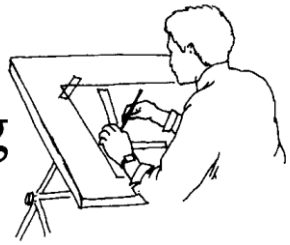
Brooks Building Plans



RICS

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Hinckley and Bosworth Borough Council
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Argents Mead
Hinckley
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16th March 2010

Inspection of roof space with regards bats/protected species.

19 Station Road, Higham On The Hill, Nuneaton. CV13 6AG
Extension Of Roof Over Existing Converted Loft And New Dormers.

With regards to the planning application for the above proposal I can confirm that during my survey of the property on 17th February 2010, a search of the property and converted loft space was carried out in accordance with "Bats in Buildings, A guide for building professionals" (English Nature). The occupiers are not aware that they have bats or ever found bats in the property. The gable wall is in good repair with brickwork being tight to the UPVC soffit, the roof is in good repair with no gaps or slipped tiles, there is no vertical tile hanging or weather boarding and no droppings from bats were sighted in the roof, sticking to window panes, on window ledges, on the outside of walls or on the roof or ground beneath the gable apex.

With regard to the trigger list (Box 2.1) in Chapter 2, Assessing the need for a bat survey of "Bat Surveys, Good Practice Guidelines" (Bat Conservation Trust), I confirm;

a) a flat roof rear first floor extension is being extended over to make a pitched roof,
b) dormer windows are proposed to the front elevation,
c) the house is not an agricultural building,
d) the building has no weather boarding or vertical tiles,
e) I am not aware of woodland within 400m of the premise and
f) there is no tree work proposed.

There is no reasonable likelihood that bats may be present or affected in the structure, any tree, any feature, the site or area under consideration and therefore it is not necessary to undertake a bat survey.

Barry Brooks MRICS MBEng

Front Elevation





Rear Elevation

