

A bat box or bat tiles should be incorporated into the proposed extension of the building. The bat box or tile should be installed between the southwest and southeast aspect and should be situated at least at eaves height and away from artificial light sources. The inclusion of bat boxes or tiles will provide biodiversity enhancements in line with the National Planning Policy Framework3 (NPPF, 2025).

Front/Driveway Elevation

Any lighting to be installed as part of the scheme should use warm white LEDs to reduce the blue light component and will use a motion-sensor to limit artificial light exposure.

In the event it is not possible for works to avoid the typical bird nesting season of March-September, works must be preceded by a nesting bird check (within 24 hours) by a competent person to ensure no nesting is taking place. If there is evidence of nesting birds, work cannot proceed until nest-building and chick-rearing is complete or until an ecologist is able to advise on a suitable buffer distance to allow work in other areas of the Site.



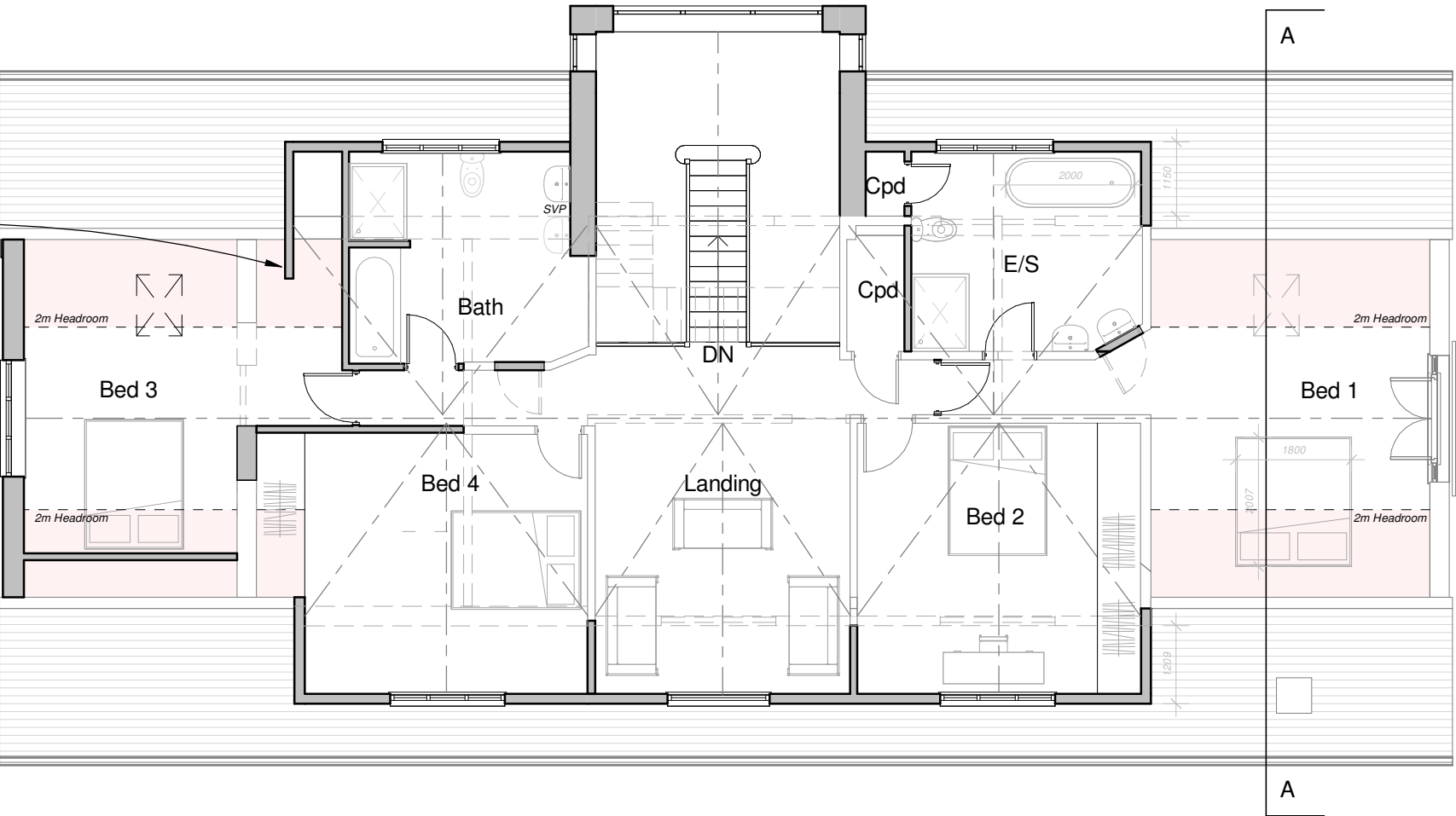
Rear/Garden Elevation



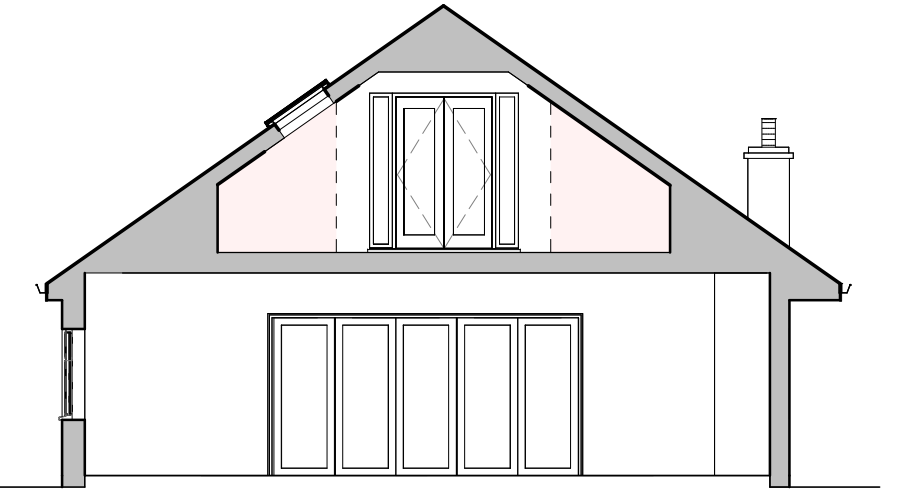
Side/Road Elevation



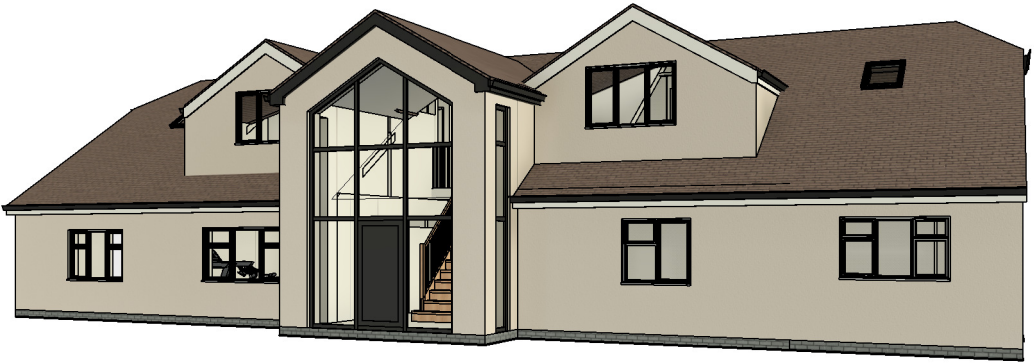
Side/Field Elevation



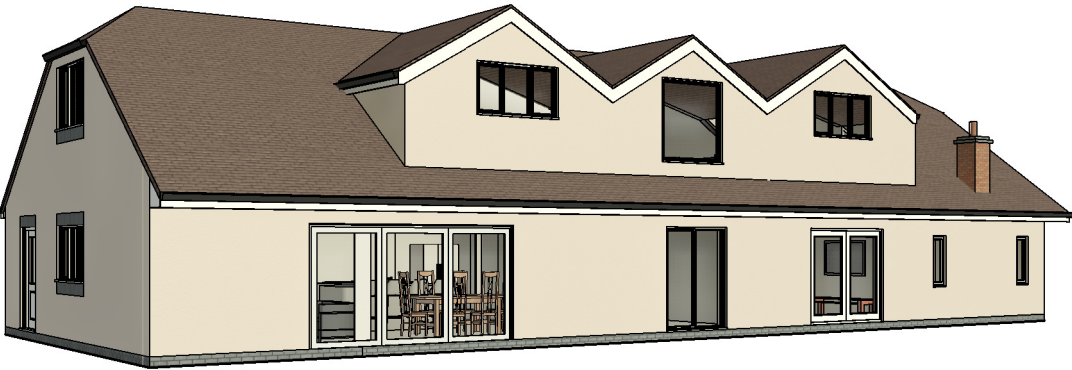
First Floor Plan



Section AA



Frontal 3D View



Rear 3D View

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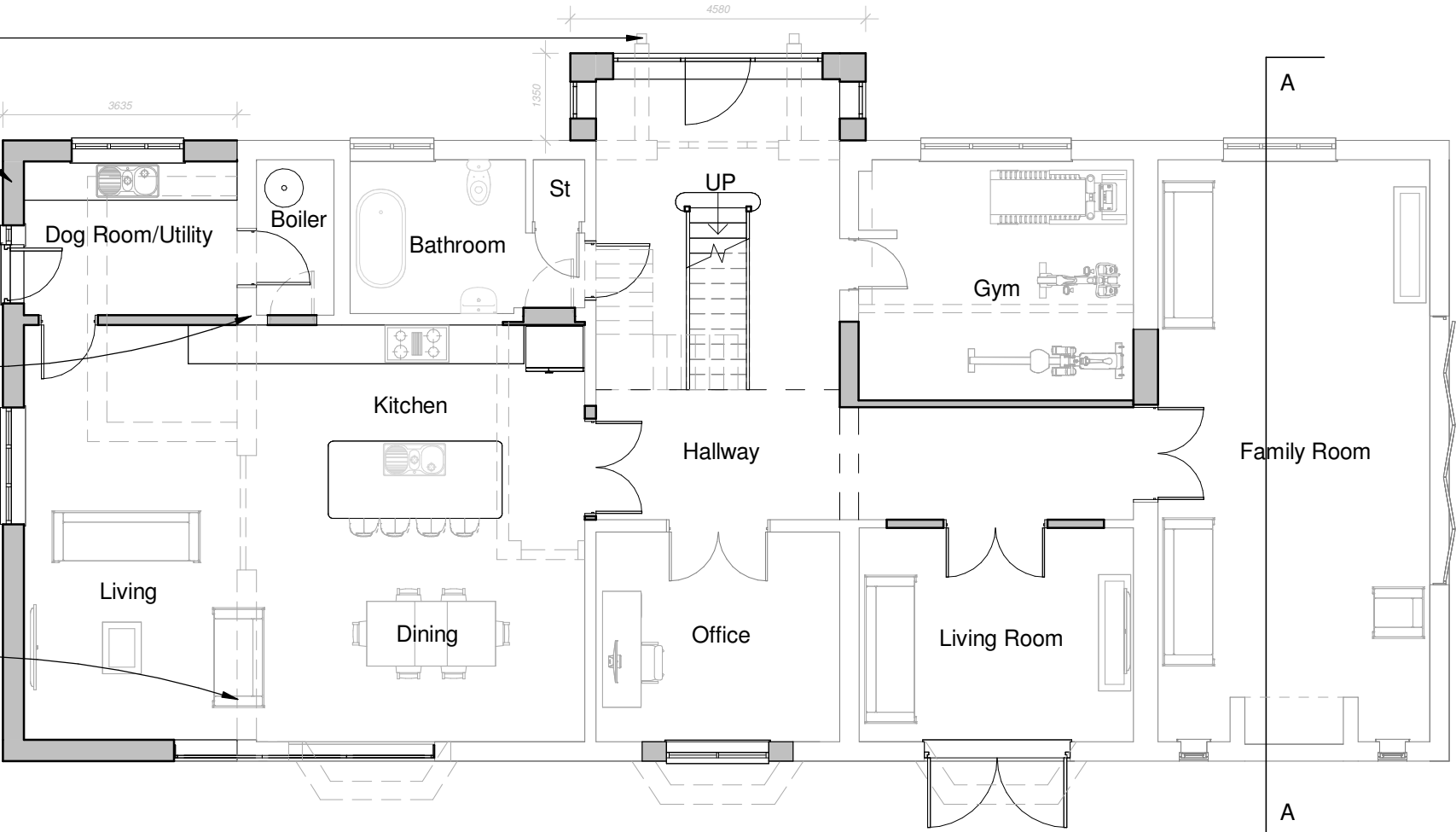
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Ground Floor Plan

