

PRA of single storey extension IAW plan **25.10.04B**

67 Sapcote road
Burbage
LW10 2AS



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License number: 2024-12336-CL17-BAT

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Introduction

I have been instructed by A.Wilson to conduct a PRA (Preliminary roost assessment) which will support an application for a single storey extension. The extension to the side and rear of the property will replace the flat roofed garage and interconnected conservatory - see plan: 25.10.05.B. The initial PRA will give an overall suitability of the 2 structures being removed and also provide the reasoning and methods used for coming to the conclusion. The following report will detail the features of the building(s) which have potential to support a bat roost along with the features which have been deemed unsuitable and the reasons for coming to these decisions. Due to the fact both structures will be demolished and advice from the LPA it has been deemed a PRA is required in order to highlight any potential bat roosts prior to the removal of the structures, the inspection was carried out on the 24/06/2025.

Experience of the writer: My Background and qualifications lie within Conservation and Arboriculture which covers a broad range of flora and fauna. I have worked with bats specifically since 2018 where I undertook professional courses in bat ecology, roost surveys and categorisation with the BCT (Bat conservation trust.) Since 2018 I have been involved in multiple large infrastructure projects across the UK which has involved: ABLST - Radio tracking, Harp trapping and mist netting, Emergence/re-entry surveys, GLTA (Ground level tree assessments) , PRA (Preliminary roost assessments) , Roost categorisation surveys, Bat box monitoring programmes, Climbing inspections of trees (Including use of endoscopes) , Mitigation of habitat loss - translocation of roost features & Bat box installations, I have also been an AA (Accredited agent) on several large project licenses and hold a CL17 license.



Legislation

It is important to understand that all UK bat species are a European protected species (EPS) and protected under the conservation of habitats and species regulations, which makes it an offence to:

- Deliberately capture, Injure or kill any animal of an EPS.
- Deliberately disturb wild animals of any such species, in particular any disturbance which is likely to: (i) impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or to hibernate or migrate; (ii) affect significantly the local distribution or abundance of the species to which they belong.
- Damage or destroy a breeding site or resting place of such an animal; and
- To: (a) be in possession of or to control; (b) to transport any live or dead animal or any part of an animal ; (c) to sell or exchange or (d) offer for sale or exchange any live or dead animal or part of an animal of an EPS.



Site Details

The property is a 1960s 2 storey detached house which sits on the outskirts of the village of burbage.

The site is surrounded on 2 sides by domestic properties (and large connective rear gardens) with extending grassland / farmland to the rear. The main building is a 2 storey structure with a gable roof, it has single storey sloping tiled roof to the front (South facing) and 2 storey dormer extension with its own gable. The rear of the building (North facing) has a single storey garage which sports a flat felt roof. The UPVC connected conservatory with associated plastic facia and guttering is tied into the main building wall. See fig 1. The proposed plans will demolish the garage and conservatory which will then be replaced with a single story extension which extends to the rear of the property and will be tied to the house at a total height of 2.6m

Methodology

The property has been initially inspected from the outside to identify any suitable places which could be used by roosting bats or provide access into the structures. Aids such as high powered torches, red light torches, thermal cameras and binoculars have been used in order to aid the inspection. Any defects or damage in (But not limited to) roof tiles, lead flashing, soffits, Guttering/roof overhangs, lintels and facia which may allow flying or crawling access into the structures have also been highlighted. While not being altered by the proposed work the loft of the main building has also been accessed and inspected internally to avoid any potential disturbance which may result from construction operations. Both the conservatory and garage being demolished have been fully inspected internally and externally.



Disclaimer

- The content of this report is for the exclusive use of the client, it may not be sold/divulged to any 3rd party not directly associated with the fore mentioned site.
- Observations on the structure within this report were taken at the time the survey was carried out, any modification to the building or its surrounding area prior to planning approval will invalidate this report.
- Features of the immediate surrounding area which may support other protected species and wildlife may be commented on but will not be confirmed within the scope of this survey.

Limitations

- The survey has been carried out IAW to the Bat conservation trust, Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition.)
- IR equipment/Thermal imagery has been used as an aid during the survey IAW BCT interim Guidance note for use of IR equipment and to allow footage review of any activity recorded.
- The survey was carried out during the optimum active period for bats (May-August) in good weather conditions and in line with current guidance.
- Not all parts of the main roof are accessible due to the layout of the structure.



Feature categorisation

Suitability	Description
Negligable	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure or tree with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely for a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Confirmed	Bats or evidence of bats recorded during the initial inspection surveys or during dusk/dawn surveys. A confirmed record (supplied by records centre/local bat group) would also apply.

Conservatory



F1: UPVC Capping on apex

Does not extend or provide adequate shelter to support a roost.

Negligible

The conservatory is in constant use and would be subject to high levels of disturbance and light, no roost features present.

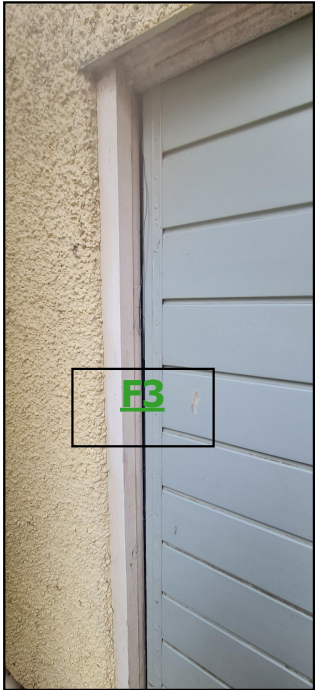
F2: UPVC trim and associated lead flashing.

No entrance point or space for shelter.

Negligible

Overall potential: Negligible

Garage (External)



F3: Access point/gap between garage door and frame.

Wooden batton behind prevents access into garage, insufficient space for shelter.

Negligible

F4: Void between felt roof and fascia

Inadequate space for refuge.

Negligible



F5: Void between felt roof and fascia.

Inadequate space for refuge, extends in but not enough to provide shelter or access into structure.

Negligible

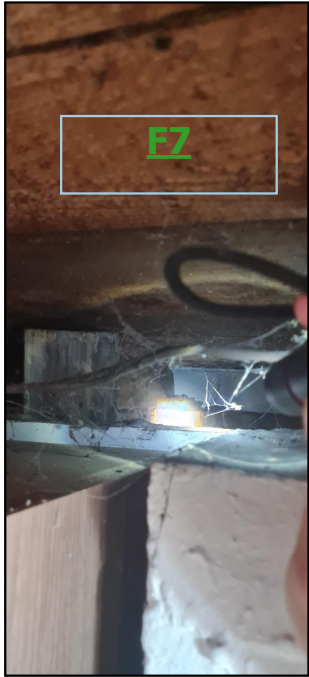


The external parts of the garage do have some wear which in some cases can provide suitable features to be used by bats, however in this case the features do not provide the space/extent required.

The frame around the wooden barn doors to the North side are degraded in some places but well set into frame which would prevent it being used as an access point.

Overall potential: Negligible

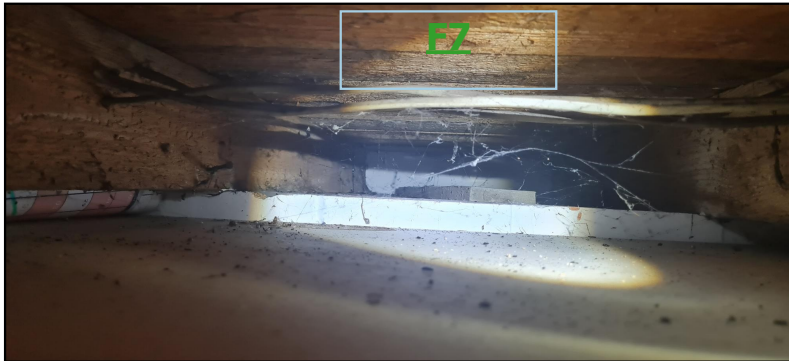
Garage (Internal)



F7: Gap between fixed units and the roof.

Open areas above cupboards and utilities, all spaces were open and fully visible from ladders - No crevices or evidence of use.

Negligible



F6: Voids between roof boards, ceiling joists and rafters.

Tightly fitted with no spaces of suitable size.

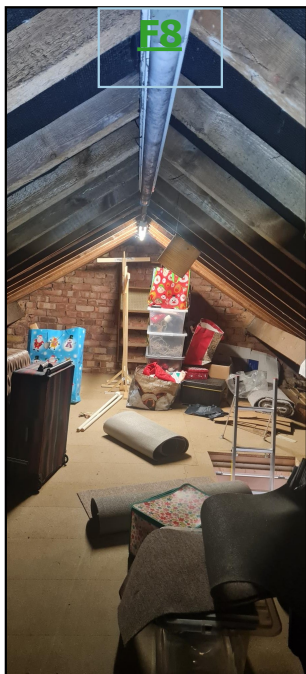
Negligible

While no access points were identified from the outside the internal parts of the garage have been inspected. The roof is in direct contact with the felt above with no lining or insulation to allow a void space. No droppings or other evidence of use were found, some areas heavily webbed (old) which would indicate a lack of movement and increase the chance of identifying droppings.

The Garage is currently in daily use as storage and utility area with washing machines etc - High levels of baseline disturbance with lighting and noise.

Overall potential: Negligible

Loft space (House)



F8: Voids between Ridge beam, roof membrane and rafters.

Tightly fitted to membrane - no spaces of suitable size.

Negligible

F9: Gable end

Evidence of use by Vespidae sp. and heavily webbed. Void behind not fully inspected however absence of any signs of use and active presence of vespidae would suggest absence.

Negligible

Proposed plans will not alter the main Loft space however a cursory check has been carried out to rule out possibility of disturbance by construction work should a roost be present. No evidence of use was noted during the inspection in the main loft space.

Conclusion

After reviewing all of the information collected on the 24/06/2025 it can be concluded that the removal of the Garage and conservatory will have a negligible impact on bats. Due to the fact there are no features present to allow roosting and no evidence of use was noted this would suggest neither structure has been utilised as a roost. The build structure and temperature fluctuations of all aforementioned buildings would also rule out the possibility of a hibernation roost. It is likely that the domestic gardens, trees and farmland to the North is used frequently by multiple species of Bats for foraging etc which will not be impacted by this development.

I have not recommended further surveys due to the lack of suitable features present on the buildings being removed and the scope of the extension. In the unlikely event a bat (or evidence of) is encountered during the work all work should be stopped immediately and a bat licensed Ecologist contacted straight away. During construction all open doorways, roof voids and timbers etc should be kept covered overnight to prevent any bats (Or other species ie: birds) becoming trapped. I would also recommend that the work should be carried out between August and May inclusive (Avoiding June/July) due to the fact June and July is the maternity season in which bats give birth to their young. This is a very sensitive period for bats and the nature of the construction work undertaken will be noisy, in particular the installation of an RSJ to support the main roof. While no roost features have been identified during the PRA we cannot rule out the possibility of roosts being present in neighbouring properties and trees (which are in close proximity to the extension) this must also be considered.

References

Collins, J. (2016), Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London.

The Conservation of Habitats and Species Regulations (Habitat Regulations) 2017

Bat Conservation Trust, May 2022 : Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys

Bats of Britain and Europe, 2014: C. Dietz / A. Kiefer

Legislation

The Wildlife and Countryside Act (WCA) 1981

The Wild Mammals (Protection) Act 1996

The Natural Environment and Rural Communities (NERC) Act 2006

The Conservation of Habitats and Species Regulations (Habitat Regulations) 2017

