

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00658/HOU
ADDRESS	23 King Richards Hill Earl Shilton Leicester Leicestershire LE9 7EY
DESCRIPTION OF DEVELOPMENT	Conversion of existing garage including ground floor extension to the rear, erection of a first-floor side extension and associated works
PLANNING CASE OFFICER	Gwion Russell
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Richard Kelly
DATE OF COMMENTS	21 August 2025
ECOLOGICAL DOCUMENTS REVIEWED:	
• Application Form • Site Plan & Location Plan Dwg No. 250602-PL01 • Parking Provision Dwg No.250602-PL02 • Proposed Plans Dwg No.250602-P02 • Proposed Elevation Drawings Dwg No. 250602-E02 • Existing Elevation Drawings Dwg No. 250602-E01	
SUMMARY RECOMMENDATION:	
No comment	
No objection (for recommended conditions or informatives- see below)	✓
Recommend Refusal	
Holding Objection - Further information required	
REASON FOR RECOMMENDATION:	
• The proposal is for the conversion of the existing garage, including ground floor extension and first floor side extension. • The application site is situated on the outskirts of Earl Shilton surrounded by well vegetated gardens which connects out to the wider countryside consisting of agricultural land and hedgerows. • The development will require breaking into the existing roof void however, upon further inspection the dwelling looks in excellent condition with no slipped or missing tiles and intact brickwork. Therefore, making it unfavourable for bats and no further survey required. No objections.	

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	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. 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.

