

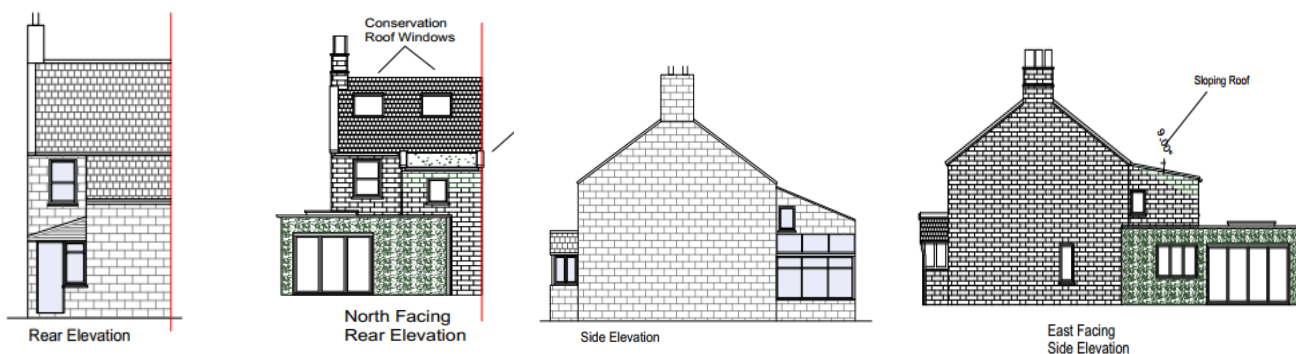
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09273
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	5 The Tynings, Box Hill, Corsham, SN13 8HQ
DEVELOPMENT DESCRIPTION:	Alterations to bathroom roof in conjunction with previously approved rear extension permission (PL/2025/06513)
RECOMMENDATION:	That Planning Permission be APPROVED

PROPOSAL

The proposal seeks planning permission for alterations to the existing first floor rear bathroom roof in conjunction with a proposed rear extension which was granted under planning permission PL/2025/06513. The application has been submitted using Householder Application Forms.

During the course of the application, a revised 'Special Conditions Statement' was received, which was a redacted version of a previous statement received and removed photographs taken from within the property.



Existing (L) and Proposed (R) Rear Elevations

Existing (L) and Proposed (R) Side Elevations

The proposal seeks planning permission for alterations to the first floor rear bathroom roof. The bathroom is located within the two storey outshot element at the rear of the property, and the proposed alterations would enable an increase to the existing ceiling height within the bathroom to address the current functionality of the space. The submission also states that associated with increasing the height, it is proposed to install high-performance insulation to improve energy efficiency and reduce heat loss. The overall height of the ceiling where the two storey outshot meets the main building is not proposed to be altered, however the pitch of the roof is proposed to alter from approx. 20 degrees to 9 degrees to enable more headroom within this part of the building, whilst the sloping roof will align with the rear eaves.

The Design and Access Statement details that the current built form of the first floor bathroom is such that there are varying ceiling heights which restrict access to the room. The proposed alterations to the roof form would enable an increase in headroom, together with the associated reconfiguration of the internal layout of the bathroom to relocate the bath and WC, whilst also incorporating a corner shower. In addition, it is proposed to raise the bathroom floor level, which will facilitate increasing the ceiling height to the ground floor utility room below. Furthermore, the Design and Access Statement also details that part of the intention of the proposed works would also address the current structural and internal conditions of this part of the property.

The Special Conditions Statement details that there are proposed works to the ground floor which would result in an overall increase to its finished floor level, which in turn would require the increasing in height of the first floor bathroom above by approx. 150mm.

The external walls of the outshot will remain finished in natural stone to ensure continuity with the architectural character of the host dwelling. The new sloping roof element is proposed to be finished in a reinforced bitumen membrane, which is a deviation from the present natural and composite slate, with heritage coping stones incorporated along both flanking edges.

It is also proposed to install a first floor casement window on the rear elevation of the two-storey outshot, positioned immediately above the flat roof of the previously approved ground-floor rear extension (ref. PL/2025/06513). However there are some inconsistencies with regards to the type of window proposed with the application suggesting materials that are not currently seen at site. The application form specifies that this new opening will be constructed using PVC framing, whilst the Design and Access Statement states '*Using materials and finishes that are in keeping with the existing property and surrounding area, where appropriate.*'. The existing first floor window on the side elevation is to be retained.

The two storey rear outshot projects approx. 3m from the rear wall and is 2.4m wide. The roof is positioned approx. 2m above the approved ground floor extension, sloping to approx. 1.5m above.

SITE DESCRIPTION/CONTEXT

The property known as no. 5 The Tynings is an end of terrace two storey dwelling, located within an area known as Box Hill, which is northeast of the village of Box. Box is a large village within the Corsham Community Area as designated within the Wiltshire Core Strategy. The property is positioned adjacent to the unclassified highway 'Love Lane', with amenity space positioned to the front, rear and side of the building. The property is constructed from natural stone with natural and composite slate to the roof.



Figure 1: Street view of the terrace, visible from love lane (Google July 2024)

The dwelling has been subject to previous extensions, which include a small conservatory-style extension to the rear and an open porch to the front. Due to the current condition of the property, it is likely that the building would require a degree of upgrading to enable the building to be suitable for modern day living.

The original terrace of dwellings comprising 'The Tynings' constitute 5 dwellings overall, with No. 5 located to the east of the terrace. Originally, all of the properties within the terrace would have occupied the same footprint, however it is noted that there have been previous modern developments to other properties within the terrace, including side and rear extensions, which have altered and evolved the current appearance and character of the terrace. However, the predominant character of the dwellings is derived from the front elevation of the terrace and the consistent, uniform appearance of the dwellings, whilst it is considered that the overarching historic character of the terrace remains. The rear elevations can also be seen from public vantage points.

It is unclear when precisely the construction of the terrace was carried out or completed; however, each dwelling is shown on mapping dated 1873-1888 and are collectively a good example of quarry workers dwellings. Whilst not listed, the dwelling, being part of the terrace, has a distinct period charm which contributes positively to the character of the area.

The site is not located within a designated Conservation Area and it is noted that there are no listed buildings in proximity. Additionally, the building is located within the North Wiltshire Green Belt, as well as wholly within the Cotswold National Landscape (CNL) - formerly the Area of Outstanding Natural Beauty (AONB).

Directly to the east of the site lies a small area of woodland and an associated amenity space serving the dwelling known as 'Sunrise'. This area adjoins the designated Special Area of Conservation (SAC) 'Bath & Bradford on Avon Bats', which encompasses the Site of Special Scientific Interest (SSSI) 'Box Mine'. Parts of the wider SAC and SSSI also overlap with land

identified as priority habitat (deciduous woodland). These designated areas extend south of Love Lane, resulting in certain sections being situated in very close proximity—within approximately 10 metres—of the application site. The site is part of the wider setting which has the ‘enclosed limestone valley’ landscape character.

The application site is subject to the following planning policy constraints:

- Cotswolds National Landscape
- North Wiltshire Green Belt
- Areas Susceptible to Ground Water Flooding - <25%
- Bath and BOA Bat SAC

PLANNING HISTORY

Proposal / Summary

PL/2024/03119 - Proposed rooflights to front and rear roof plans, single storey wraparound extension (side and rear) and construction of outbuilding. – REFUSED

PL/2025/05030 - Erection of a Garden Building within the Curtilage of the Dwelling – CLP GRANTED

PL/2025/06513 - The erection of a single storey rear/side extension, installation of a driveway, and insertion of conservation roof lights – APPROVED

The previous applications to this site (as detailed above) are further discussed below.

1. PL/2024/03119

This previous application sought planning permission for rooflights to the front and rear roofs, a single storey wraparound side and rear extension and the construction of an outbuilding. The submitted location plan and block plan (drawing 24.5TT.P05 Rev C) displayed differing red lines to the location and block plans, creating ambiguity as to the true extent of the residential curtilage associated with No.5. The red line on the block plan alluded to the proposed outbuilding being potentially located outside of the residential curtilage when compared to the location plan, which resulted in insufficient information being submitted to the Local Planning Authority to properly consider the implications of the scheme regarding the principle of development.

The application was subsequently refused as it was considered that the proposal represented an inappropriate form of development which was harmful to the greenbelt setting. Additionally, the decision went on to state... ‘*The proposed design, massing and materials of the extensions and outbuilding proposed fail to respond positively to the local character or enhance local distinctiveness. The scheme fails to carefully conserve the existing building, will not appear as appropriately subservient additions, will result in some loss of historic character to the terrace and will result in proliferation of inappropriate building styles and materials within the national landscape setting. The scheme is contrary to the aims of chapters 12 and 15 of the National*

Planning Policy Framework, Core Policies 51 and 57 of the Wiltshire Core Strategy, and contrary to guidance contained within the Cotswold AONB landscape strategy as well as guidance contained within the Wiltshire Design Guide.

Upon the application being refused, an appeal was lodged with the Planning Inspectorate. The appeal was dismissed with the Planning Inspector concluding that the proposal would cause moderate harm to the character and appearance of the area.

2.PL/2025/05030

This application was a Certificate of Lawfulness for a Proposed Use or Development for a proposed outbuilding to the rear garden of No.5. The red line to the location plan showed the extent of the residential curtilage (which was an identical red line to the block plan submitted for PL/2024/03119), and it was confirmed that the garden building would be sited in an area that forms part of the residential garden. It was considered that the applicant had provided information and evidence to indicate that the land has been historically intimately associated with the dwelling and was therefore considered to be within the curtilage of the dwellinghouse.

3.PL/2025/06513

This latest application sought planning permission for the erection of a single storey rear/side extension, installation of a driveway and insertion of conservation roof lights. The original proposal included the raising of the roof above the existing rear projection and would have resulted in a flat roof to the two storey outshot element to the rear of the building. This was subsequently removed from the proposed scheme, thereby the built form to this part of the building remained in its original form as a sloping roof.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape

Box Neighbourhood Plan – Undesignated

Cotswolds National Landscape Management Plan 2025-2030:

- Policy CE1: Landscape
- Policy CE4: Local Distinctiveness

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Section 12: Achieving well designed places
- Section 13: Protecting Green Belt land
- Section 15: Conserving and enhancing the natural environment

The Planning Practice Guidance

ISSUES

- Design and Impact
- Development in the Green Belt
- Cotswold National Landscape
- Neighbouring Amenity
- Ecology and Bath and BOA Bat SAC

CONSULTATION RESPONSES

Box Parish Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter. Six representations of support have been received. The comments are summarised below, whilst the full comments are published on the website for public viewing:

- It would finally be good to see a run down property being developed into a modern family home
- Observations that raising the ground floor finished levels below would require the bathroom roof to be raised to allow standing room
- This application represents a genuine effort to revitalize a long-neglected property and secure its sustainable future
- The proposed works are not about changing the character of the building or over-developing the site, but about repairing, restoring, and making the property safe, comfortable, and usable once again
- We fully support this plan as we have done all of the other planning applications to improve this property
- As a near neighbour of this property, I have no objections and indeed fully support the proposed changes to the bathroom roof
- Having seen this house deteriorate from an already (when first I ever walked past the building) very poorly kept condition I would fully support this application to make this house at least "looked after and lived in" again
- The change of roof pitch will not be noticeable but will make the property fully functional to all, including those with disabilities and mobility issues.
- People are taller now than they were in the 1800's when the property was built
- This application represents a genuine effort to revitalize a long-neglected property and secure its sustainable future

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

Policy CE1 of the Cotswold National Landscape Management Plan 2025-2030 states that development should have regard to the scenic quality of the location and its setting and ensure that views - including those into and out of the National Landscape – and visual amenity are conserved and enhanced. Policy CE4 states that proposals that are likely to impact on the local distinctiveness of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of this local distinctiveness.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. Section 12 of the NPPF expects a good standard of design.

The previous application (Ref. PL/2024/03119) was refused planning permission and the subsequent appeal (Ref. APP/Y3940/D/25/3360203) was dismissed. A key element of that proposal involved raising the existing rear sloping roof. The design submitted at that time demonstrated that the increased roof height would extend beyond the existing eaves line and terminate on the main roof slope, producing a visually disjointed and incongruous form. This arrangement was not considered to reflect the established roof profile of both the main building and the remainder of the terrace.

Following the appeal, a subsequent proposal (ref. PL/2025/06513) was approved for a single storey rear/side extension, the installation of a driveway, and the insertion of conservation roof lights. Originally within the submission, it was proposed to include a proposed first floor bathroom flat-roof extension, which would have also enabled an increase in roof height. However during the assessment of the proposal, Officers identified this alteration to the upper rear roof form to be unacceptable in planning terms in relation to its design and appearance, and was therefore removed from the scheme prior to determination, reverting back to the original sloping roof instead.

This current application has maintained a sloping roof slope, but has increased its gradient to still provide the desired outcome of raising the roof of the bathroom. The proposed sloping roof would meet at the eaves of the main building's rear elevation and would raise the pitch from a 20 degree to a 9 degree angle. Whilst this does alter the rear roof slope of the two storey outshot from its current and established form, as well as when compared with the remainder of the terrace, the degree to which the roof slope will be raised is considered to be marginal in comparison, which would not result in any weakening to the historic connection between No.5 and the remainder of the terrace, but would also aesthetically remain broadly consistent with the existing terrace.

To accompany the proposed increase in roof height, the scheme also incorporates the installation of an additional rear elevation window to serve the first floor bathroom. The application, however, does not include any proposed floor plans illustrating this alteration, instead relying solely on the submitted existing layouts. However, based on the provided existing and proposed rear elevations, Officers consider the insertion of an addition window to the rear elevation would not result in an incongruous or visually discordant feature within the rear elevation.

The proposed alterations to the roof form would be visible given the openness to the side elevation adjacent to No 5, as well as vantage points to the rear of the property. However, given the minimal change in gradient between the existing and proposed roof forms, Officers consider that the proposed alterations would not dominate or detract from the existing building, and would not result in visual discordance between the roof forms of the remaining properties of the terrace when viewed from the rear.

The proposed use of a reinforced bitumen membrane for the roof would introduce a new material to both the dwelling's existing palette and that of the wider terrace. However, given the shallow roof pitch and the extent to which the rear elevations of the terrace have already been altered through historic extensions and modifications, the introduction of an alternative roof covering is not considered inappropriate. The material would not appear visually prominent, nor would it undermine the established character of the building or the wider terrace. Accordingly, its use is considered acceptable within this context

Therefore on balance overall, it is considered that the design and scale of the proposed works, as well as the proposed materials, are acceptable and help to conserve the existing character and appearance of the existing building. Whilst the two storey rear element would not illustrate an identical roof form to the other properties within the terrace, the proposal echoes the original form and materials and represents a natural evolution of the built form, in turn allowing the property to meet modern needs of its occupiers. The roof slope is located to the rear of the building, thereby not in a prominent position within the streetscene. Whilst it could be argued that the proposed alterations may result in some harm to the property and this location, it is considered that any identified impact is outweighed by the reasonable needs of the occupier, the supportive representations made by the neighbouring occupiers immediately impacted by the proposed works and the enhancements to the thermal performance of the building.

Given the above, the proposal is considered to broadly comply with WCS CP 57, Policies CE1 and CE4 of the Cotswold National Landscape Management Pla, Appendix D of the Wiltshire Design Guide, and the relevant provisions of the National Planning Policy Framework.

Development in the Green Belt

Chapter 13 of the NPPF relates to protecting Green Belt land and discusses how the Government attaches great importance to Green Belts.

Specifically, paragraph 142 expresses that:

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Furthermore, paragraph 143 expresses that the Green Belt serves five purposes, including:
(c) to assist in safeguarding the countryside from encroachment

Paragraph 152 directs that *inappropriate development is, by definition, harmful to the Green Belt.*

Paragraph 153 directs that, *when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.*

Paragraph 154 instructs Local Planning Authorities to regard the construction of new buildings as inappropriate in (and consequently harmful to) the Green Belt but allows for certain exceptions, including:

(c) The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

There is no definition within the NPPF as to what constitutes a 'disproportionate addition', and neither the WCS nor any made Neighbourhood Development Plan contains policy that expressly restricts or prescribes the scale or massing of extensions or alterations to buildings within the Green Belt. It is nevertheless clear that any assessment of disproportionate additions must take into account the cumulative impact of all extensions and alterations relative to the scale and form of the original building.

When assessing a proposal within the Green Belt, it is important to consider the following:

- Whether the development would result in an excessive increase in footprint.
- Whether the development would result in an excessive projection of built form from any original elevation, projection above the roofline, or alteration to eaves-height
- Whether the overall position of the building within the plot would be significantly altered, or whether the relationship between the original building and neighbouring buildings would be significantly altered
- Whether the development would otherwise appear as encroachment of built form into the open countryside

- Whether the development would otherwise result in a detrimental change to the open character of the greenbelt setting.

The proposal involves the modification and extension of the existing roof structure above the first floor rear bathroom. The works would not result in any increase to the building's footprint, given the application seeks approval to provide improved internal headroom. The existing two storey rear outshot projection would remain unchanged, with the alterations confined to addressing the constraints posed by the current sloping roof profile.

Due to the positioning of the building, it is acknowledged that the location of the first floor bathroom is relatively obscured from view, given its position on the rear of the building which helps to mitigate against any resulting visual impact.

The proposed raising of the roof slope would result in projection above the roofline of the existing properties within the terrace. Given the degree of change to the roof slope on the rear elevation, the proposed works are not considered to overall result in wider harm to the Green Belt setting.

Overall, the proposed alterations would not give rise to an undue encroachment of built form into the open countryside, nor would they result in any material harm to the character or openness of the Green Belt setting and would accord with the relevant sections of the NPPF.

Cotswold National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 189, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

Under Section 245 of the Levelling-Up and Regeneration Act 2023, the Council must now 'seek to further' the purposes of the National Landscapes in its decision making. This legislative change strengthens the duty under Section 85 of the Countryside and Rights of Way Act 2000, which originally required that authorities 'have regard to' their conservation purpose. In assessing this proposal, the Council has actively considered how it will conserve and enhance the natural beauty of the National Landscape, in line with national legislation and the area's Management Plan.

The location of Box Hill is within an elevated position, which could potentially be visible from long-reaching views. The rear of the terrace will be viewed as a whole, as opposed to sole views of the application site on its own. To the side and rear of the property, there is established landscaping which helps obscure views to the development site from far reaching views.

Given that views to the development will be largely obscured, it is considered that the proposed development is found to conserve the landscape setting. The proposal, by reason of its scale, design and location, would not harm the special qualities or scenic character of the Cotswold National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 189 of the NPPF in conserving and enhancing the National Landscape.

Neighbouring Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The property in closest proximity to the proposed works is the adjacent neighbour at No.4 The Tynings. The proposed works are to increase the rear roof form to enable an increase ceiling height for the first floor bathroom. It is not proposed for the proposed built form to be brought closer to the neighbouring boundary with No.4, nor is any additional fenestration proposed at first floor level which would directly overlook No.4. Whilst the built form will marginally increase the overall massing of the building, it is not considered to result in unacceptable residential impact to No.4, nor will it result in loss of light, overshadowing or an overbearing impact.

Furthermore, no third party objections have been received – rather, 6 supporting representations have been made in relation to the proposal which commend the efforts made to try to enhance the property and address its previously neglected condition.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

Immediately to the east of the site lies a small area of woodland together with a separate amenity space associated with the dwelling known as 'Sunrise'. This land adjoins the Bath and Bradford on Avon Bats Special Area of Conservation (SAC), which incorporates the Box Mine Site of Special Scientific Interest (SSSI). Elements of the wider SAC and SSSI designations also overlap with areas identified as priority deciduous woodland habitat. These designated areas extend south of Love Lane, resulting in parts of them being located in close proximity to the application site, in some instances within approximately 10 metres.

Whilst an Ecological Survey was not submitted as part of this current application, it is noted that a Survey was included within the previous application, PL/2025/06513. The building has previously remained vacant and fallen into disrepair. The survey did not find any evidence of roosting bats within the target building during the survey and overall, the building was suggested as providing negligible roost potential for bats.

However, whilst the previous application involved proposed extensions as opposed to solely an alteration to a roofslope, advice should still be adhered to which is held within the report which suggests that precautionary working methods are undertaken and indicates suggested biodiversity enhancements. The report makes the following recommendations for modest post-construction ecological enhancements at the site which are proportionate with the low level of environmental impact from the proposed development:

- Bird nesting boxes (both small-hole and open-fronted) should be placed within the site, if possible, to create nesting opportunities for small bird species; and
- A bat box should be placed on the building, if possible, to create roosting opportunities for bat species.

The application did not include any supporting information relating to ecology/biodiversity and the scheme does not include any provision for biodiversity enhancements such as bat boxes etc. However the scale and nature of development is such that significant harm to biodiversity is unlikely.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

Other material considerations:

The application drawings show the previously approved alterations to the building which were subject to conditions in relation to bats. Furthermore, the description of the development as "alterations to bathroom roof in conjunction with previously approved rear extension permission (PL/2025/06513)" is clear that this work is part of the wider proposal". It is noted that there is a pending appeal in relation to conditions on the previous approval, however that remains pending and the outcome of that is not known at this stage.

As such, in the interests of consistency in decision making, for the avoidance of any doubt and to address the previous ecology concerns the conditions imposed on the previous application have been added to this approval as well. If the pending appeal is successful then this is a matter that could be reviewed as appropriate to the context at that time, but based on the current situation the condition is necessary.

CONCLUSION

The proposed development is considered to be acceptable in terms of its scale, design, proposed materials and relationship with the surrounding area. The proposal is not considered to result in any unacceptable harm to the character of the surrounding area, the amenity of neighbouring properties or in the interests of Ecology, National Landscape of the Green Belt. Therefore, the proposal is considered to comply with the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below

RECOMMENDATION: That Planning Permission be APPROVED for the following reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan received 21.11.25
Block Plan received 21.11.25
Proposed Elevations received 21.11.25
Bathroom 3D Image received 21.11.25
Special Conditions Statement received 08.01.26

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Biodiversity mitigation and enhancement measures will be incorporated into the development in accordance with:

Preliminary Roost Assessment, 5 The Tynings, Box Hill (dated 21st October 2024) by Ellendale Environmental - received 1st August 2025 submitted and approved under planning permission LPA reference PL/2025/06513.

The installation of these features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning

authority. These measures will continue to be available for wildlife for the lifetime of the development.

REASON: In the interests of biodiversity protection and enhancement

4. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

REASON: To avoid illumination of habitat used by bats

INFORMATIVES

Bats

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Artificial Lighting

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.