

Ecological and Bat Survey Justification Statement

Site Address: 38 The Breach, Devizes, SN10 5BJ

Ecological Constraint: Salisbury Plain Special Protection Area (SPA) Mitigation Layer

This statement has been prepared in support of the proposed works at 38 The Breach, Devizes, SN10 5BJ.

The site is located within the identified Salisbury Plain Special Protection Area (SPA) mitigation layer. However, having regard to the limited nature and scale of the proposed development, it is considered that a specialist ecological assessment or bat survey would not be proportionate in this instance.

The proposed works primarily comprise alterations to the external appearance of the existing dwelling, including changes to fenestration and external materials. The existing single-storey side extension has already been approved under permitted development and the current proposal does not materially increase its footprint or massing.

The only additional external alteration of ecological relevance is the replacement of the existing flat roof to the detached garage with a gable-ended pitched roof. The existing garage structure is to be retained and the works are therefore principally limited to alteration of the existing roof form rather than demolition or substantial redevelopment of the building.

Photographic evidence obtained from the existing 3D survey of the property is submitted alongside this statement. From the available visual inspection, no obvious openings, gaps, damaged areas or other visible access points into the existing garage roof have been identified which would indicate suitable access for roosting bats. There is also no known evidence of bat activity, droppings or previous bat sightings associated with the garage.

The proposed works do not involve the removal of trees, hedgerows or other established vegetation, and no known habitat features are proposed to be disturbed as part of the development.

The replacement garage roof will be constructed as a complete and properly detailed building envelope, with roof coverings, eaves and junctions appropriately finished in accordance with normal construction requirements. The proposed works are not expected to introduce any additional ecological impacts beyond those associated with the existing residential use of the site.

On the basis of the limited nature of the works, the absence of any visible evidence of bat access or activity, the retention of the existing garage structure, and the fact that the proposal does not involve significant demolition, vegetation removal or additional built massing, it is respectfully considered that the requirement for a specialist ecological survey or bat survey would be disproportionate in this instance.

The submitted photographs of the existing garage and roof are provided along with Wiltshire Council's Public questionnaire in support of this assessment and to assist the Local Planning Authority in considering whether any further ecological information is necessary.