

Sussex Lane – Providing new roost spaces for the encouragement of bats – 13th March 2025

Proposal:

The homeowner has spent the past 10 years building the property with continued construction.

The homeowner wishes to amend the existing Condition no.7 regarding the creation of new roost spaces for bats due to following history of the project (see below). The original plan was to create a bat loft for new bat roosting along with a bat box in the paddock. This application is requesting that instead of a bat loft that 3 no. permanent bat boxes would be acceptable for the enhancement and encouragement of bat roosting.

The garage loft has been built but the contractors at the time installed the wrong lining. The homeowner sought advice from an ecologist (aewc ltd) who said that no lining would be better than the incorrect lining installed. The Contractors removed the incorrect lining but the ecologist (aewc ltd) has said that there is too much disturbance on site with the construction that they are unable to assess the suitability of the garage loft. A Schwegler 1FF bat box was installed on the paddock tree back in 2017 as per the original Bat Survey. Given the garage loft was not done correctly we are proposing that the condition is changed and that an additional 2 no. bat boxes (totalling 3 no. bat boxes) are permanently installed on the site for the enhancement and encouragement of bats as a safer alternative in lieu of the bat loft originally suggested.

An additional 2 no. bat boxes have been installed (totalling 3 on site). We have evidenced below the installation of the bat boxes and we are proposing an amendment as well as sign off of Condition no.7 and trust that this is an acceptable approach.

Applications:

Proposed erection of a replacement dwelling with detached garage, following demolition of existing bungalow and garage and replacement of existing fence and gate with new.

Original Application: F/2014/0805 (142594). Planning permission granted 13th March 2015.

Condition No.7:

(ON THIS DECISION NOTICE THERE WAS NO CONDITION STATED ONLY THE REASON AND POLICY)

Reason: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development.

Relevant Policy: Core Strategy policy CP7 and MDD Local Plan policy TB23.

Since planning approval there have been a number of planning applications including discharge of conditions and variations to conditions.

The most recent approved application with revised conditions: Application to vary condition 2 of planning consent 142594 for the proposed erection of a replacement dwelling with detached garage, following demolition of existing bungalow and garage, and replacement of existing fence and gate with new., as varied by application 232812. Condition 2 refers to approved details.

Approved – 15th October 2024

Condition No.7:

Protected Species - Prior to the occupation of the development, a bat loft and bat box shall be installed in the new garage building in line with recommendations made in the Bat Survey Report (RSK, October 2014). The loft shall be lined with type 1F bitumen felt, with 3 rows of 2m-long timbers fitted under the rafters, and access for bats must be provided into the enclosed loft space. Written confirmation from a suitably qualified ecologist confirming that a bat box and bat loft have been installed including details of the locations and specifications of these features is to be submitted to the Council for approval in writing.

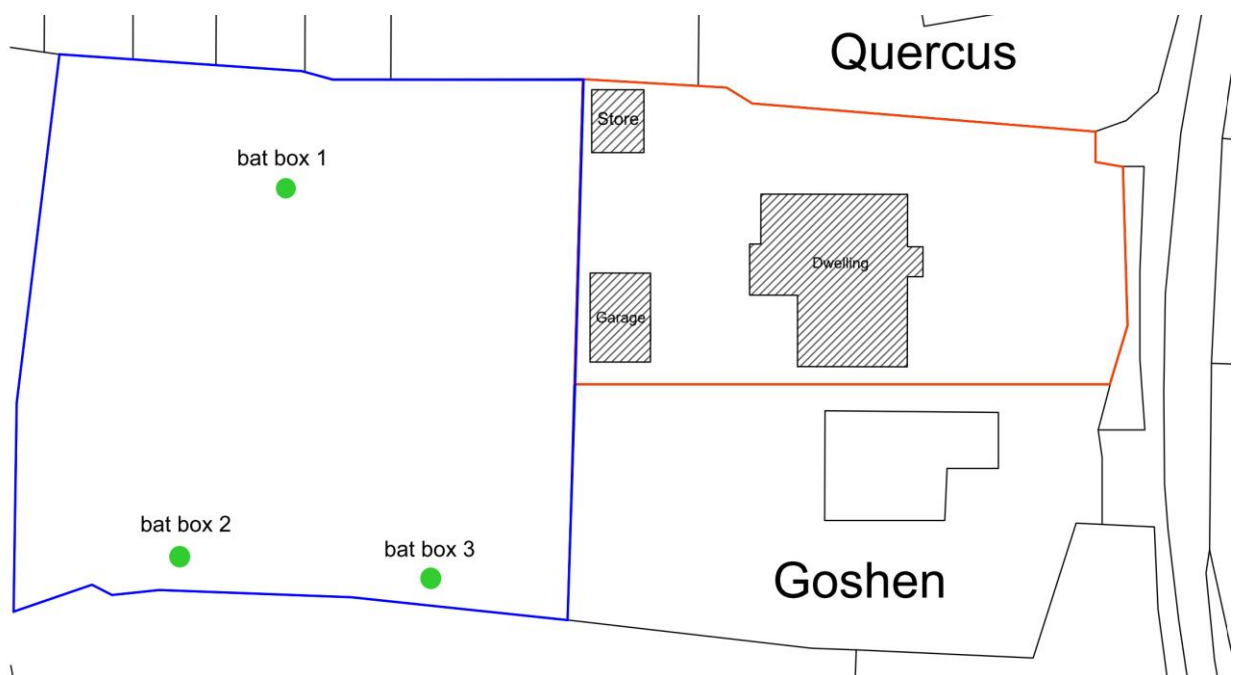
Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

(THE REASON HAS BEEN WRITTEN IN ERROR BUT IS ON THIS PLANNING DECISION NOTICE)

We believe the reason should be along the lines of the following below include any local policies:

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with government guidance contained within the National Planning Policy Framework.

Site plan where Bat Boxes have been installed – Marked with Green Dot:



Photographic Evidence of Bat Boxes on the Site:

Prior to installation – Bat Box 2 and 3 -



Position of Bat Box 1 and 2:



Position of Bat Box 2 and 3:



Bat Box 2:



Bat Box no.2:



Bat Box 1 – This was installed prior to the demolition of the original bungalow and construction of the new build:

