

CONSULTATION TEMPLATE RESPONSE FROM LEICESTERSHIRE COUNTY COUNCIL:

ECOLOGY AND BIODIVERSITY PLANNING ADVICE

COUNTY, DISTRICT OR BOROUGH	Hinckley and Bosworth Borough Council
APPLICATION NUMBER	26/00166/HOU
ADDRESS	78 Manor Road Desford Leicester Leicestershire LE9 9JS
DESCRIPTION OF DEVELOPMENT	Single storey rear extension to garage
PLANNING CASE OFFICER	Adam Hicks
DEPARTMENT	Ecology
PLANNING ECOLOGY OFFICER	Jemma Bett
DATE OF COMMENTS	18 March 2026
ECOLOGICAL DOCUMENTS REVIEWED:	
• n/a • Plans – No. 1, 2 (Jan 2026)	
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 works consist of a single storey rear extension to the existing garage. Sited on the outskirts of an urbanised area with mature gardens and tree lines, providing good habitat connectivity. • Although the proposals include a large side extension, the existing structure is single story and the area to be impacted is relatively small. Therefore, no ecological surveys are required. • However, given the overall good habitat connectivity of the site, the following informative should be added to any permission. • Additionally, in line with the National Planning Policy Framework (NPPF), the application must demonstrate measurable net gains for biodiversity. This should include at least one integrated or woodcrete bird box, with the make/model and location shown on annotated elevation plans. Boxes should be positioned near the eaves, in shaded locations and away from artificial lighting. The garage has potential to provide a suitable location, if it is above 2m in height. The following recommended worded condition has been provided.	

ANY RECOMMENDED CONDITIONS TO BE APPLIED:
A biodiversity enhancement scheme is required to be submitted and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least one integrated/woodcrete bid box, specifying the make/model and their locations. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.
ANY RECOMMENDED INFORMATIVES TO BE APPLIED:
The property may be suitable for roosting bats, which are protected by law from harm. 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.
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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