

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council	
APPLICATION NUMBER	25/00755/HOU	
ADDRESS	1 Lindridge Court Desford Leicester Leicestershire LE9 9QN	
DESCRIPTION OF DEVELOPMENT	Conversion of existing garage and erection of a detached double garage	
PLANNING CASE OFFICER	Gwion Russell	
DEPARTMENT	Ecology	
PLANNING ECOLOGY OFFICER	Jemma Bett	
DATE OF COMMENTS	28 October 2025	
ECOLOGICAL DOCUMENTS REVIEWED:		
• N/A • Proposed plans - Dwg No. 1340.CB.25.004 (amended), 1340.CB.25.003 (June 2025) • Existing plans - Dwg No. 1340.CB.25.002 (June 2025) • Application form		
SUMMARY RECOMMENDATION:		
No comment		
No objection (for recommended conditions or informatives- see below)		✓
Recommend Refusal		
Holding Objection - Further information required		
REASON FOR RECOMMENDATION:		
• The proposed plans consist of a detached garage and alterations to the existing garage. • We assume the proposed works to the existing main dwelling/garage are as show on elevation plans 1340.CB.25.003, issue A, which are currently labelled as superseded on the planning portal. • It is noted that the proposed detached garage has been amended from the original design resulting in a reduction in overall size, as shown on plan 1340.CB.25.004, issue D. This updated plan has been considered in our response. • Alterations to the existing garage include the installation of a rooflight and the extension of the first-floor section, which will involve breaking into the roof void. • The site is located on the outskirts of an urbanised area with good connectivity to the wider landscape. However, given it is a relatively new development, that the existing garage is to be retained, and the scale of the garage is limited in height (approximately		

one and half storeys), the overall suitability for protected species is considered to be minimal. - Accordingly, no further surveys of the existing dwelling are required and we have no objection. - Nevertheless, given the suitability of the surrounding habitat, the following informative is recommended. - The site does fall within a Swift Alert area. However, the proposed development does not allow for swift boxes to be incorporated into the development.
ANY RECOMMENDED CONDITIONS TO BE APPLIED:
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.
IN THE CASE OF DISCHARGE OF CONDITIONS ONLY:
(Please confirm which condition(s) is/are being discharged)

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.
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