

**APPENDIX A**

**Officer's Report to Southern Area Planning Committee on 12 January 2016**

---

<b>APPLICATION NO.</b>	15/01750/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	22.07.2015
<b>APPLICANT</b>	Mr and Mrs Humphrey
<b>SITE</b>	28 Beechwood Crescent, Chandlers Ford, Hampshire, SO53 5PA, <b>AMPFIELD</b>
<b>PROPOSAL</b>	Single storey front and rear extensions; raise roof to provide additional accommodation and storage to garage (Amended Scheme of 15/00571/FULLS)
<b>AMENDMENTS</b>	Amended Plans Received 23 November 2015 <ul style="list-style-type: none"><li>- Replacing rear dormer with roof light</li><li>- Raising of cill height of rooflights to 1750mm above internal floor level.</li></ul> Additional Tree Plan Received 23 November 2015
<b>CASE OFFICER</b>	Mrs Mary Goodwin

Background paper (Local Government Act 1972 Section 100D)

---

**1.0 INTRODUCTION**

1.1 This report is referred to the Southern Area Planning Committee at the request of local member.

**2.0 SITE LOCATION AND DESCRIPTION**

2.1 The site comprises a detached single storey dwelling with a linked double garage, sited to the north of a large and heavily vegetated plot and surrounded by other residential properties, within the settlement of Chandlers Ford. The site lies to the rear (or north) of number 26 Beechwood Crescent, within a 'backland' setting. To the north of the site are the residential properties adjoining Hocombe Wood Lane, the back gardens of which adjoin the northern site boundary. The site is accessed via a long narrow private drive adjoining its western boundary. This track is also a public right of way (FP Ampfield 1) which continues as a footpath to the north, linking Beechwood Crescent with Hook Crescent and Hocombe Wood Crescent. There are many mature trees within the site, which are the subject of a Tree Preservation Order.

**3.0 PROPOSAL**

3.1 The proposal is for various extensions and alterations to the existing house, comprising single storey front and rear extensions and raised roofs over the house to accommodate a first floor extension. Three large pitched roof dormer windows are proposed to the front elevation and additional first floor window openings are proposed to each gable end and higher level rooflights are proposed to the rear. It is also proposed to extend over the existing double garage to provide additional living space, with a flat roof dormer to the south elevation and external staircase. The proposal is supported by a detailed tree survey (TP Marsh, February 2015) and schedule of tree works,

including the felling of 11 trees, tree pruning and a detailed tree protection scheme for those trees to be retained. This application is a revised application following the refusal of application 15/00571/FULLS.

3.2 The current application represents an amended proposal, further to the refusal of application 15/00571/FULLS, on 15.06.2015 (the reasons for refusal are set out in full at paragraph 4.2). The current application differs from the previously refused scheme as follows:

1. The application is supported by a phase I bat survey which indicates that the existing building has low potential to support bats;
2. The rear (north) elevation has been revised. Three large dormer windows have been deleted and replaced with high level rooflights;
3. The 5 proposed rooflights within the north elevation have also been raised in position, during the course of the application, to have a minimum cill height of 1.75m above internal floor level;
4. Additional mitigation tree planting has been proposed within the gardens.

#### 4.0 HISTORY

4.1 **15/00571/FULLS** - Single storey front and rear extensions; raised roof to provide additional first floor accommodation and storage to garage – **REFUSE** - 15.06.2015

4.2 The above application was refused for the following reasons:

1. **The proposal is contrary to the provisions of policy AME01 of the Test Valley Borough Local Plan (2006) in that, as a result of the position, size and design of the proposed first floor extensions and dormer windows in relation to the neighbouring residential properties to the north of the site, the development would result in a significant detrimental impact on the amenities of the neighbouring property by way of overlooking and loss of privacy and amenity.**
2. **The existing building has been found to have the potential to support bats and/or bat roosts and there is evidence that bats are present within the vicinity of the site. No bat survey has been provided to allow an assessment of the presence/absence, species, number and roosting location of any bats utilising the site and to demonstrate that the proposed works can be undertaken without harm to any existing roof structure and/or potential roost locations. Without this information, it is not possible to assess whether the proposal would cause harm to bats and their habitats, which receive legal protection under UK and European law. As such the proposal is contrary to policy ENV05 of the Test Valley Borough Local Plan (2006), and does not allow an assessment against the Conservation of Habitats and Species Regulations 2010 (as amended). Without these regulations being met, it can not be said that the proposal would be granted a European Protected Species Licence by Natural England.**

4.3 **10/01471/TPOS** – Tree works – **Part consent** – 07.10.2010

5.0 **CONSULTATIONS**

5.1 **Tree Officer** – No objection

Many trees on (and around) this site. All those of any visual significance are subject to TPO. Various losses have since reduced the level of tree cover from that which prevailed at the time the TPO was made. An arboricultural report (TP Marsh February 2015) is submitted in support of the proposal. I am satisfied that report presents a fair reflection of the trees and that it presents appropriate tree protection proposals.

5.2 The proposal, to add accommodation at first floor level to both the garage and bungalow, does not directly require any tree losses. Pruning would be required in order to gain clearance, but not so much as to be of any public amenity consequence.

5.3 The proposal includes the felling of eleven trees. Eight trees would be felled due to their condition (being either dead, deformed or defective / dangerous). I have inspected these eight trees and am satisfied that, although not all would fulfil the terms of the exemptions contained within Section 14(a)(i) or 14(c) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, their condition is such as to justify removal. Removal of the twin stemmed Birch, tag number 3167, will be the most conspicuous loss.

5.4 The 3 other trees to be felled are mature Scots Pine, described within the submitted report as moderate category trees (where retention is desirable) having a long future potential. These three Pines form the western end of a line of similar trees standing along the northern (rear) boundary. Although they are not prominent, they form an integral part of the local tree scape, being readily apparent from Beechwood Crescent and forming part of the skyline in views south from Hocombe Wood Road. They are of local public amenity value. Standing at only some 2.5m from the north face of the bungalow, these three pines are extremely close for their size. Root growth has disrupted the existing perimeter path, branches have been trimmed in the past to give clearance above the roof although further work is now required in order to retain a satisfactory clearance. There is no evidence of direct or indirect damage to the structure of the building itself, but at this proximity, damage as a result of the continued growth of these healthy trees cannot be ruled out.

5.5 Overall the various tree works / felling recommended with the report as part of this proposal are consistent with appropriate property management.

5.6 **HCC Ecology** – No Objection

The application site is a brick-built detached bungalow. It has a pitched roof with plain tiles. Old maps show the house to be present in the late 1960s. It is close to areas of good bat foraging habitat, with extensive woodland nearby (Baddesley Road Woodland, leading to the Upper Flexford Nature Reserve to the south, and Trodds Copse (SSSI)). The site is set in a fairly small, contained residential area surrounded by high quality woodland habitat. Additionally, the house itself is in a large mature garden setting with numerous mature trees in the garden and surrounding streets and gardens.

It is also known that there are bat roosts in other properties in this contained residential area.

- 5.7 The application is supported by a bat survey that has assessed the building and conducted one evening emergence survey which has given a negative visual finding of bats at the property. In view of the survey findings it is advised that the development is unlikely to result in a breach of the law protecting bats.

6.0 **REPRESENTATIONS** Expired 18.12.2015

6.1 **Ampfield Parish Council** – Objection

- First floor will directly overlook immediate neighbours' gardens and living spaces;
- Any two storey building will cause loss of light to both houses and gardens of neighbouring properties;
- Disagree with tree officer's no objection as the tree preservation order has been established for good reason (to protect the amenity value of 28 Beechwood Crescent and neighbouring properties).

- 6.2 13 Letters of Objection from 27, 29, 31, 33 & 35 Hocombe Wood Road and 2 Letters of Objection from Stonehaven, Hook Crescent

**Character of the Area**

- Applicants have ample space in which to extend at ground floor level without building higher and creating an eyesore;
- Development is out of character with woodland setting;
- The scale and massing is out of keeping with other properties in the area;

**Ecology**

- Bat survey highlights that no bats were found in the roof but that the continued wooded break between the property and those in Hocombe Wood Road is needed;

**Amenity**

- Loss of light to houses in Hocombe Wood Road;
- Property is too close to boundary and will result in loss of privacy to neighbouring properties;
- Development would block visual amenity that is currently enjoyed over and above the roof of the existing dwelling;
- There are already restrictions on light levels due to the large pine trees on the site boundary the addition of the building would further restrict access to sunlight;
- Despite changes the house remains overbearing with a massive loss of amenity;

**Trees**

- Removal of protected trees and resulting loss of amenity unchanged from previous application;
- Some trees to be cut back are in neighbouring gardens;

### **Other Matters**

- No development on site should be allowed to extend the height of the property where it is;
- Description understates the extent of the works - proposal turns a low bungalow into a very large house;
- Application 15/00571/FULLS refused, amendments are of a minor nature and do not overcome the reason for refusal.

## **7.0 POLICY**

### **7.1 Government Guidance**

National Planning Policy Framework (NPPF)

#### Test Valley Borough Local Plan (2006)(TVBLP)

SET01 (Housing within Settlements)

ENV01 (Biodiversity)

ENV05 (Protected Species)

DES02 (Settlement Character)

DES06 (Scale, Height and Massing)

DES07 (Appearance, Details and Materials)

DES08 (Trees)

DES10 (New Landscaping)

AME01 (Privacy and Private Open Space)

AME02 (Daylight and Sunlight)

TRA02 (Parking Standards)

TRA05 (Safe Access)

#### Draft Revised Local Plan (2014)

COM02 – Settlement Hierarchy

E1 – High Quality Development in the Borough

E2 – Protect, Conserve and Enhance the Landscape Character of the Borough

E5 – Biodiversity

LHW4 – Amenity

T2 – Parking Standards

T1 – Managing Movement

Test Valley Borough Council received the draft Inspector's report into the examination of the Revised Local Plan (RLP) on Wednesday 25 November. The draft conclusion of the Inspector is that the RLP will be found sound subject to the inclusion of main modifications which have already been agreed by the Council and consulted upon earlier this year. The receipt of the draft report is a material consideration in the determination of planning applications but the relevance to specific proposals will vary depending on the proposal. Given the draft conclusions and the stage of the process significant weight can be applied to the policies and proposals within the RLP (incorporating the proposed modifications) in line with para 216 NPPF.

#### Supplementary Planning Documents (SPD)

Ampfield Village Design Statement

## 8.0 **PLANNING CONSIDERATIONS**

### 8.1 The main planning considerations are:

- the principle of development
- impacts on the character of the surrounding area and design
- ecology and protected species
- highways issues
- tree impacts
- impacts on the amenities of neighbouring properties

### 8.2 **Principle of Development**

Policy SET01 of the Test Valley Borough Local Plan (TVBLP) provides for the development or redevelopment of housing within the Borough's settlements. The site lies within the built up area of Chandlers Ford, and therefore the principle of development is accepted, subject to other planning considerations and policies. The proposal is supported in principle, under the provisions of emerging RLP policy COM02.

### 8.3 **Impacts on the character of the area and design**

The site lies within an established residential area, surrounded by detached houses in good sized mature plots. There are abundant mature trees within the area, and Tree Preservation Orders cover many of the trees within and around the site. The property is set back from the closest roads to the north and south behind intervening frontage residential development. It has a private access drive to the south west, towards Beechwood Crescent, which is also a public footpath. Limited views into the site are afforded through and over the trees and hedges from this path. In addition, the existing buildings on the site can be glimpsed between the surrounding buildings and trees from the roads to the north and south.

8.4 To the north of the site, the dwellings along the south side of Hocombe Wood Road (which back onto the site) comprise detached two storey houses of a similar age, architecture and form, arranged in a linear layout addressing the street. To the south, east and west of the site, the plots are generally deeper and more irregular and the houses are individual and varied in architecture, form and appearance. They include chalet style houses with later extensions or roof alterations, and two storey houses. The properties along this part of Beechwood Crescent are generally screened by the generous hedges and trees within the frontages.

8.5 Third party representations have raised concerns with regard to the impact of the proposed development upon the character, ambience and appearance of the area (see paragraphs 6.0-6.2). The proposed development would be set well back from the street scene and its impact would be limited by the intervening development and mature vegetation. While the proposed development would be 3.2m higher than the existing, with first floor dormer windows to the front (south), and rooflights to the north, this chalet style design is not out of character with the surrounding development. The proposed use of materials to match the existing (concrete rooftiles, painted render/brickwork) is considered to be acceptable and typical of other nearby dwellings.

For these reasons, it is not considered that the proposed design would be out of character with the existing development or harmful to the character of the wider area, with regard to TVBLP policies SET01, DES05, DES06 and DES07. Subject to the retention of many trees and shrubs within the site, and the proposed replacement planting it is considered that the proposal could be accommodated without detriment to the mature and wooded landscape of the area, with due regard to TVBLP policies DES02, DES08 and DES10.

#### **8.6 Ecology and protected species**

The previous application on this site (15/00571/FULLS) was refused due to a lack of information regarding the potential for the development to harm bats. The current application is supported by a phase 1 bat survey which indicated that the building had a low potential to support bats. This was then followed by a single evening emergence survey that did not find evidence that the building was being used by bats. The proposal is not therefore considered likely to harm, kill or injure bats. Accordingly an advisory note is considered sufficient for the purposes of informing the applicant of their responsibilities in the event that bats are found during the course of the development. As the proposal is considered unlikely to result in a detrimental impact to protected species the current proposal is considered to be in accordance with Test Valley Borough Local Plan 2006 policy ENV05.

#### **8.7 Highways issues**

The site benefits from an existing vehicular access and there is sufficient space within the proposed layout for the parking and turning of vehicles in accordance with the Council's adopted parking standards. The proposal is therefore considered acceptable in highway terms, with reference to Policies TRA01, TRA02 and TRA05.

#### **8.8 Tree Impacts**

The site contains a large number of mature trees and shrubs, many of which are protected by Tree Preservation Orders. These trees screen the existing building in views from the lane and also contribute to the wider wooded setting of this part of Chandlers Ford. The trees are a significant feature within the street scene and in views from the surrounding roads and footpaths. Third party representations raise objection to the proposed loss of trees associated with the proposals. A detailed tree survey has been submitted with the application detailing the condition of the trees, the various tree works proposed to the trees to be retained, and setting out a schedule of tree losses. The Council's Tree Officer has considered the proposals carefully and is satisfied that the proposed tree works are acceptable. The eleven trees to be felled are either dead, deformed or defective and/or located within such close proximity to the existing dwelling, that a degree of damage to the building as a result of the continued growth of these trees, cannot be ruled out. The Tree Officer has therefore raise no objection to the proposal, subject to tree protection measures being employed during construction and replacement tree planting provided, in accordance with the details submitted. These requirements can be addressed by planning conditions.

8.9 On balance, it is considered that the various tree works and management proposals are acceptable. Moreover, the proposed development can be accommodated on the site without significant harm to any trees that are of significant longer term amenity value, in accordance with TVBLP Policy DES08.

**8.10 Impacts on the amenities of neighbouring properties**

Third party representations have been received from the occupiers of the neighbouring dwellings at 27 to 35 Hocombe Wood Road, to the north of the site, raising objection on the grounds of overlooking, loss of privacy and amenity, loss of outlook, light and views. These properties have their rear elevations (with living rooms, kitchens and bedroom windows), gardens and patios facing towards the shared boundary and rear elevation of the dwelling at 28 Beechwood Crescent.

**8.11 Overlooking**

TVBLP policies AME01 and AME02 address considerations of neighbouring residential amenity, with regard to privacy, overshadowing, overbearing and impact on daylight or sunlight associated with new development.

The previous application (15/00571/FULLS ) was refused on grounds of the loss of privacy and overlooking that would be possible from the three large dormer windows proposed within the rear elevation of the development. The current application has been amended, and as such, the 3 rear dormers have been removed and replaced with higher level rooflights.

8.12 The 5 first floor rooflights proposed within the north elevation of the extended dwelling are sited approximately 4.5m from the shared boundary and have a minimum cill height of 1750 mm above finished internal floor level, as confirmed by a section drawing submitted with the application. A person of average height would not easily gain views towards any of the neighbouring properties from a window with such a cill height. The rooms served by the rooflights comprise 2 bedrooms and a bathroom and the use of these rooms would not usually be constant throughout the day. Moreover, any view possible from the rooflights (other than to the sky) would have to be gained whilst at close proximity to the glass. On balance, it is not considered that the normal use of a bedroom or bathroom would involve extended periods of time spent standing at close proximity to high level rooflights. Whilst some limited views may be possible from the north facing rooflights towards the gardens of the neighbouring gardens, it is not considered that the level of overlooking would result in any significant or detrimental harm to the living conditions of the occupiers of the neighbouring gardens/patios.

8.13 There is a separation distance of at least 22 metres between the proposed roof lights within the extended dwelling and the rear facing windows in the south elevations of the dwellings at Hocombe Wood Road. This distance and the intervening hedges, trees and shrubs would further reduce any potential for window to window overlooking. In view of these points, it is not considered that the proposal would result in a significant loss of amenity to the occupiers of any of the south facing rooms, within the properties on the southern side of Hocombe Wood Road.

- 8.14 Two first floor windows are proposed to either gable end of the extended dwelling and 3 dormer windows are proposed to the front (or south) elevation. In view of the separation distances between these new openings and the boundaries to the east, west and south (at least 18m) and the intervening mature trees and hedges, it is not considered that these openings would result in an unacceptable degree of overlooking or loss of privacy.
- 8.15 In order to ensure that the private amenities of the neighbouring properties is maintained in the longer term, it is considered necessary to ensure that no additional openings are constructed in the north elevation of the extended dwelling without the prior approval of the Local Planning Authority. A condition to this effect is therefore included within the recommendation below, at paragraph 10.
- 8.16 Loss of outlook/view/overbearingness  
The submitted third Party representations refer to the harmful impact the development would have upon the outlook/views from the neighbouring residential properties to the north. The intrinsic quality of a private view is not a material planning consideration. However, any impact on amenity and privacy is material to the determination of a planning application. The proposed extension would raise the ridge heights of the house and garage on the site, by approximately 3.2m and 1.8m respectively, with a resultant increase in mass and bulk. While the extensions would reduce the open views currently available, to some degree, the views from the neighbouring properties would be towards the higher roof form, over substantial boundary hedging, within a semi-wooded residential area. The roof would slope away from the shared boundary (with a steeper pitch and higher eaves line than the existing low roof) and its apex would be set back 8m from the shared boundary. Land levels rise gradually to the north, and the Hocombe Wood Road properties therefore lie at a higher level than the site. Given the separation distance, topography, siting, existing development and trees in the area, it is not considered that the proposed development would have an overbearing or materially harmful impact on the outlook from any neighbouring residential properties to such an extent that there would be a harmful and significant impact upon privacy and amenity, with regard to the provisions of TVBLP policy AME01.
- 8.17 Overshadowing/loss of daylight  
Third party representations have referred to the potential for overshadowing and loss of light to the neighbouring properties to the north. The proposal would result in a degree of additional shade being cast towards the site boundaries, due to the proposed increase in the height, pitch and form of the roofs. The submitted plans indicate that the apex of the roof (which is set back at least 8m from the boundary) is approximately 3.2m higher than the top of the existing apex. The garage within the site would also be raised in height by approximately 1.8m, due to an increase in roof pitch (over existing eaves height). The extended dwelling would cast some additional shadow towards areas of the neighbouring gardens for periods during the day, and particularly during the winter months. However, it must be recognised that the existing buildings and trees on and around the site also cast shade.

The extended dwelling would lie at least 22m from the closest neighbouring dwelling, and it is therefore not considered that the proposal would result in any significant degree of overshadowing or loss of light towards any windows serving these properties. The gardens and properties adjoining the site would also continue to benefit from acceptable levels of daylight and sunlight through the day.

- 8.18 For these reasons, the proposal is not considered to result in a significant detrimental impact on the amenities of the occupiers of neighbouring properties. The proposal is therefore considered to be in accordance with Test Valley Borough Local Plan 2006 policies AME01 and AME02 and guidance contained within the National Planning Policy Framework.

## 9.0 **CONCLUSION**

- 9.1 The proposal is acceptable as it is in compliance with the relevant policies of the Test Valley Borough Local Plan 2006. The proposal would be in keeping with the character of the area and would not result in a detrimental impact on protected species or the local highway network. The proposal would result in the loss of a number of trees on the site of amenity value and subject to TPO. However, it is considered that due to a combination of poor health and conflict with the existing dwelling, their loss is acceptable, subject to suitable mitigation planting. The rear facing roof lights would result in a limited level overlooking and there would be a degree of additional overshadowing to neighbouring gardens for periods of the day. However, this would not significantly impact upon the amenities of the occupiers of neighbouring properties.

## 10.0 **RECOMMENDATION**

### **PERMISSION subject to:**

1. **The development hereby permitted shall be begun within three years from the date of this permission.**  
**Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
2. **No development shall take place above foundation level until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**  
**Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Local Plan 2006 policy DES07.**
3. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows shall be constructed in the rear (north) elevations of the dwelling and/or garage above ground floor level [other than those expressly authorised by this permission].**

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Local Plan 2006 policy AME01.**

- 4. The works hereby approved should be undertaken in full accordance with the provisions set out within the TP Marsh Arboricultural Tree Survey of February 2015, or as may otherwise be agreed in writing with the Local Planning Authority.**

**Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan policy DES 08.**

- 5. Tree protective measures installed (in accordance with the tree protection condition above) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority Arboricultural Officer. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the fencing without the prior written agreement of the Local Planning Authority.**

**Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan policy DES 08.**

- 6. All service routes, drain runs, soakaways or excavations in connection with the same shall remain wholly outside the tree protective barriers without the prior written agreement of the Local Planning Authority.**

**Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan policy DES 08.**

- 7. Replacement tree planting shall be carried out, in accordance with the TP Marsh Tree Replacements plan TM-653-05 of August 2015, before the end of the current or first available planting season following completion of the development. The planting shall be retained and maintained to encourage its establishment for a minimum period of five years following completion of the development. If any tree planted in discharge of the previous condition, within a period of five years from the date of planting, (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted in the same place, or as may be agreed in writing with the Local Planning Authority.**

**Reason: In order to perpetuate the level of tree cover of the area in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Local Plan 2006 policy DES10.**

- 8. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers;**
- Location and Block Plan - 14/2001/LB01 Rev D**
  - Proposed Elevations - 14/2001/P02 Rev D**
  - Roof Plan - 14/2001/P03 Rev C**
  - Section - 14/2001/ST01 Rev A**
  - Site Plan - 14/2001/S01 Rev D**
  - Proposed Floor Plans - 14/2001/P01 Rev D**
  - Replacement Tree Planting Plan - TM-653-05**
  - Leachate Protection Plan – TM-653-04**
  - Ground Protection Plan – TM-653-03**
  - Tree Survey – TM-653.01**
  - Existing Floor Plan and Roof Plan – 14/2001/EX01**
  - Existing Elevations – 14/2001/EX02**
- Reason: For the avoidance of doubt and in the interests of proper planning**

**Notes to applicant:**

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
  - 2. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
-