

**BAT SCOPING SURVEY
FOR THE PROPOSED ROOF ALTERATIONS INCLUDING
ADJACENT ASH TREE
OF
WOODSIDE
LITTLE LANE
DESFORD
LEICESTERSHIRE
LE9 9GP**

A report to:

Bobbie and Paul Treadwell
The Old Rectory
19, Church Lane
Desford
LE9 9GD

By:

Pear Tree Ecology

Four Winds
87, Leicester Road
Glen Parva
Leicestershire
LE2 9HL

Tel: 07799 677411

E-mail: joolspartridge@peartreeecology.co.uk



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SUMMARY

This report was prepared by Mr. J. Partridge of Pear Tree Ecology.

The survey was commissioned to assess the actual or potential use by bats (as well as breeding birds) of Woodside bungalow, Little Lane, Desford, Leicestershire. LE9 9GP.

It is proposed that this 1960 detached bungalow is to be extended to the side and rear, and have its dwelling space extended into a newly constructed roofspace. This will require removal and full replacement of the existing roof.

The survey and its report cover the dwelling, garage, and ash tree T1 to the northern front street facing corner of the site.

The survey comprised a scoping survey that was undertaken in the summer of 2025.

- Site scoping survey 19th August 2025

The buildings proposed for alteration and Ash Tree T1, were searched for the presence of breeding birds, alongside the inspection for bats.

The scoping survey and findings.

This 1960 detached bungalow was of brick & brick construction with cavity wall. It was not known if the cavity was insulated. The dwelling had an integrated garage to the front facing aspect.

The dwelling was roofed with Rosemary tiles. The main roof consisted of a hipped roof construction but the front aspect had a gable which was pointed with mortar above a large bay window. All soffits were of well-maintained timber which was tightly fitted to the brickwork below. Lead flashing was found to be well dressed and complete. Tiles were underlined with bitumen felt. The dwelling had a small leaded flat roof section to the rear above a porch. This had a domed plastic lantern light above.

The roofspace was very large, complex, and of cut timber. The roofspace was heavily insulated with mineral wool.

The bungalow's detached garage was of timber framed construction supported by low brick pillars. It had a corrugated steel roof.

Bats

No sign of bats was found during the search of the loft space and the construction, and maintenance of the dwelling did not provide access to bats to the roof materials or roofspace. All rooms were also searched for sign of bats as the dwelling had been empty for over two years. No sign was found.

No sign of use was found of the garage by bats.

Ash Tree T1

The ash tree was found to be semi-mature and lightly covered with ivy. No features such as rot holes or cracks and crevices were found during a ground level examination. The tree was deemed to have no daytime bat roost potential.

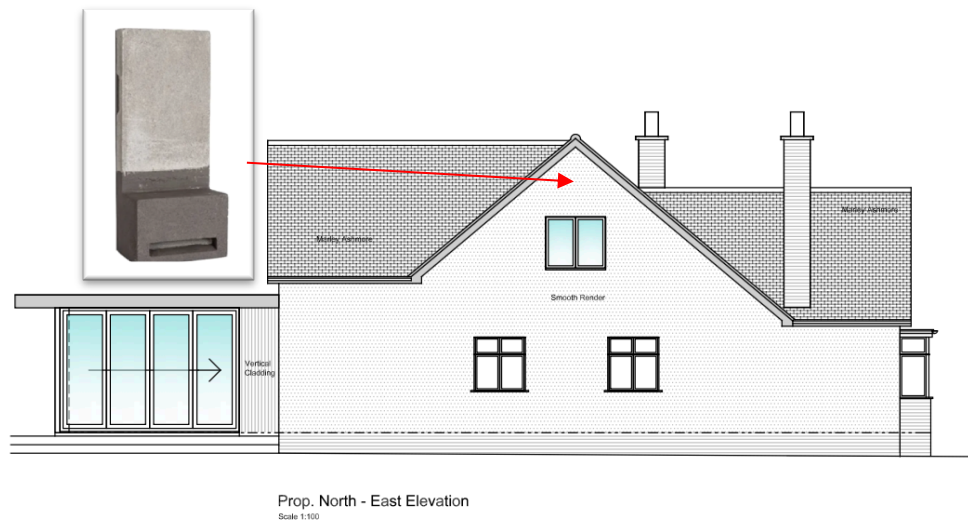
Birds

No evidence was found to suggest use of the dwelling by birds.

Recommendations.**Bats**

Given the sound construction of the roof, and maintenance of the dwelling it is unlikely that further bat activity surveys would inform further of use of the dwelling by bats. Both the dwelling and garages are deemed to have negligible bat roost potential.

It is recommended however that a bat brick be added to the fabric of the proposed northeast facing gable above the proposed new window, see Figure 1 below to enhance the site for bats. Vivara Pro UK Build-in WoodStone® Bat Box would be ideal for this site as it can be painted or rendered once fitted to match the proposed finish. See inset below.

**Birds**

No current or recent bird nesting was identified, therefore there are no compensatory recommendations for birds

1. INTRODUCTION

- 1.1 This report has been prepared by Mr. J. Partridge of Pear Tree Ecology for the owners of the dwelling. The report provides the results of protected species surveys focused upon bats (*Chiroptera*) and nesting birds, for proposals to fully alter the properties roof spaces and demolish the existing detached garage and fell an ash tree T1 to the front street facing north corner of the site.
- 1.2 The centre of the dwelling was located at Ordnance Survey grid reference SK 47748 03668. The site's address being Woodside Little Lane, Desford, Leicestershire. LE9 9GP. The property was located to the north of Desford village, on the edge of a fully rural setting.
- 1.3 The objective of the survey was to investigate the potential for disturbance, which the proposals may have, upon bats and/or their roosts and breeding birds during proposed alterations.
- 1.4 It is proposed that this 1960 detached bungalow is to be extended to the side and rear, and have its dwelling space extended into a newly constructed roofspace. This will require removal and full replacement of the existing roof.

Legislation applicable to Bats

- 1.5 All species of British bat and their roosts are protected under British law by the Wildlife and Countryside Act 1981 (as amended), and bats are classified as European Protected Species under The Conservation of Habitats and Species Regulations 2010 (as amended). This makes it an offence to kill, injure or disturb a bat and/or to damage or destroy a breeding site or resting place for a bat.
- 1.6 It is also an offence to disturb the animals such that it impairs their ability to survive, to reproduce, to nurture their young, or such that it impairs their ability to hibernate or migrate. Under this legislation development work that could affect a bat or bat roost can only be permitted under a licence from Natural England.
- 1.7 Licences in respect of European Protected Species affected by development can be granted under Section 53(3) (e) of The Conservation of Habitats and Species Regulations 2010 (as amended), for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment.
- 1.8 Under Section 53(9) of the Regulations licences can only be issued if Natural England are satisfied that:
 - ☐ There is no satisfactory alternative to the work specification and
 - ☐ The action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.
- 1.9 Natural England aim to process licence applications within 35 working days of receipt.

Legislation applicable to Breeding Birds

- 1.10 Under the Wildlife and Countryside Act 1981 (as amended), all native birds and their nests, whilst in use, are protected from harm, disturbance or destruction during the breeding season. To avoid conflicts development work that could affect breeding birds should be timed for outside of the breeding season, variable between March and August. Note that a nest is protected from the beginning of its construction until the young have fledged and have left the nest.

2. SITE DESCRIPTION

- 2.1 This 1960 detached bungalow was of brick & brick construction with cavity wall. It was not known if the cavity was insulated. The dwelling had an integrated garage to the front facing aspect.

The dwelling was roofed with Rosemary tiles. The main roof consisted of a hipped roof construction but the front aspect had a gable which was pointed with mortar above a large bay window. All soffits were of well-maintained timber which was tightly fitted to the brickwork below. Lead flashing was found to be well dressed and complete. Tiles were underlined with bitumen felt. The dwelling had a small leaded flat roof section to the rear above a porch. This had a domed plastic lantern light above.

The roofspace was very large, complex, and of cut timber. The roofspace was heavily insulated with mineral wool.

Photograph 1 – dwelling, front, northwest facing aspect.



Photograph 2 – dwelling, rear southeast facing aspect showing rear porch.



Photograph 3 – timber soffit detail and detached garage in the rear garden.



The bungalow's detached garage was of timber framed construction supported by low brick pillars. It had a corrugated steel roof.

Photograph 4 – detached garage .



Photograph 5 – dwelling roofspace detail.



Photograph 6 – detached garage roof detail.



Ash Tree T1

The ash tree was found to be semi-mature and lightly covered with ivy. No features such as rot holes or cracks and crevices were found during a ground level examination. The tree was deemed to have no daytime bat roost potential.

Photograph 6 – detached garage roof detail.



3. SURVEY METHODOLOGY

Bat scoping Survey: internal and external building search

- 3.1 The survey took the form of bat scoping survey. For this all buildings were searched by an experienced, licensed bat worker in order to locate evidence of roosting bats. Evidence searched for included bats, droppings, scratched or stained areas, or areas uncharacteristically clear of spider's webs. Habitat features that are usually favoured by roosting bats included roof ridges, areas of missing tiles, lifted or ill-dressed lead, and roof soffits where there might be entry points for bats.

Ash Tree T1

A ground level assessment was made of the tree in search of broken branches, rot holes, cracks and crevices and dense ivy cover.

Equipment used included a powerful torch, binoculars, and endoscope and ladders where required.

- 3.2 The scoping surveys of the dwelling and Tree T1 were undertaken on 19th August 2025.

Bats: Survey Constraints

- 3.3 The scoping surveys were completed in the Summer of 2025. This is inside the main bat activity period where sign of bat occupation would be evident in the loft spaces, windowsills, and brickwork, if bats had been using the building.

Weather conditions during the site visit.

Date	Survey type	Temp. (°C)	Wind	Remarks
19.8.2025	Scoping	17	light	Dry and partially cloudy

Other species

- 3.4 Evidence of breeding birds was recorded as part of the search for signs of bats by observation of old nests, pellets or faecal splashing.

Personnel

- 3.5 The bat and nesting bird scoping surveys were undertaken by Mr. J. Partridge – Bat licence reference CLS02385. Mr. Partridge has been undertaking bat surveys for over 17 years.

SURVEY RESULTS

Bat Habitat

- 4.1 The most valuable roosting potential provided within the building would have been in the roof spaces should access have been possible.

Evidence of bats recorded

4.2 **Scoping survey**

No sign of bats was found during the search of the loft spaces and the construction and maintenance of the dwelling and garages did not provide access to bats.

No sign of use was found of the detached or integral garages by bats.

The ash tree T1 was found to lack any features suitable for daytime occupation by bats.

Evidence of birds recorded

- 4.3 No evidence was found to show that birds had access to the roofspace or had built nests under soffits.

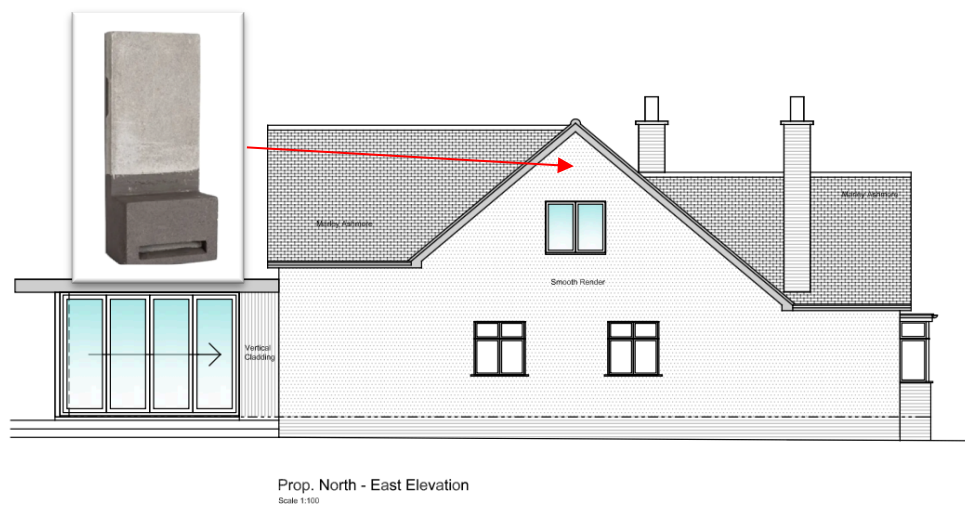
5 CONCLUSIONS AND RECOMMENDATIONS

Bats & Birds– Findings and Implications

Bats – Recommendations

- 5.1.1 Given the sound construction of the dwelling, maintenance of the dwelling and detached garage, and the maintenance of both it is unlikely that further bat activity surveys would inform further of use of the dwelling by bats. This dwelling and garages were deemed to have negligible bat roost potential.

It is recommended however that a bat brick be added to the fabric of the proposed northeast facing gable above the proposed new window, see Figure 1 below to enhance the site for bats. Vivara Pro UK Build-in WoodStone® Bat Box would be Ideal for this site as it can be painted or rendered once fitted to match the proposed finish. See inset below.

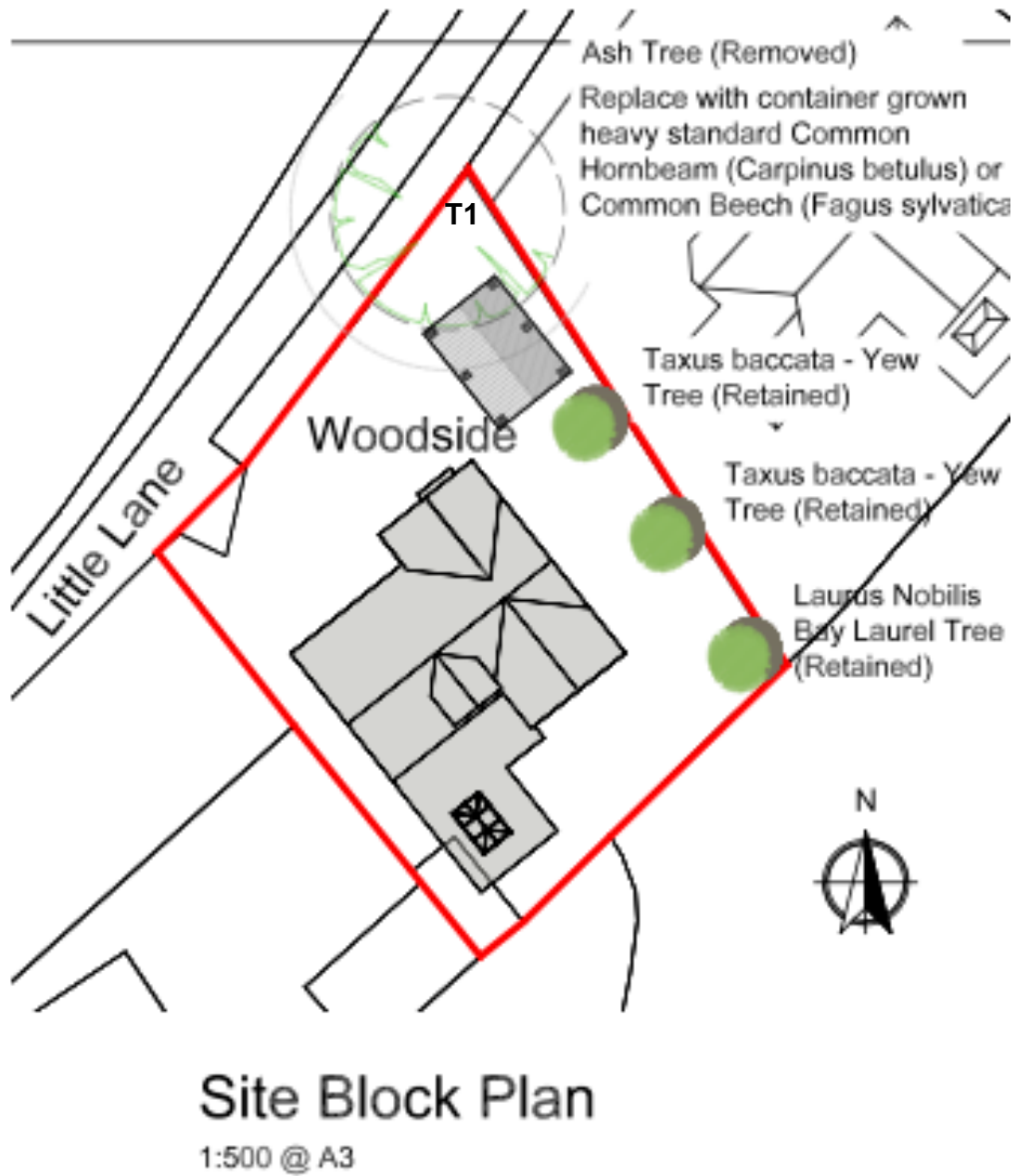


The ash tree T1 was found to lack any features suitable for daytime occupation by bats.

Birds – Findings and Implications

- 5.2 No current or recent bird nesting was identified, therefore there are no compensatory recommendations.

APPENDIX 1 – LOCATION OF DWELLING SHOWING PROPOSALS AND TREE T1 LOCATION



Woodside bungalow, Little Lane, Desford.