

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	25/00018/HOU
ADDRESS	11 Hayes End Desford Leicester Leicestershire LE9 9FX
DESCRIPTION OF DEVELOPMENT	First floor extension and addition of balcony to the front and rear elevations, including additional alterations
PLANNING CASE OFFICER	Richard Wright
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	07/02/2025
SUMMARY RESPONSE:	
No comment	
No objection	
Recommend Refusal	
Holding Objection - Further information required	✓
Condition recommended	
Informative recommended	
SUMMARY OF ECOLOGICAL DOCUMENTS CONSIDERED:	
Applicant submitted information: Existing and Proposed Site Elevations, Site Location Plan, Proposed Layouts, Aerial photos	
REASON FOR RECOMMENDATION PROVIDED:	
- The proposed development consists of a new first floor level, new roof construction and addition of a balcony. - The works involve significant alterations to the existing roof, tiles and roof line of the dwelling. Bats are particularly associated with the roof structure of buildings. Given the mature trees towards the rear of the property and agricultural land nearby, the surroundings provide good foraging and connectivity routes for bats. - Therefore, the submission of a Preliminary Roost Assessment (PRA) will be required on the existing bungalow prior to commencement. The survey will need to be carried out by a suitably licenced ecologist and can be carried out at any time of year. The PRA should include internal and external photographs. - I have a holding objection until this is supplied.	
BIODIVERSITY NET GAIN (BNG) SPECIFIC COMMENTS:	

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FURTHER INFORMATION REQUIRED:
• Submission of a Preliminary Roost Assessment (PRA) is required on the existing dwelling in order to make further considerations.
AMENDMENTS RECOMMENDED:
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RECOMMENDED CONDITIONS TO BE APPLIED:
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RECOMMENDED INFORMATIVES TO BE APPLIED:
•
RECOMMENDED SECTION 106 REQUIREMENT (standard clause, contribution amount, trigger for payment)
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DISCHARGE OF CONDITIONS ONLY: (Please confirm which condition(s) is/are being discharged)
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Note for applicants: Please be aware that this specialist advice is provided to the Local Planning Authority through a Service Level Agreement between the Local Planning Authority and Leicestershire County Council.

If you have any queries about this advice, 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 as part of this service.

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.

