

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09116
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Monksfield, 42c, Monkton Farleigh, Bradford on Avon, BA15 2QH
DEVELOPMENT DESCRIPTION:	Partial demolition of existing garage, re-roofing works, refurbishment and remodelling existing dwelling, external wall insulation, new windows and pergola (amended plans).
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

Monksfield (the 'site') is a residential plot which adjoins the western aspect of Farleigh Rise – an unclassified country lane forming the northern entrance to Monkton Farleigh (designated as a Small Village in the Core Strategy).

Monkton Farleigh is a picturesque historic Cotswolds village. As summarised in the submitted Design and Access Statement: *"The village is formed around a historic manor house that was listed in the Domesday Book. The manor was subsequently bestowed to Clunian monks as a Priory. The village itself is characterised by a varied streetscape of two storey rubble stone dwellings with chimneys, mullioned windows, and stone or slate roof coverings... The village is rural in nature, with narrow lanes, mature trees and is surrounded by rolling farmland."*

The site is occupied by a modern detached two-storey house, its double garage, a traditional outbuilding and associated amenity space. The house is a large 1970s property comprising the main pitched roof range and a forward projecting gable. Its materials palette comprises a rubble limestone façade, reconstituted blockwork walling on the side and rear elevations and concrete tile roofing. The property is of limited architectural merit, is in a poor condition and has poor energy efficiency credentials. The garage is a pitched roof structure that is similar in appearance to the main house and is also of limited architectural merit. The outbuilding is located at the northern corner of the site and is a vernacular former agricultural mono-pitched structure. The site frontage features several mature trees and other planting which soften views into the site.

The site is surrounded by the following uses:

- A field to the north within which lies Monks Conduit Grade II listed building. Public footpath MFAR2 runs along the northern periphery of the field.
- An unnamed country lane to the east with a field and Grade I and II listed buildings associated with Monkton Farleigh Manor beyond.
- A two-storey modern dwelling to the south and the Grade II listed Kings Arms Inn.
- Farleigh Rise to the west with fields beyond.

The site and its context are subject to the following constraints:

- Green Belt
- Monkton Farleigh Conservation Area
- Grade I listed buildings in visual proximity of the site, including:
 - Remains of the Refectory at Monkton located ~130m to the west
 - Monkton Farleigh Manor located ~160m to the west
- Grade II listed buildings in visual proximity of the site, including:
 - The Kings Arms Inn located ~30m south of the site
 - Monks Conduit located ~130m northwest of the site
- The traditional outbuilding that is considered to constitute a non-designated heritage asset (NDHA).
- Cotswolds National Landscape – Landscape character type 11. Dip-slope Lowland, specifically landscape character area 11A. South and Mid Cotswolds Lowlands
- Public footpath MFAR2 located circa 150m to the north.
- Bath BoA Bat Special Area of Conservation Bechstein 1.5km SAC parcel buffer
- Bath BoA Bat Special Area of Conservation LHS 2km SAC parcel buffer
- Bath BoA Bat Special Area of Conservation GHS 4km core roost buffer: Brown's Folley
- Bath BoA Bat Special Area of Conservation GHS 4km SAC parcel buffer: Bath & Bradford on Avon Bats
- LHS 2km Core Roost Buffer: Swan
- LHS 2km Core Roost Buffer: Duckmead House, Farley Wick

PROPOSAL

The proposal seeks planning permission for the comprehensive external refurbishment of the property including partial demolition of the existing garage and a series of alterations to upgrade the appearance, living environment and environmental sustainability of the property. As summarised in the submitted Design and Access Statement, the proposal involves the following works to the house and garage:

- *“Partial demolition of existing single storey garage (roof structure removed).*
- *Overclad [with vertical timber panelling] and re-roof garage to form new gym accommodate with green roof.*
- *Significant internal alterations / remodelling to ground and first floor including new window openings.*
- *External wall insulation with lime render finish to side and rear elevations.*
- *Lime wash finish to existing rubble stone frontage.*
- *New aluminium framed triple glazed windows and sliding glass doors.*
- *New slate roof finish to the main house.*
- *The introduction of a timber pergola structure to the front elevation to provide an entrance canopy, solar shading, and sheltered outdoor living spaces.”*

Following discussions with officers, revised plans have been submitted which include a privacy screen around the roof terrace seating area. The proposed house works are illustrated below:



Figure 1: Comparison of the existing and revised proposed front elevations.

In addition, the proposal includes a series of environmental sustainability enhancements including Air Source Heat Pumps (ASHPs), Photovoltaic (PV) Solar Panels, Electric Vehicle (EV) charging points and multiple passive sustainable design features (see assessment: natural resources section for more details).

The proposal also involves reconfiguring and upgrading the parking forecourt to provide three car parking spaces and on-site turning, surfaced with permeable bound gravel. A small patio and new planting are proposed in the front garden and the rear patio is to be reconfigured.

Further revised plans have also been submitted which illustrate the ecological enhancement measures on the property and around its grounds.

PLANNING HISTORY

No relevant records.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004
- Planning (Listed Buildings and Conversation Areas) Act 1990

Development Plan:

- Wiltshire Core Strategy (Adopted January 2015):
 - Core Policy 41: Sustainable construction and low-carbon energy
 - Core Policy 50: Biodiversity and geodiversity
 - Core Policy 51: Landscape
 - Core Policy 57: Ensuring high quality design and place shaping
 - Core Policy 58: Ensuring the conservation of the historic environment
 - Core Policy 64: Demand management

Material Considerations (Policy):

- National Planning Policy Framework (NPPF) December 2024
 - Section 2. Achieving sustainable development
 - Section 12. Achieving well-designed places
 - Section 14. Meeting the challenge of climate change, flooding and coastal change
 - Section 15. Conserving and enhancing the natural environment
 - Section 16. Conserving and enhancing the historic environment
- Wiltshire Local Plan Submission Draft 2020-2038 (Regulation 24):
 - Policy 4: Addressing climate change
 - Policy 73: Transport: demand management
 - Policy 85: Sustainable construction and low carbon energy
 - Policy 88: Biodiversity and geodiversity
 - Policy 91: Conserving and enhancing Wiltshire's landscapes
 - Policy 92: Conserving and enhancing dark skies
 - Policy 98: Ensuring high quality design and place shaping
 - Policy 99: Ensuring the conservation and enhancement of the historic environment
- Cotswolds National Landscape Management Plan 2025-2030:
 - Policy CC1: Climate change – mitigation
 - Policy CE1: Landscape
 - Policy CE4: Local distinctiveness
 - Policy CE5: Tranquillity
 - Policy CE6: Dark skies
 - Policy CE7: Historic environment and cultural heritage
 - Policy CE8: Nature recovery and biodiversity
 - Policy CE13: Development and infrastructure – principles

Material Considerations (Guidance):

- National Planning Practice Guidance
- National Design Guide
- Wiltshire Design Guide – Design Guidance for Householder Extensions
- Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy

CONSULTATION RESPONSES

Monkton Farleigh Parish Council: Support the proposal.

Wiltshire Ecologist: The Ecologist initially objected to the application pending submission of bat-roost mitigation. This information has since been provided, with the proposed measures shown on the revised architectural plans. The Ecologist has now issued updated comments confirming no objection, subject to recommended conditions and informatives listed at the end of this report. Their updated comments are summarised below:

- The main house supports day roosts for common pipistrelle, serotine, and brown long-eared bats.
- The garage supports a maternity roost for common pipistrelle bats.
- The proposal would result in the loss of the maternity roost and the damage or disturbance of the day roosts.
- Bats and their habitats are protected under the Conservation of Habitats and Species Regulations 2017.
- A European Protected Species (EPS) Bat Mitigation Licence is required prior to the commencement of development.
- Sufficient bat protection and mitigation measures are provided within the submitted ecological reports and revised plans.
- The proposal is not likely to have significant effects on the Bath & Bradford on Avon SAC and has been screened out of Appropriate Assessment.
- The proposed artificial lighting scheme is considered acceptable.

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations listed above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Green Belt
- Design
- Heritage
- Landscape
- Natural resources
- Residential amenity
- Ecology
- Transport
- Other matters

Green Belt

There are no relevant Development Plan policies relating to the Green Belt.

Paragraph 153 of the NPPF states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (VSCs, which are not relevant in this case).

Paragraph 154 states that development in the Green Belt is inappropriate unless an exception applies, 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.

The proposed development is comparable to the existing built form in terms of footprint, volume and form and, as such, does not constitute a disproportionate addition. Consequently, the proposal complies with exception (c) and therefore comprises appropriate development in the Green Belt in accordance with section 13 of the NPPF.

Design

Core Policy 57 of the Wiltshire Core Strategy requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics. This requirement is carried forward in draft Policy 98 of the emerging Wiltshire Local Plan.

Appendix D of the Wiltshire Design Guide states that extensions should be subservient to and respect the scale, form, appearance and character of the host dwelling and should harmonise with its context.

Policies CE4 and CE13 of the Cotswolds Management Plan broadly echo the above.

The proposed garage conversion and extension mostly occupy the footprint of the existing built form envelope and, as illustrated by figure 1 above, is comparable in terms of height. The front canopy reads as a subservient and modest. Both elements are therefore appropriate in terms of layout and scale.

The proposed curved form of the converted garage, the canopy structure, timber bays and fenestration upgrades collectively generate a high-quality contemporary appearance that sympathetically unifies the house and garage structure while significantly enhancing the visual quality and interest of the property.

The proposed timber cladding, lime wash and render, aluminium framed fenestration and especially the replacement of the concrete tile roofing with slates collectively and significantly upgrades the materiality of the property. The application of an intensive green roof is also positive and it, together with the timber panelling helps soften the appearance of the property.

Moreover, the proposal is packaged with comprehensive repair and refurbishment works and hard and soft landscaping enhancement, both of which further enhance the character and appearance of the property.

Having regard to the above, the proposal represents a comprehensive upgrade to the character and appearance of the property and better integrates it into its sensitive historic and landscape context. The proposal therefore complies with the design principles set out in Core Policy 57, draft Policy 98, the Design Guide and CMP Policies CE4 and CE13.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conversation Areas) Act 1990 requires that special regard be had to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Buildings and Conversation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Core Policy 57(i) and (iv) require that development proposals be sympathetic, respond positively to and conserve the historic environment.

Core Policy CP58 states that development should protect, conserve and, where possible, enhance the historic environment. The policy requires that heritage assets and their settings be conserved and/or enhanced in a manner appropriate to their significance. This requirement is carried forward in draft Policy 99.

Paragraph 207 of the NPPF states that local planning authorities should require applicants to describe the significance of any heritage asset affected by development, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.

Paragraph 210 states that local planning authorities should take account of, in relation to this case, (a) the desirability of sustaining and enhancing the significance of heritage assets and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 clarifies that great weight should be given to an asset's conservation, irrespective of the level of harm.

Paragraph 213 states that any harm to the significance of a designated asset, including from development within its setting, requires clear and convincing justification.

Policy CE7 of the Cotswolds Management Plan broadly echoes the above.

As set out above, the site lies within Monkton Farleigh Conservation Area. The Conservation Area leaflet makes no specific reference to the site, though states that: *"The buildings of Monkton Farleigh are... constructed of random-rubble or coursed stone... with stone slate or tiled roofs.... The village is generally very attractive with proliferation of mature trees, blends into the rural character of the surrounding area... a high standard is required in the design of new buildings and extensions to existing buildings, care being exercised to ensure that the colour of building materials harmonise with local traditional materials."*

The site also forms part of the setting of multiple Grade I and II listed buildings. It is within close proximity of the Grade II listed Kings Arms Inn and its associated curtilage listed outbuilding (directly opposite the site) and is peripheral to the Grade I listed Monkton Farleigh Manor and Refectory and the Grade II listed Monks Conduit.

By virtue of its prominent siting and scale, together with its incongruous 1970s form, architectural style and materiality, in addition to its deteriorating condition, the site is considered to make a negative contribution to the character and appearance of the Conservation Area. For similar reasons, the proposal is considered to make a negative contribution to the setting of the proximate listed buildings and adjoining traditional outbuilding (considered a non-designated heritage asset).

Turning to the heritage impact of the proposed development, it is acknowledged that the contemporary architectural approach proposed is, to some degree, at odds with the traditional architecture of the local historic environment. However, for the reasons set out in the design section above, the proposed architecture, its form, style and detailing, is of a notably higher quality than and entirely harmonises with the existing building. Furthermore, the proposed materials palette is wholly appropriate and better integrates the property into its vernacular Cotswolds setting, as do the repair, refurbishment and landscaping works proposed.

Having regard to the above, the proposal would significantly upgrade the visual amenity of the site and consequently have a positive effect on the character and appearance of the Conservation Area and the setting of the multiple listed buildings in the vicinity. The proposal therefore complies with sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 and 58, draft Policies 98 and 99, section 16 of the NPPF and CMP Policy CE7.

Landscape

Core Policy 51 requires development to protect, conserve and, where possible, enhance the character of Wiltshire's landscapes through sensitive design and landscape mitigation and enhancement measures. Proposals should have due regard to the relevant Landscape

Character Assessments. Clause (ix) states that great weight should be given to conserving and enhancing the landscape and scenic beauty of Areas of Outstanding Natural Beauty [now National Landscapes]. Proposals within or affecting [National Landscapes] are required to demonstrate that they have taken account of the relevant Management Plan for the area. This requirement is carried forward in draft Policy 91.

Draft Policy 92 states that within [National Landscapes], development will only be supported where it conserves or enhances the intrinsic quality of dark skies. Development must exercise all opportunities to reduce light pollution.

Policies CE1, CE4, CE5, CE6 and CE13 of the Cotswolds National Landscape Management Plan 2025-2030 broadly echo the above policies and collectively require that development conserves and enhances the landscape, local distinctiveness, tranquillity and dark skies of the Cotswolds National Landscape.

The site lies within landscape character type 11. Dip-slope Lowland and specifically within landscape character area 11A. South and Mid Cotswolds Lowlands (as defined in the Cotswolds Landscape Character Assessment). The assessment describes the landscape as an almost continuous dip-slope lowland characterised by a gentle sloping and undulating topography with a strong farmland character of more intimate scale and which comprises a consistent pattern of mixed arable and improved pastoral landscape enclosed by stone walls, hedgerows, trees, copses and woodland.

The Cotswolds Management Plan recognises that development pressures could potentially erode local distinctiveness, tranquillity and the intrinsic dark sky environment, including through the use of inappropriate architecture (especially building materials), and the increase of pollution sources (notably noise and lighting).

For the same reasons as set out in the design and heritage sections, notably the high-quality of the contemporary design solution, use of appropriate local materials palette and associated landscaping enhancements, the proposal would significantly enhance the local distinctiveness of the property and better assimilate it into its Cotswolds landscape setting.

With regard to tranquillity and the dark sky environment, the design solution introduces large glazing panes and an artificial lighting scheme. The large glazing panels are framed and screened with the timber canopy, profiled timber cladding and oversailing timber cladding. This is considered to mitigate the potential additional spill of internal artificial lighting to an acceptable degree.

While the external lighting scheme introduces additional sources of artificial lighting, these sources are appropriate in terms of their colour temperature, luminance, siting, orientation, framing/beam angle and timing controls. Moreover, officers recognise that the owner could introduce external lighting without planning permission and as such, the approval of the proposed lighting scheme provides the ability to control all future external lighting proposals through the application of a suitable condition.

The proposal would have a negligible, albeit positive landscape and visual effect as seen from the adjacent public highway, public footpath MFAR2 and all other visual receptors.

Having regard to the above, it is considered that the proposal conserves and enhances the landscape and scenic beauty of the Cotswolds National Landscape in accordance with Core Policy 51, draft Policy 92, NPPF section 15 and CMP Policies CE1, CE4, CE5, CE6 and CE13.

Natural Resources

Core Policy 41 encourages all development, including refurbishment and extensions, to incorporate design measures to reduce energy demand, through passive solar, heating and airflow optimisation and the provision of renewable energy sources. This requirement is carried forward in draft Policies 4 and 85 and echoed in Policy CC1 of the Cotswolds Management Plan.

The existing dwelling is a deteriorating 1970s property with low energy efficiency. The proposed development offers a series of sustainable design enhancements including:

- A fabric-first design approach, including high levels of thermal insulation and airtightness to minimise energy use.
- Thermally efficient high-performance glazing.
- Solar shading to maximise solar gain in winter and limit overheating in summer.
- ASHPs concealed at low level on the north elevation.
- PV Solar Panels on the southwest roof pitch.
- Rainwater harvesting features.
- Battery storage in the garage.
- EV charging points.

These proposals not only significantly reduce energy demand (including for transportation) but also reduce pressure on water use. The sustainability credentials of the proposal attract positive weight in favour of the application. The proposal therefore complies with Core Policies 41 and 57, draft Policies 85 and 98 and CMP Policy CC1.

Residential Amenity

Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources. This requirement is carried forward in draft Policy 98.

The Design Guide states that minimum garden areas for all houses should be equivalent to the footprint of the house and that a back-to-back separation distance of minimum 20m should be respected. The guide also refers to the BRE Site layout planning for daylight and sunlight as an appropriate source for assessing proposals. Appendix D of the guide states that extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties.

The proposed extension reflects the siting and scale of the existing garage and, in this regard, is considered to generate no additional impact in respect of natural lighting, outlook and amenity space.

In respect of privacy, the proposed roof terrace has the potential to increase the level of overlooking of the south neighbour's garden. As such, officers requested design amendments in order to reduce the level of overlooking to an acceptable degree. The applicant subsequently submitted revised plans which introduce a 1.8m privacy screen to the roof terrace and officers are satisfied that the proposal now maintains an acceptable level of privacy. A condition is recommended that a privacy screen is implemented prior to the first use of the roof terrace and maintained in perpetuity in order to safeguard the privacy of the neighbouring occupants.

As such, the proposal achieves an acceptable standard of residential amenity for existing and future users of the site and its adjoining uses in accordance with Core Policy 57(vii) and the Wiltshire Design Guide.

Ecology

Core Policy 50 seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats and seeks opportunities to enhance biodiversity. This requirement is carried forward in draft Policy 88 and echoed by Policy CE8 of the Cotswolds Management Plan.

Having regard to the Ecologist's comments, it is considered that compliance with the procedural and precautionary measures set out in the submitted ecological reporting (including securing an EPS Bat Mitigation Licence) and the delivery of the biodiversity enhancement measures detailed in the reporting and shown on the architectural plans, will ensure that protected species and habitats are safeguarded and that biodiversity is enhanced. The proposal therefore accords with Core Policy 50, draft Policy 88, and CMP Policy CE8.

Transport

Core Policy 64 requires that development proposals comply with parking standards set out in the Local Transport Plan (which requires that 4+ bedroom dwellings are provided with 3 parking spaces at minimum). This requirement is carried forward in draft Policy 73.

The proposal involves the loss of the existing double garage (the internal dimensions of which are compliant with modern internal parking space standards) and thus involves the loss of two on-site spaces. However, the reconfiguration of the front garden provides sufficient parking space for 3 cars which complies with modern parking space size standards, as well as sufficient manoeuvring space (6m in front of the parking spaces, plus a turning head) for vehicles to enter and exit the site in a forward gear.

The proposal therefore complies with Core Policy 64 and draft Policy 73 in this regard.

CONCLUSION

In summary, the proposed development constitutes minor extension, significant alternations and associated landscaping works that, collectively, significantly upgrade the character, appearance and condition of the property, sensitively assimilating it into its historic Cotswolds

landscape setting, bringing it up to modern living and environmental sustainability standards and facilitating on-site renewable energy generation.

Resultantly, the proposal is considered to be acceptable in respect of design, heritage, landscape, natural resources, residential amenity, ecology, transport and all other matters and therefore complies with the aforementioned sections and policies of the Planning (Listed Buildings and Conservation Areas) Act 1990, Wiltshire Core Strategy, emerging Wiltshire Local Plan, NPPF, Wiltshire Design Guide and the Cotswolds National Landscape Management Plan. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions and informatives:

Conditions:

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 strict accordance with the following approved plans and documents:
 - Location plan, ref: 588 - 3 001 rev. P01
 - Proposed site plan, ref: 588 - 3 002 rev. P04
 - Proposed ground floor plan, ref: 588 - 3 101 rev. P01
 - Proposed first floor plan, ref: 588 - 3 102 rev. P02
 - Proposed roof plan, ref: 588 - 3 103 rev. P02
 - Proposed SW elevation, ref: 588 - 3 201 rev. P03
 - Proposed NE elevation, ref: 588 - 3 202 rev. P03
 - Proposed SE elevation, ref: 588 - 3 203 rev. P02
 - Proposed NW elevation, ref: 588 - 3 204 rev. P01
 - Proposed External Lighting Plan, ref. 588 - 3 301 P01
 - Recommendations in the Preliminary Ecological Appraisal and Preliminary Roost Assessment, issue 1.0, dated 13/10/2025
 - Recommendations in the Bat Emergence and Re-entry Surveys, issue 1.0, dated 13/10/2025

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The Timber Privacy Screen shown on the approved plans (or any equivalent replacement screen of a height of not less than 1.7m) shall be erected prior to the first use of the roof terrace hereby permitted and shall be retained and maintained as such at all times thereafter.

Reason: To prevent overlooking and loss of privacy to neighbouring property.

5. The approved lighting shall be installed and shall be maintained in accordance with the approved plans and no additional external lighting shall be installed unless further details have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

Informatives:

1. Bats: The roof space, facias and garage of 42c Monksfield is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.
2. Protected Species: The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as great crested newts, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.