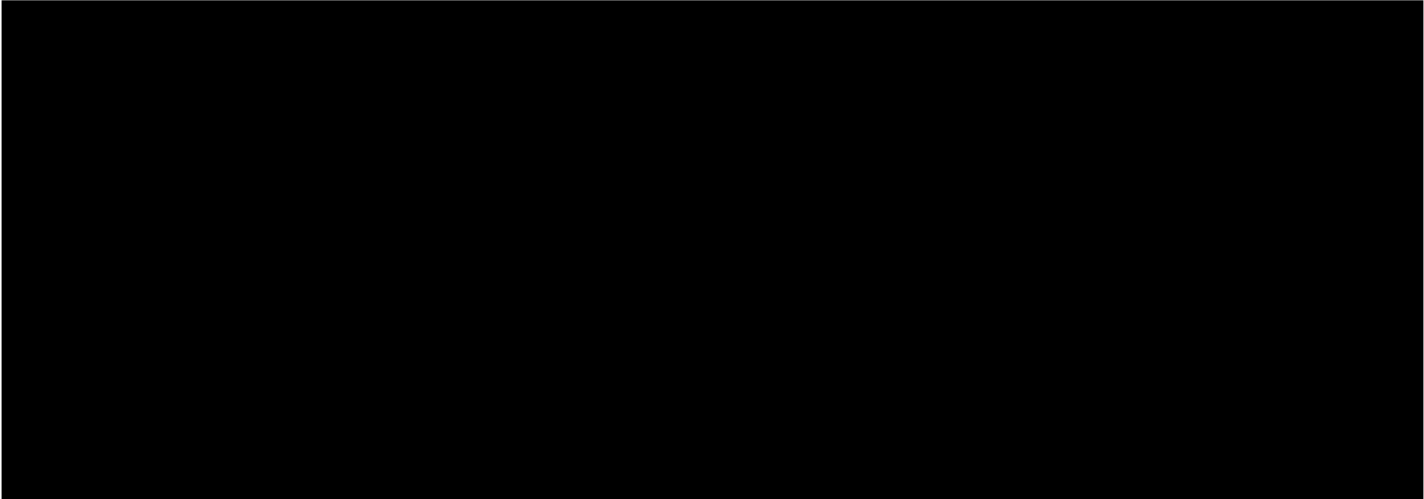


From: Liz Annalls 
Sent: 18 March 2020 13:14
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BR/34/20/PL

App No: BR/34/20/PL

Address: 102 Linden Road Bognor Regis PO21 2BD

Proposal: Change of use from 1 No. detached house (6 bedrooms) to 2 No. semi detached houses (1 x 5 bedroom & 1 x 3 bedroom) with a single storey rear extension.

Bats

Please can confirmation be given that no works will be taking place to the roof or loft space within the property. If this is the case no further work is required, however if works to the roof area is needed, then an Initial Bat Survey would be required.

The Initial Bat Survey initial will assess the building to determine if there is evidence of bats roosting within the building. If there is evidence of bats, further bat activity surveys would be required and mitigation strategies will need to be produced. These surveys plus mitigation strategies required will need to be submitted as part of the planning application prior to determination. Due to the level of protection bats hold within European legislation, if bats are found to be roosting onsite the application will also require a Natural England Protected Species License for the works.

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

We require that a bat box is installed on the buildings onsite facing south/south westerly positioned 3-5m above ground.

Nesting Birds

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March – 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

We would like a bird box to be installed on the building / and or tree within the garden of the property.

Kind regards

Liz



Liz Annalls
Environment Officer
Environmental Protection
Chichester District Council

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 13 March 2020 14:04
To: Environmental Strategy
Subject: Planning Consultation on: BR/34/20/PL

To: **Ecology Advisor**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION NO: BR/34/20/PL

Registered: 12th March
2020

Site Address: 102 Linden Road Bognor Regis PO21 2BD

Grid Reference: 492935 99796

Description of Works: Change of use from 1 No. detached house (6 bedrooms) to 2 No. semi detached houses (1 x 5 bedroom & 1 x 3 bedroom) with a single storey rear extension.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by .

You can also monitor the progress of this application through the Council web site: www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Amy Myer who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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