

Council Planning Consultation Response

ECOLOGY

Officer name:	Patrick Olshansky
Date:	20/08/2026
Application No:	PL/2026/03866
Proposal:	Proposed single storey forward facing extension together with the installation of 2 Velux roof lights and a casement window on the side elevation to for a Day Room
Site Address:	Sallys Garden, Dinton Road, Fovant, Salisbury, SP3 5JW
Case Officer:	Daniel Jacobs

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☐	HRA.

Thank you for your consultation on the above application. I have reviewed the submitted documents against OS maps, aerial photographs of the site and surrounding area, together with GIS layers of statutory and non-statutory designated sites and existing records of protected species.

Information considered:

- Existing and Proposed Elevations (0646 8 26 Rev A)
- Bat Survey Report (Eclipse Ecology, 14 July 2026)

COMMENTS:

Habitats Regulation Assessment (HRA)

The existing structure provides no roosting opportunities for Annex II bats based on Bat Survey Report (Eclipse Ecology, 14 July 2026), and onsite habitats offer limited commuting suitability. Rough pasture and woodland to the northeast provide some foraging and commuting potential but lie away from proposed illumination. The three small roof lights (two on the southeast elevation and one on the northwest) will create an increase in upward light spill, yet the site is already subject to domestic lighting, and the windows are orientated away from suitable habitat. Overall, the proposed roof lights are unlikely to cause any significant impact on light-averse Annex II bat populations.

The application site is located within a consultation zone for bats associated with the Bath & Bradford on Avon Bats Special Area of Conservation (SAC). A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the development combined with the separation between the SAC and the application site, there is no mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment

Protected Species

Three small roof lights are proposed (two on the southeast elevation of the exiting roof and one on the northwest elevation of the proposed extension) and an extension will be tied on to the southwest gable end.

The Bat Survey Report (Eclipse Ecology, 14 July 2026), supported by the results of an external and internal building inspection, concludes that the building has negligible bat roost potential. Therefore, the works proposed are unlikely to result in an offence or significantly impact local bat populations. No further surveys are required.

Various common species like birds, bats, amphibians and small mammals may pass through the site occasionally but onsite habitat has negligible potential to provide biodiversity resource and poor potential to be important habitat connectivity for local populations of protected or notable species. Standard working methods to avoid impacts to these species are outlined in Section 7 of the Bat Survey Report (Eclipse Ecology, 14 July 2026) which will be added to the list of approved documents by condition.

Compliance with CP50 (no net loss etc)

There are rough pasture and a priority habitat woodland beyond the boundaries to the northeast of the site. Any increases in artificial light because of this proposal should be avoided or mitigated to avoid deterring wildlife using this habitat for foraging or commuting. No additional external lighting appears to be proposed but any additional lighting should be controlled by condition in the interest of ecology (supported by CP50 and NPPF).

Electronically controlled blackout blinds are proposed to mitigate internal light spill from rooflights. This method is not considered to qualify as mitigation for ecology based on section 4.43 of the ILP Guidance Note 08/23 as usage and maintenance cannot be guaranteed. This view is also expressed in Cranborne Chase National Landscape's comments (23/07/2026). Built in mitigation such as those listed in Cranborne Chase National Landscape's comments, or additional features such as glazing treatments, to reduce outward light emittance are recommended and should be included in approved plans to demonstrate minimisation of unnecessary light spill.

Section 8 of the Bat Survey Report (Eclipse Ecology, 14 July 2026) recommends bat enhancements in the form of bat roof tiles on the roof extension. Plans including these enhancements will be secured by condition. Any bat roost features should be installed away from sources of illuminance such as existing windows or proposed roof lights.

Biodiversity Net Gain (BNG)

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the application is for development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

CONDITIONS:

1. Prior to the commencement of any works, including vegetation removal and demolition, details of the and number, design and locations of ecological enhancement features including bat bird boxes shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

2. 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.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

3. The development will be carried out in strict accordance with the following documents:

- Section 7 of the Bat Survey Report (Eclipse Ecology, 14 July 2026)

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Sign off by WC Ecologist will only be given once ALL outstanding information has been submitted and agreed sufficient.

Ecologist	Date
Patrick Olshansky	20/08/2026