of bats making transient use of minor cavities associated with the lead flashing which seals the join between the conservatory and the dwelling, especially if there is a change in condition between the date of survey and the commencement of works.

This flashing should be removed carefully and by hand in such a way that if any bats are present beneath, they are not crushed or otherwise injured by the action. Once this location has been exposed and it has been confirmed that no bats are present, works can proceed.

No other suitable features for use by roosting bats are identified within the structures to be directly or indirectly impacted by the proposed works.

Contractors should be aware of **the process to follow in the highly unlikely event of finding bats** or evidence indicating that bats are likely to be present:

If bats are identified, works should cease and the named ecologist contacted immediately for advice.

If the bat is in a safe situation, or a situation which can be made safe, they should remain undisturbed.

Only if the bat is in immediate risk of harm can the bat be moved with care and using a gloved hand. This is a last resort and should only be undertaken for humane reasons if the bat is at immediate risk of harm **and** if the ecologist cannot be contacted for advice.

APPENDIX 2

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LOCATION PLAN AND PHOTOGRAPHS



Map 01 - Illustrating location of property within the local environs (red circle). Reproduced in accordance with Google's Fair Use Policy.



Map 02 - Showing the main dwelling house (aqua wash) with the conservatory to the rear of the property (yellow wash) and the porch to the front of the property (red wash).



Photograph 1: Showing the property from the front including the porch to be demolished.



Photograph 2: Showing a closer view of the porch roof with the well-sealed uPVC soffit on the front, and the well-sealed verge on the gable.



Photograph 3: Showing well-fitted uPVC door frame – this is illustrative of the condition of window and door frames associated with the property.



Photograph 4: Showing the porch window – the uPVC frame is well-fitted and the slate sill is well sealed.



Photograph 5: Showing the conservatory situated to the rear of the property.



Photograph 6: Showing the lead flashing at the joint between the conservatory roof to the adjacent building – there are minor gaps present where indicated.