



**CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:**

**ECOLOGY AND BIODIVERSITY PLANNING ADVICE**

<b>COUNTY, DISTRICT OR BOROUGH</b>	Hinckley and Bosworth Borough Council
<b>APPLICATION NUMBER</b>	25/00888/HOU
<b>ADDRESS</b>	15 Groby Road Ratby Leicester Leicestershire LE6 0LJ
<b>DESCRIPTION OF DEVELOPMENT</b>	Single storey side and link extension, loft conversion with increased roof height, conversion of existing coach house to annexe, erection of timber framed car port, new entrance gates and associated works
<b>PLANNING CASE OFFICER</b>	Zahra Jam-Rotbeh
<b>DEPARTMENT</b>	Ecology
<b>PLANNING ECOLOGY OFFICER</b>	Richard Kelly
<b>DATE OF COMMENTS</b>	13 October 2025
<b>ECOLOGICAL DOCUMENTS REVIEWED:</b>	
<ul style="list-style-type: none"><li>Application Form</li><li>Site Location Plan</li><li>Existing Block Plan</li><li>Proposed Block Plan</li><li>Existing Roof Plans</li><li>Proposed Roof Plans</li><li>Arboricultural Method Statement (Arbtech, July 2025)</li></ul>	
<b>SUMMARY RECOMMENDATION:</b>	
<b>No comment</b>	
<b>No objection (for recommended conditions or informatics- see below)</b>	
<b>Recommend Refusal</b>	
<b>Holding Objection - Further information required</b>	<input checked="" type="checkbox"/>
<b>REASON FOR RECOMMENDATION:</b>	
<ul style="list-style-type: none"><li>The proposal is for the alterations to the existing roof structure with an increase in height, loft conversion and roof lights. The application site is situated in a semi-rural location surrounded by mature trees connecting out into the wider countryside.</li><li>The development will require breaking into the existing roof void impacting on soffits and tiles. Bats are particularly associated with the roof structures of buildings including gables, eaves, soffits and flashing, but may also be present in crevices such as stone, brickwork or cavity walls providing potential access and suitability for roosting bats.</li></ul>	

- The works are also requiring the removal of 6 trees and two groups of trees which will need assessing for their bat roost potential.
- An ecology survey will be required of the house to assess its suitability for bats, in addition to the proposed felling of the trees.
- **There is a holding objection until this is supplied.**
- The ODPM Regulations require protected species surveys to be submitted prior to determination of a planning application. It is also essential that the extent that they may be affected by the proposed development is established before the planning permission is granted. Reference: Paragraph 99 of ODPM Circular 06/2005 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System). Therefore, any further surveys recommended within the report would need to be carried out prior to determination.

**BNG Specific**

- Mandatory BNG does not apply as the application is a 'householder application'.

**ANY RECOMMENDED CONDITIONS TO BE APPLIED:**

- N/A

**ANY RECOMMENDED INFORMATIVES TO BE APPLIED:**

- N/A

**IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:**

(Please confirm which condition(s) is/are being discharged)

- N/A

**Note for applicants:** Please be aware that this advice is provided to the Local Planning Authority through a Service Level Agreement between the Local Planning Authority and Leicestershire County Council Ecology Team. Its purpose is to discharge the legal duties of the determining authority under The Local Authorities (Functions and Responsibilities) Regulations (2000), Regulations 4.

If you have any queries about the content, please correspond directly with the Planning Officer assigned to the planning application or discharge of condition application. We are unable to respond directly to applicant enquiries regarding the advice that we have provided to the determining authority.

**The following legislation is used to assist in the assessment of planning applications:**

Legislation source	Reference
National Planning Policy Framework	Paragraphs relevant to biodiversity, biodiversity net gain, ecological connectivity and protected species
Environment Act 2021	Mandatory Net Gain Biodiversity Duty Local Nature Recovery Strategy
District or Borough Local Plan and supporting SPD's	Local Plan policy
ODPM circular 06/2005: Biodiversity and Geological Conservation	Requirement for species survey work and mitigation recommendations to be carried out prior to the determination of a planning application. Paras. 98 and 99
NERC Act 2006	Biodiversity Duty (see also Environment Act 2021)

	Section 41, habitats and species of Principal Importance (previously BAP)
Various International, European and National laws in relation to the protection of species and habitats	<p>International and national site protection: Ramsar sites (from Ramsar Convention), Habitat and Birds Directives (Natura 2000 sites include SAC's and SPA's), SSSI's, National Nature Reserves, Local Wildlife Sites, Local Nature Reserves.</p> <p>Habitats and Species protection: Habitat and Species Regulations (protected sites and species). Wildlife and Countryside Act 1981 (as amended including special Schedule 1), Natural England Standing Advice. Badger Act.</p>

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