

Regeneration and Economic Development Department

APPLICATION NO: 21/00764/FUL

APPLICANT: Ms Gynane

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF SINGLE STOREY EXTENSION TO THE REAR; RAISING OF RIDGE HEIGHT; FIRST FLOOR EXTENSION TO THE FRONT AND REAR (INCORPORATING REAR BALCONY), TOGETHER WITH DORMER EXTENSIONS TO THE FRONT AND REAR TO PROVIDE LIVING ACCOMMODATION WITHIN THE ROOF SPACE; NEW ENTRANCE TOGETHER WITH ASSOCIATED WORKS INCLUDING RENDERING OF WHOLE OF DWELLING.

LOCATION OF SITE: 345 Cronton Road, Cronton, WA8 5QD

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt
Primarily Residential Area

RELEVANT POLICIES

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties
DQ3 – Gateway Sites and Corridors
DQ4 - Trees and Development

TECHNICAL CONSULTATIONS:

Cronton Parish Council – Has no observations to make on this planning application.

Merseyside Environmental Advisory Service - No objections subject to conditions relating to bats.

Arboricultural Officer - No objections subject to conditions relating to tree replacement at 1:1 with 20-24cm girth and 5-day notice for the erection of protective fencing.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 16 neighbours. It has also been advertised by Site Notice.

As a result of this publicity 2 representations have been received. The representations are summarised as follows: -

- a) Concern over the amount of disruption neighbours may experience gaining exit and entrance to small service road i.e., for deliveries of materials etc. and building vehicles.

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- b) Part of the planning we object to if the property is increasing in height as we would be able to see it from our property
- c) The fence is too high and out of character for the area and blocking out greenery.
- d) Conversion of dormer as the roof space would be made bigger. We don't have a problem with single storey extension.
- e) Rendering of the house is out of character for area and will stand out instead of blending into the countryside with it currently does.
- f) Some parts we object to other parts we don't.

It should be noted that in relation to the point raised at c) above, the applicant has removed this element of the proposal from the scheme.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

RELEVANT PLANNING HISTORY

APP. NO: K/APP/2330
PROPOSAL: PROPOSED 3 DETACHED BUNGALOWS WITH GARAGES
DECISION: Granted
DECISION DATE: 5 October 1977

APP. NO: 14/00752/OUT
PROPOSAL: OUTLINE APPLICATION FOR THE ERECTION OF 1NO. BUNGALOW, ACCESS & LAYOUT TO BE CONSIDERED AT THIS STAGE (APPEARANCE, LANDSCAPING & SCALE TO BE RESERVED FOR FUTURE APPROVAL)
DECISION: Granted
DECISION DATE: 2 March 2015

APP. NO: 17/00731/OUT
PROPOSAL: OUTLINE PLANNING APPLICATION FOR THE ERECTION OF 1 NO. BUNGALOW - ACCESS AND LAYOUT TO BE CONSIDERED AT THIS STAGE, WITH APPEARANCE, LANDSCAPING AND SCALE RESERVED FOR FUTURE CONSIDERATION
DECISION: Granted
DECISION DATE: 21 February 2018

APP. NO: 18/00659/FUL
PROPOSAL: DEMOLITION OF EXISTING DWELLING AND ERECTION OF DETACHED TWO STOREY DWELLING WITH DETACHED GARAGE
DECISION: Refused –
DECISION DATE: 10 December 2018. Dismissed on appeal 14 June 2019.

SITE AND SURROUNDINGS

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The application property comprises a modern bungalow set within expansive land. The site is located off Cronton Road on the edge of the settlement of Cronton Village. The dwelling is set well back from the road with a large hardstanding to the front. The site frontage is defined by hedgerow and trees.

The neighbouring property to the east, No. 361 Cronton Road, is a 2-storey dwelling, other properties to the west comprise 3 no. bungalows (Nos. 339 – 343) which are all of similar style with No. 337 at the end of the row comprising a dormer bungalow. Nos. 339 – 343 together with the application property are accessed via service road off Cronton Road.

Land to the rear (north) comprises agricultural land and opposite the site sits a small housing development (Dragon House Farm).

PROPOSAL

The host dwelling is a bungalow with accommodation at ground floor only with no living accommodation in the roof space. The floor space is given over to an entrance porch and WC leading to a large entrance hall, two living rooms; lounge; kitchen and utility; bathroom and 3 no. bedrooms.

The application proposes to alter and extend the existing property, the works would include:

- Raised ridge height to provide accommodation within the roof space;
- Part single storey and part two storey extension to the rear (including first floor balcony);
- First floor extension to the front elevation;
- Installation of in total 4 no. dormer extensions to the front and rear elevations;
- 5 no. roof lights to front and rear roof slopes; and
- Alterations to front entrance;
- Rendering of extended dwelling.

The proposed development would result in accommodation over two floors, ground floor comprising: large entrance hall; bathroom; cinema; office/lounge; utility room; open plan kitchen / living area; and games room. The upper floor would accommodate: 4 bedrooms, one with walk-in wardrobe; two en-suite bathrooms; family bathroom; and storage area.

The application originally proposed the erection of a 1800mm high Grey composite fence to the front of the site. This element of the proposal has subsequently been removed by the applicant from the scheme.

POLICY CONSIDERATIONS

The site is allocated as a Primarily Residential Area and Green Belt within the Local Plan Policies Map.

The dwelling itself is not within the Green Belt; only part of the garden area to the rear, all proposed development would be confined to areas allocated as Primarily Residential Area.

Therefore, domestic extensions would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance.

The key policies for the determination of this application are Local Plan Policies CS2, CS8 and CS19 and Saved UDP policies DQ3, DQ4, H5 and H8. The Householder Development SPD is also a material consideration.

DESIGN, ACCESS AND CRIME PREVENTION

The application proposes to erect a single storey extension to the rear, raise the ridge height, erect first floor extensions to the front and rear with the rear extension incorporating a balcony, together with 2 no. dormer extensions to the front and rear which together would provide living accommodation within the roof space. In addition, it is proposed to provide a new front entrance and to render the whole dwelling (K Rend white).

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It is proposed to increase the ridge height of the dwelling by 1.5 m, from 5.6 m to a maximum height of 7.15 m. The extension to the rear would comprise a ground floor extension projecting 3.65 m from the existing main rear elevation and would extend the full width of the dwelling. The extension at ground floor would accommodate an open plan kitchen and living room together with a games room.

The roof would form a continuation of the existing duo-pitched roof with eaves height of approximately 3 m sloping from the ridge at 7.15 m high. There would be three sets of large bi-folding doors across the ground floor rear elevation. No openings are proposed to the side elevations.

The two-storey element would be sited to the centre of the rear elevation projecting in line with the ground floor extension and measuring approximately 6.8 m wide. This would have a duo-pitched roof hipping into the main roof and at the same height as the proposed ridge. There would be a large Apex window and doors serving a bedroom 'suite', set back approximately 1.55 m with the doors opening out onto a covered balcony/deck with 1.1 m high clear glazed balustrade. There would be a roof light within the roof slopes to the sides of the extension. Two dormers would be installed in the resulting roof slope to the rear either side of the rear extension; these would serve bedrooms and incorporate apex windows.

Turning to the front, the first-floor extension would be sited to the centre of the building above what would be a reconfigured entrance. The extension would project in line with the existing ground floor and create a landing area to a new central staircase. It would have a duo-pitched roof hipping into the new raised roof being at the same height as the proposed new ridge height. A rooflight would be inserted into each of the roof slopes of the extension.

The alteration to the ground floor entrance and the upper floor extension would incorporate double entrance doors and glazed panels with a large feature apex windows to the upper floor.

Saved Policy DQ3 of the Knowsley UDP relates to Gateway Sites and Corridors. This policy seeks to ensure that new development proposals which are within or adjacent to, or visible from identified routes should seek to enhance the visual appearance of the route. The A5080 (Tarbock Road / Cronton Road) is identified in the policy, the explanatory text indicates that there are a number of major road and rail routes within Knowsley which provide strategic gateways linking to the regional and national transport network. In order to protect and enhance the image of Knowsley and Merseyside as a whole it is considered important to optimise the visual appearance of these routes.

Objection has been raised by a neighbouring property in regard to the property increasing in height which would be visible from their property. That neighbouring property is located on the opposite side of Cronton Road, set back some distance from the street and approximately 75 m away from the host dwelling. The view from that property would be obscured by existing 2-storey dwellings fronting the neighbour and vegetation on the application site.

The existing bungalow has a large footprint; however, presently its height and scale minimise its impact. The proposed works would increase the massing of the building and would result in greater overall proportions, due to the increase in height and the erection of considerably extensions, introduction of large glazing features and rendering it white. Therefore, the proposal would result in a dwelling that would inevitably be more visually dominant than the existing bungalow. However, the host dwelling is located in an extensive plot, and there is a wide variety of house types in the immediate locality and the overall scale of the development would not look out of place in the street scene.

The host dwelling is a modern bungalow constructed of brickwork with a duo-pitched roof with the ridge line running the width of the dwelling. Although the existing bungalow is modern in appearance, the proposed works offer a more contemporary design concept. The exiting brown brickwork would be changed and the whole property rendered (K rend white). Existing brown windows and doors would be replaced with aluminium black windows and doors. A new grey tiled roof is proposed. Illustrative details of materials have been provided but precise scheme details can be secured by way of a planning condition if planning permission is granted.

The re-design of the property would see a large expanse of glazing across the property. The front elevation would feature a full height glazed apex window feature to the front entrance. Two dormer

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extensions would be provided to the front which would also incorporate apex style windows and there would be a roof light within the roof slope (storage area).

In regard to an objection made from a nearby resident in relation to the use of render which they indicate is out of character for area and will stand out instead of blending into the countryside which it currently does, it is noted that the objector's property incorporates rendered sections and that there are a number of dwellings in the immediate vicinity that incorporate render. It is acknowledged that the rendering of the property would change the overall character of the host dwelling and that it would be more prominent in the street scene, however, given that the host property does not have any architectural merit or historic value and having regard to the juxtaposition with a wide variety of house types and materials, the development would not be out of place in the street scene or the immediate environment.

The host dwelling is located at the edge of the settlement of Cronton Village and is set well back from the street by approximately 13 m and whilst it is visible from Cronton Road it would be partly shielded from the front, particularly during the summer months, due to the vegetation to the front boundary. It is considered that the proposed design is acceptable and the development would not have a significant detrimental impact on visual amenity.

The proposal does not raise any concern in relation to access or crime.

RESIDENTIAL AMENITY

343 Cronton Road

The adjacent property, No. 343 Cronton Road is a gable fronted bungalow with duo-pitched roof sloping away from the common boundary with the host dwelling. That dwelling has an obscure widow (assumed to be non-habitable) and a combination window and door along the gable elevation facing the application site, set behind an existing timber boundary fence approximately 1.8 m high. The openings are set behind an existing detached garage on the application site, which is to remain.

The proposed extension would be sited approximately 7 m from the gable of the neighbour and the proposed dormers would be set off the boundary further still. The existing combination door and window is currently obscured by the existing detached garage on the application site. The obscure glazed window is assumed to be a non-habitable room. It is considered that having regard to the distance of the development; the existing fence and siting of the garage, that the development would not result in a detrimental impact on this property due to loss of light or from it appearing over dominant. The proposed first floor balcony would be flanked either side by the extension walls and does not give rise to concern in regard to overlooking and loss of privacy.

361 Cronton Road

This property is a two-storey dwelling that has number of windows within the gable elevation which face onto the application site; the ground floor windows are set behind a relatively low hedge along the common boundary. The neighbouring property is located approximately 19.15 metres from the gable of the host dwelling. It is not proposed to insert any openings within the side elevation of the development.

It is not considered that the first-floor balcony to the rear would result in overlooking or loss of privacy to this dwelling.

Disturbance During Construction

In respect of a neighbour objection in relation to disturbance of neighbours during any construction, it is inevitable that some disturbance would occur as part of the construction process. However, this should only be for a temporary period and separate legislation is in place to ensure that this is controlled. It is not considered appropriate nor necessary to secure a Construction Environmental Management Plan or to control the hours of construction in relation to domestic proposals.

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In summary, the proposed development would not be detrimental to the amenity of the occupiers of existing dwellings. The proposal therefore complies with the Householder Development SPD and relevant planning policies.

PARKING AND HIGHWAY CONSIDERATIONS

The host property currently accommodates 3 bedrooms and development would result in four bedrooms. In accordance with the Council's Ensuring a Choice of Travel and Householder Development SPDs, a three-bedroom dwelling should provide 2 no. parking spaces on site and a four-bedroom dwelling requires 3 no. spaces in-curtilage.

The front of the dwelling is block paved and can satisfactorily accommodate in excess of 3 no. parking spaces. The proposal would not therefore impact on existing parking provision on the site and the proposed development can sufficiently accommodate the additional parking needs.

Concern has been raised by a neighbour in relation to the amount of disruption neighbours may experience gaining exit and entrance to small service road i.e., for deliveries of materials etc. and building vehicles. However, this should only be for a temporary period and separate legislation outside of planning powers are in place to ensure that is controlled should the public highway be obstructed.

The development does not raise any highway concerns and the proposal therefore does not conflict with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 of and H8 of the UDP.

ARBORICULTURAL CONSIDERATIONS

There are a number of trees on the application site and the application is supported by an Arboricultural Report (IROSARB dated 23/06/22) which identifies that three trees are proposed to be removed as a result of the development.

The Council's Arboricultural Officer has no objection to the proposal subject to the trees being replaced, in this case, on a one for one basis with larger specimens rather than on a 2:1 basis, and notice given to the Council when protective fencing is in place to protect the trees to be retained. Should planning permission be granted, these matters can be secured by suitable planning conditions.

Providing suitably conditioned the proposed development complies with Saved Policy DQ4 of the UDP which seeks to preserve natural features such as trees.

ECOLOGY / BIODIVERSITY CONSIDERATIONS

Policy CS8 of the Local Plan: Core Strategy aims to ensure that new development protects and enhances biodiversity, including the protection of designated sites, priority habitats and protected and endangered species. This is consistent with the aims of the NPPF.

Bats

The application is accompanied by a Bat Scoping Report (Kingdom Ecology Ltd), which concluded the number and concentrated locations of droppings mean "*it is considered to be very unlikely that the building would support a significant bat roost such as a maternity colony*". Merseyside Environmental Advisory Service (MEAS) agree that evidence observed during survey indicates the lack of maternity roosting preceding time of survey. However, an emergence and re-entry bat survey was required which was carried out and submitted in support of the application (Further Bat Activity Surveys (Addendum) Kingdom Ecology Ltd – 18 June 2022). The Council's Ecologist, Merseyside Environmental Advisory Service (MEAS) have advised that this report is acceptable.

As the proposal would involve the destruction of two Common pipistrelle bat day roosts the applicant will require a Natural England European Protected Species licence prior to any works commencing on the Building.

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Developments affecting European protected species must be assessed by the Local Planning Authority against three tests, set out in the Habitats Regulations, prior to determination, to show how the Local Planning Authority has engaged with the Habitats Directive.

The applicant's ecological consultant has stated they intend to progress as a Registered Consultant under the Bat Mitigation CL21 'low impact' Licence route. The Bat Mitigation CL21 'low impact' Licence allows for registration of a site with Natural England by a Registered Consultant where there will be low level impacts on bats. There are several criteria that the proposals must meet in order to be eligible for this type of licence, namely:

- The proposals will impact upon fewer than 3 of the more common species of bat in small numbers; and
- The roost must not be of significant conservation value; generally, this means that only feeding, night, day or transitional roosts would come under this type of licence.

MEAS have advised that this is acceptable.

The proposal has been assessed against the three tests (Appendix 1) and MEAS advise that as long as the mitigation recommended on the *Further Bat Activity Surveys (Addendum)* is implemented, then this test would be satisfied. The bat report can be adopted as an approved document should planning permission be granted.

Bats and Lighting

The submitted bat reports recommend that new bat roosting features are provided and that it will need to be ensured that the bat box locations are not illuminated by any artificial lighting. The development should ensure that mitigation is carried out in accordance with the recommendations of the *Further Bat Surveys (Addendum)*, this would be an approved document if planning permission is granted. Details of lighting can be secured by a suitably worded planning condition.

Having considered the proposal against the three tests MEAS advise that provided the mitigation recommended in the *Further Bat Activity Surveys (Addendum)* is implemented then this would be satisfied. Should planning permission be granted the report should therefore be an approved document.

CONCLUSION

The proposed development would be of an acceptable scale and design in the context of the surrounding area. There would be no demonstrable harm to residential amenity or visual amenity of the area. No highway implications would result from the development; trees on the site would be protected and replaced where appropriate and suitable mitigation would be put in place to ensure protection of protected species.

As such the proposal complies with relevant criteria of Saved Policies, DQ2, DQ3, DQ4, H5 and H8 of the Knowsley UDP Policies CS2, CS8, CS19 and CS21 of the core strategy and together with the Knowsley Householder Development Supplementary Planning Document.

RECOMMENDATION:

That planning permission be granted subject to the following conditions:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

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Reason: For the avoidance of doubt.

- 3) Notwithstanding any description of materials in the application, no above ground construction works shall be commenced until samples and / or full specification of materials to be used externally on the development have been submitted to and approved in writing by the Local Planning Authority.

Such details shall include the type, colour and texture of the materials. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to ensure that the development complies with the National Planning Policy Framework (2021), the National Design Guide (2021), Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and saved Policy DQ3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 4) Notwithstanding the detail at Section 20 - *Remedial Tree Planting* of the approved Arboricultural Report dated 23 June 2022 prepared by IROSARB, the replacement trees identified as RT1 - RT3, that would replace trees lost due to the development, shall be replaced on a one for one basis of a size not less than 20-24cm girth in accordance with a scheme that have first been submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development.
- a) The trees shall be planted as soon as practically possible but within the first available planting season following the first occupation of the development hereby approved.
 - b) Once this has been implemented the Council's Arboricultural Officer should be informed within 3 days on Tel: 0151 443 2666.

Should any of the replacement tree(s) fail to establish within a period of five years thereafter it shall be replaced in kind during the first planting season following the date of the loss or damage.

Reason: Interests of visual amenity and to comply with Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and saved Policies DQ3 and DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 5) Prior to the commencement of any part of the development hereby permitted, at least five working days written notice shall be given to the Local Planning Authority of the intention to commence development.

The protective fencing referred to in the approved Arboricultural Report prepared by IROSARB dated 23 June 2022 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place until the development is complete.

No storage of plant or material (including soil) works (including movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing thereby defined for the duration of the development works.

Reason: To ensure that the proper protection of trees has been carried out and to ensure that the tree protection fencing required pursuant to the approved Arboricultural Report is in place prior to works commencing. in the interests of visual amenity and to comply with the National Planning Policy Framework (2021), Policies CS2, CS8, CS19 and CS21 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and saved Policies DQ3 and DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 6) No external lighting shall be installed on the development until details of external lighting has been submitted to and approved in writing by the Local Planning Authority. The details shall

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clearly demonstrate that lighting will not cause excessive light pollution or disturb bat roosts / habitats.

The details shall include, but not limited to, the following:

- i. Technical details, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;
- ii. A description of the luminosity of lights and their light colour;
- iii. Drawing(s) showing the location of the light fixings;
- iv. Methods to control lighting control (e.g. passive infrared sensor (PIR) / timed operation)

The developer should refer to the document *Bats and Lighting in the UK*, *Bats and the Built Environment Series*, *Bat Conservation Trust and Institute for Lighting Engineers*.

Bat Conservation Trust website <https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>

All external lighting shall be installed in accordance with the details and locations set out in the agreed scheme and shall be maintained thereafter in accordance with these details.

Reason: In order to minimise the effect of lighting on protected species in the interests of biodiversity. To comply with the National Planning Policy Framework (2021), Policies CS2, CS8, CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and Saved Policy ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/09/2022	01.02	REV. B	PROPOSED FLOOR PLANS AND ELEVATIONS
23/06/2022	23 June 2022	-	ARBORICULTURAL REPORT PROPERTY DEVELOPMENT BASE DON BS5837 - IROSARB
20/06/2022	18 June 2022	-	FURTHER BAT ACTIVITY SURVEYS (ADDENDUM) 18 JUNE 2022 (KINGOM ECOLOGY LTD)
14/02/2022	14 February 2022	-	BAT SCOPING REPORT - 14 FEBRUARY 2022 KINGDOM ECOLOGY LTD
10/01/2022	-	REV.B	PROPOSED LAYOUT PLAN ('BUY A PLAN' - SCALE 1:500)
27/09/2021	1808/3A	-	LOCATION PLAN (1:1250)

Informatives

1. The proposed works will require a licence issued from Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017. The applicant is required to obtain this licence prior to undertaking any works. Any works undertaken affecting protected species without licence or prior approval from Natural England may represent a criminal offence under the aforementioned Regulations.

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Maxine Wishart
27 September 2022

Alan Kilroe
27 September 2022

Appendix 1

Three-Test Assessment for European Protected Species

21/00764/FUL - 345 Cronton Road, WA8 5QD

NB: post-Woolley case law does not require the three-tests to be carried out by LPAs, however, they still have to determine whether a licence is likely to be issued. As NE do not comment on licensing issues at the planning application stage, the easiest way to determine this is to use the three derogation tests.

The three tests are set out in Regulation 55 of the Habitats Regulations 2017. The three-test assessment of the proposals is set out below.

Test 1: Regulation 55(2)(e): *“preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”*

Please see Test 2 text below regarding Government advice for existing buildings and associated structures that may need to be demolished before redevelopment takes place.

Test 2: Regulation 55(9)(a): *“that there is no satisfactory alternative”*

The extension and updating of a single dwelling on an established residential site is preferable to construction of a new dwelling on a new plot. Emergence bat survey has confirmed the established garden provides foraging habitat for bats and which will be retained by the development. Deteriorating buildings result in the loss of EPS habitat and the inclusion of new, designated bat roost provision will ensure bat roost potential is maintained on site for the long term.

Government guidance on protected species licensing states that a reasoned statement, which includes the supporting evidence and statements on how the proposals meet test 1 and 2, is not required in support of an application for an EPS licence in the following circumstances:

- Housing developments of less than 1 hectare, including:
- Existing buildings and associated structures that may need to be demolished before redevelopment takes place (whether domestic dwellings or other types of buildings); or
- Barn conversions for domestic dwellings (not including conversion for commercial use, such as holiday lets).

The assessment of the proposals against the three tests is to determine the likelihood of the proposals being granted a licence prior to determination of the planning application. As the proposals in this case meet one of the criteria above (through partial demolition), and satisfy test 3, a licence is likely to be granted.

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Test 3: Regulation 55(9)(b): *“that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range”*

The conservation value of the observed two Common pipistrelle roosts present has been assessed as low, therefore the proposal will not cause a detrimental change to the conservation status of the European Protected Species. The mitigation and compensation measures proposed within the bat report Addendum (*Further Bat Activity Surveys (Addendum)*, Kingdom Ecology, 18/06/2022) are appropriate in avoiding significant harm to the species. The bat report can be adopted as an approved document or the contained Method Statement secured by a suitably worded planning condition. As long as the mitigation recommended in the bat report is implemented, then this test would be satisfied.

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