

# Notice of Western BCP Planning Committee

Date: Thursday, 3 April 2025 at 10.00 am

Venue: HMS Phoebe, BCP Civic Centre, Bournemouth BH2 6DY



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## Membership:

### Chairman:

Cllr M Le Poidevin

### Vice Chairman:

Cllr J Clements

Cllr C Adams  
Cllr J Challinor  
Cllr A Chapmanlaw

Cllr M Dower  
Cllr B Hitchcock  
Cllr G Martin

Cllr S McCormack  
Cllr K Salmon  
Cllr P Sidaway

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All Members of the Western BCP Planning Committee are summoned to attend this meeting to consider the items of business set out on the agenda below.

The press and public are welcome to view the live stream of this meeting at the following link:

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?MIId=6122>

If you would like any further information on the items to be considered at the meeting please contact: Claire Johnston on 01202 096660 or email [democratic.services@bcpcouncil.gov.uk](mailto:democratic.services@bcpcouncil.gov.uk)

Press enquiries should be directed to the Press Office: Tel: 01202 118686 or email [press.office@bcpcouncil.gov.uk](mailto:press.office@bcpcouncil.gov.uk)

This notice and all the papers mentioned within it are available at [democracy.bcpCouncil.gov.uk](https://democracy.bcpCouncil.gov.uk)

GRAHAM FARRANT  
CHIEF EXECUTIVE

26 March 2025

**DEBATE  
NOT HATE**



Available online and  
on the Mod.gov app



## Maintaining and promoting high standards of conduct

### Declaring interests at meetings

Familiarise yourself with the Councillor Code of Conduct which can be found in Part 6 of the Council's Constitution.

Before the meeting, read the agenda and reports to see if the matters to be discussed at the meeting concern your interests



What are the principles of bias and pre-determination and how do they affect my participation in the meeting?

Bias and predetermination are common law concepts. If they affect you, your participation in the meeting may call into question the decision arrived at on the item.

#### Bias Test

In all the circumstances, would it lead a fair minded and informed observer to conclude that there was a real possibility or a real danger that the decision maker was biased?

#### Predetermination Test

At the time of making the decision, did the decision maker have a closed mind?

If a councillor appears to be biased or to have predetermined their decision, they must NOT participate in the meeting.

For more information or advice please contact the Monitoring Officer  
([janie.berry@bcpcouncil.gov.uk](mailto:janie.berry@bcpcouncil.gov.uk))

### Selflessness

Councillors should act solely in terms of the public interest

### Integrity

Councillors must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships

### Objectivity

Councillors must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias

### Accountability

Councillors are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this

### Openness

Councillors should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing

### Honesty & Integrity

Councillors should act with honesty and integrity and should not place themselves in situations where their honesty and integrity may be questioned

### Leadership

Councillors should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs

# AGENDA

Items to be considered while the meeting is open to the public

## 1. Apologies

To receive any apologies for absence from Members.

## 2. Substitute Members

To receive information on any changes in the membership of the Committee.

Note – When a member of a Committee is unable to attend a meeting of a Committee or Sub-Committee, the relevant Political Group Leader (or their nominated representative) may, by notice to the Monitoring Officer (or their nominated representative) prior to the meeting, appoint a substitute member from within the same Political Group. The contact details on the front of this agenda should be used for notifications.

## 3. Declarations of Interests

Councillors are requested to declare any interests on items included in this agenda. Please refer to the workflow on the preceding page for guidance.

Declarations received will be reported at the meeting.

## 4. Confirmation of Minutes

7 - 10

To confirm and sign as a correct record the minutes of the meeting held on 6 March 2025.

## 5. Public Issues

11 - 18

To receive any requests to speak on planning applications which the Planning Committee is considering at this meeting.

The deadline for the submission of requests to speak is 10.00am on Wednesday 2 April 2025 [10.00am of the working day before the meeting]. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

Further information about how public speaking is managed at meetings is contained in the Planning Committee Protocol for Public Speaking and Statements, a copy of which is included with this agenda sheet and is also published on the website on the following page:

<https://democracy.bcpccouncil.gov.uk/mgCommitteeDetails.aspx?ID=614>

### Summary of speaking arrangements as follows:

Speaking at Planning Committee (in person or virtually):

- There will be a maximum combined time of five minutes to speak in objection and up to two persons may speak within the five minutes.

- There will be a further maximum combined time of five minutes to speak in support and up to two persons may speak within the five minutes.
- No speaker may speak for more than half this time (two and a half minutes) UNLESS there are no other requests to speak received by the deadline OR it is with the agreement of the other speaker.

Anyone who has registered to speak by the deadline may, as an alternative to speaking/for use in default, submit a written statement to be read out on their behalf. This must be provided to Democratic Services by 10.00am of the working day before the meeting, must not exceed 450 words and will be treated as amounting to two and a half minutes of speaking time.

Please refer to the full Protocol document for further guidance.

Note: The public speaking procedure is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Planning Offices during the consultation period.

## 6. **Schedule of Planning Applications**

To consider the planning applications as listed below.

See planning application reports circulated with the agenda, as updated by the agenda addendum sheet to be published one working day before the meeting.

**Councillors are requested where possible to submit any technical questions on planning applications to the Case Officer at least 48 hours before the meeting to ensure this information can be provided at the meeting.**

The running order in which planning applications will be considered will be as listed on this agenda sheet.

The Chair retains discretion to propose an amendment to the running order at the meeting if it is considered expedient to do so.

Members will appreciate that the copy drawings attached to planning application reports are reduced from the applicants' original and detail, in some cases, may be difficult to read. To search for planning applications, the following link will take you to the main webpage where you can click on a tile (area) to search for an application. The link is:

<https://www.bcpCouncil.gov.uk/Planning-and-building-control/Search-and-comment-on-applications/Search-and-comment-on-applications.aspx>

Councillors are advised that if they wish to refer to specific drawings or plans which are not included in these papers, they should contact the Case Officer at least 48 hours before the meeting to ensure that these can be made available.

To view Local Plans, again, the following link will take you to the main webpage where you can click on a tile to view the local plan for that area. The link is:

<https://www.bcpCouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Current-Local-Plan.aspx>

a) **31 Springfield Crescent, Poole, BH14 0LL**

Parkstone Ward

APP/25/00041/F

Demolition of existing conservatory. Removal of existing roof. Addition of new first floor with pitched roof. Re-modelling of existing building to include fenestration and internal changes.

19 - 60

No other items of business can be considered unless the Chairman decides the matter is urgent for reasons that must be specified and recorded in the Minutes.

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**BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL**  
**WESTERN BCP PLANNING COMMITTEE**

Minutes of the Meeting held on 06 March 2025 at 10.00 am

Present:-

Cllr M Le Poidevin – Chair

Cllr J Clements – Vice-Chair

Present: Cllr C Adams, Cllr P Canavan (In place of Cllr M Dower),  
Cllr A Chapmanlaw, Cllr G Martin, Cllr S McCormack, Cllr K Salmon  
and Cllr T Slade (In place of Cllr J Challinor)

81. Apologies

Apologies were received from Cllr J Challinor, Cllr M Dower, Cllr B Hitchcock and Cllr P Sidaway.

82. Substitute Members

Notification was received that Cllr P Canavan was substituting for Cllr M Dower and Cllr T Slade was substituting for Cllr J Challinor for this meeting.

83. Declarations of Interests

Cllr J Clements declared that the applicant for the 48 Pearce Avenue planning application was known to her. She did not speak or vote on the item and left the room when the application was considered.

84. Confirmation of Minutes

The minutes of the meeting held on 6 February 2025 were confirmed as an accurate record for the Chair to sign.

85. Public Issues

The Chair advised that there were a number of requests to speak on the planning applications as detailed below.

86. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – B to these minutes in the Minute Book. A Committee Addendum Sheet was published on 5 March 2025 and appears as Appendix C to these minutes.

87. 48 Pearce Avenue, Poole BH14 8EH

Parkstone ward

APP/24/00779/P

Demolition of existing dwelling and erection of 3 no. detached dwellings and associated parking and landscaping

Public Representations

Objectors

❖ Simon Moore

Applicant/Supporters

❖ Richard Carr

Ward Councillors

❖ Cllr Emily Harman, objecting

**Resolved to GRANT permission in accordance with the recommendation set out in the officer's report as updated in the Committee Addendum dated 5.3.25 and subject to delegating authority to the Head of Planning Operations to agree the wording of an additional condition to ensure no subdivision of floors and to amend the wording of Conditions 6 and 15 to be appropriate to the application.**

Voting: For – 7, Against – 1, Abstain – 0

Notes:

Cllr J Clements did not participate in this item, in accordance with her declaration. Cllr S McCormack left the meeting at the conclusion of this item.

88. Accommodation, St Michaels Hotel, 67 71 St Michael's Road, Bournemouth, BH2 5DR

Westbourne and West Cliff ward

7-2024-3073-R

Outline submission for demolition of existing buildings and erect 44 apartments with bin and cycle storage

Public Representations

Objectors

❖ Andrew Ahmed

Applicant/Supporters

❖ Chris Miell, on behalf of the applicant

Ward Councillors

❖ Cllr David d'Orton-Gibson, in support



**Resolved to delegate authority to the Head of Planning Operations to GRANT planning permission contrary to the Officer recommendation to refuse the application, subject to the inclusion of a Section 106 agreement, conditions and informative notes to be agreed by the Head of Planning Operations in consultation with the Chair and Vice Chair of the Committee.**

Reason for overturn: Having considered the planning balance, the Committee felt that the benefits provided from the scheme in this location outweighed the harm.

Voting: For – 6, Against – 1, Abstain – 1

The meeting ended at 11.55 am

CHAIR

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## **PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE**

### **1. Introduction**

- 1.1 The following protocol facilitates opportunities for applicant(s), objector(s) and supporter(s) to express their views on planning applications which are to be considered at a Planning Committee meeting. It does not therefore relate to any other item considered at Planning Committee in respect of which public speaking/questions shall only be permitted at the discretion of the Chair.
- 1.2 This protocol is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Council during the consultation period.
- 1.3 **The email address for any person who wishes to register a request to speak and / or submit a statement for the purposes of this protocol or to correspond with Democratic Services on any aspect of this protocol is [democratic.services@bcpcouncil.gov.uk](mailto:democratic.services@bcpcouncil.gov.uk)**

### **2. Order of presentation of an application**

- 2.1 The running order in which planning applications are heard will usually follow the order as appears on the agenda unless the Planning Committee otherwise determines.
- 2.2 In considering each application the Committee will normally take contributions in the following order:
  - a) presenting officer(s);
  - b) objector(s);
  - c) applicant(s) /supporter(s);
  - d) councillor who has called in an application (who is not a voting member of the Planning Committee in relation to that application) / ward councillor(s);
  - e) questions and discussion by voting members of the Planning Committee, which may include seeking points of clarification.

### **3. Guidance relating to the application of this protocol**

- 3.1 The allocation of an opportunity to speak / provide a statement to be read out at Planning Committee under this protocol is not intended as a guarantee of a right to speak / have a statement read out.
- 3.2 The Chair has absolute discretion as to how this protocol shall be applied in respect of any individual application so far as it relates to the conduct of the

meeting and as provided for in this protocol including whether in any circumstance it should be waived, added to or otherwise modified. This discretion includes the opportunity to speak (or submit a statement), varying the speaking time allowed and the number of speakers. In the event of any uncertainty as to the interpretation or application of any part of this protocol a determination by the Chair will be conclusive.

- 3.3 A failure to make a request to speak / submit a statement in accordance with any one or more of the requirements of this protocol will normally result in the request / submission of the statement not being treated as validly made and therefore not accepted.

#### **4. Electronic facilities relating to Planning Committee**

- 4.1. All electronic broadcasting and recording of a Planning Committee meeting by the Council and the provision of an opportunity to speak remotely at such a meeting is dependent upon such matters being accessible, operational and useable during the meeting. As a consequence, a meeting other than a wholly virtual meeting may proceed, including consideration of all applications relating to it, even if it cannot be electronically broadcast, recorded and/or any person is unable to speak / be heard at the time when the opportunity to do so on an application is made available.

#### **5. Attending in person at a Planning Committee meeting / wholly virtual meetings**

- 5.1. Unless otherwise stated on the Council's website and/or the agenda Planning Committee will be held as a physical (in person) meeting. A Planning Committee meeting will only be held as a wholly virtual meeting during such time as a decision has been taken by BCP Council that committee meetings of the Council may be held in this way. In the event of there being a discretion as to whether a Planning Committee meeting shall be held as a wholly virtual meeting, then the Head of Planning in consultation with the Chair shall be able to determine whether such a discretion should be applied.

#### **6. Provisions for speaking at Planning Committee (whether in person or remotely)**

- 6.1. Any applicant, objector or supporter who wishes to speak at a Planning Committee meeting must register a request to speak in writing with Democratic Services at [democratic.services@bcpcouncil.gov.uk](mailto:democratic.services@bcpcouncil.gov.uk) by **10.00 am of the working day before the meeting.**
- 6.2. A person registering a request to speak must:
- a) make clear as to the application(s) on which they wish to speak and whether they support or oppose the application; and
  - b) provide contact details including a telephone number and/or email address at which they can be reached / advised that they have been given an opportunity to speak.

- 6.3. There will be a maximum combined time of **five** minutes allowed for any person(s) objecting to an application to speak. A further combined **five** minute maximum will also be allowed for any supporter(s). Up to **two** people may speak during each of these allotted times (the applicant(s) and any agent for the applicant(s) will each count as separate speakers in support). No speaker may speak for more than half this time (i.e. **two and a half minutes**) unless:
- a) there is no other speaker who has also been allotted to speak for the remainder of the five minutes allowed;
  - b) or the other allotted speaker fails to be present or is unable to be heard (in the case of remote speaking), at the Planning Committee meeting at the time when the opportunity to speak on the application is made available; or
  - c) the other allotted speaker expressly agrees to the speaker using more than half of the total speaking time allowed.
- 6.4. If more than two people seek to register a wish to speak for either side, an officer from Democratic Services may ask those seeking the opportunity to speak to appoint up to two representatives to address the Planning Committee. In the absence of agreement as to representatives, entitlement to speak will normally be allocated in accordance with the order when a request was received by Democratic Services. However, in the event of an applicant(s) and / or the agent of the applicant(s) wishing to speak in support of an application such person(s) will be given the option to elect to speak in preference to any other person registered to speak in support.
- 6.5. A person registered to speak may appoint a different person to speak on their behalf. The person registered to speak should normally notify Democratic Services of this appointment prior to the time that is made available to speak on the application.
- 6.6. A person may at any time withdraw their request to speak by notifying Democratic Services by email or in person on the day of that meeting. However, where such a withdrawal is made after the deadline date for receipt of requests then the available slot will not be made available for a new speaker. In cases where more than two requests to speak within the allocated five minutes were received by the deadline, Democratic Services will, where practicable, reallocate the slot in date receipt order.
- 6.7. During consideration of a planning application at a Planning Committee meeting, no question should be put or comment made to any councillor sitting on the Planning Committee by any applicant, objector or supporter whether as part of a speech or otherwise.

## **7. Questions to person speaking under this protocol**

- 7.1. Questions will not normally be asked of any person who has been given the opportunity to speak for the purpose of this Protocol. However, the Chair at their absolute discretion may raise points of clarification.

## **8. Speaking as a ward councillor or other BCP councillor (whether in person or remotely)**

- 8.1. Any ward councillor shall usually be afforded an opportunity to speak on an application at the Planning Committee meeting at which it is considered. Every ward councillor who is given the opportunity to speak will have up to **five** minutes each.
- 8.2. At the discretion of the Chair, any other councillor of BCP Council not sitting as a voting member of the Planning Committee may also be given the opportunity to speak on an application being considered at Planning Committee. Every such councillor will have up to **five** minutes each.
- 8.3. Any member of the Planning Committee who has exercised their call in powers to bring an application to the Planning Committee for decision should not vote on that item but subject to any requirements of the Member Code of Conduct, may have or, at the discretion of the Chair, be given the opportunity to speak in connection with it as a ward councillor or otherwise in accordance with the speaking provisions of this protocol. Such a member will usually be invited after speaking to move themselves from the area where voting members of the Planning Committee are sitting and may be requested to leave the room until consideration of that application has been concluded.

## **9. Speaking as a Parish or Town Council representative (whether in person or remotely)**

- 9.1. A Parish or Town Council representative who wishes to speak as a representative of that Parish or Town Council must register as an objector or supporter and the same provisions for speaking as apply to any other objector or supporter applies to them. This applies even if that representative is also a councillor of BCP Council.

## **10. Content of speeches (whether in person or remotely) and use of supporting material**

- 10.1. Speaking must be done in the form of an oral representation. This should only refer to planning related issues as these are the only matters the Planning Committee can consider when making decisions on planning applications. Speakers should normally direct their points to reinforcing or amplifying planning representations already made to the Council in writing in relation to the application being considered. Guidance on what constitutes planning considerations is included as part of this protocol. Speakers must take care to avoid saying anything that might be libellous, slanderous, otherwise abusive to

any person or group, including the applicant, any officer or councillor or might result in the disclosure of any personal information for which express consent has not been given.

- 10.2. A speaker who wishes to provide or rely on any photograph, illustration or other visual material when speaking (in person or remotely) must submit this to Democratic Services **by 12 noon two working days before the meeting**. All such material must be in an **electronic** format to be agreed by Democratic Services and will usually be displayed on the speaker's behalf by the presenting officer. The maximum number of slides to be displayed must not exceed **five**. Material provided after this time or in a format not agreed will not be accepted. The circulation or display of hard copies of such material at the Planning Committee meeting itself will normally not be allowed. In the interests of fairness, any material to be displayed must have already been submitted to and received by the Council as part of a representation/submission in relation to the application by the date of agenda publication for that Planning Committee meeting.
- 10.3. The ability to display material on screen is wholly dependent upon the availability and operation of suitable electronic equipment at the time of the Planning Committee meeting and cannot be guaranteed. Every person making a speech should therefore ensure that it is not dependent on such information being displayed.

## **11. Remote speaking at Planning Committee**

- 11.1. In circumstances where the Council has put in place electronic facilities which enable a member of the public to be able to speak remotely to a Planning Committee meeting, a person may request the opportunity to speak remotely via those electronic facilities using their own equipment. In circumstances other than a wholly virtual meeting this would be as an alternative to attending the meeting in person. The provisions of this protocol relating to speaking at Planning Committee shall, unless the context otherwise necessitates, equally apply to remote speaking.
- 11.2. The opportunity to speak remotely is undertaken at a person's own risk on the understanding that should any technical issues affect their ability to participate remotely the meeting may still proceed to hear the item on which they wish to speak without their participation.
- 11.3. A person attending to speak remotely may at any time be required by the Chair or the Democratic Services Officer to leave any electronic facility that may be provided.

## **12. Non-attendance / inability to be heard at Planning Committee**

- 12.1. It is solely the responsibility of a person who has been given an opportunity to speak on an application at a Planning Committee meeting (whether in person or remotely) to ensure that they are present for that meeting at the time when an opportunity to speak is made available to them.
- 12.2. A failure / inability by any person to attend and speak in person or remotely at a Planning Committee meeting at the time made available for that person to speak on an application will normally be deemed a withdrawal of their wish to



speaking on that application. This will not therefore usually be regarded as a reason of itself to defer or prevent an application from being heard.

- 12.3. This protocol includes provisions enabling the opportunity to provide a statement as an alternative to speaking in person / as a default option in the event of a person being unable to speak at the appropriate meeting time.

### **13. Submission of statement as an alternative to speaking / for use in default**

- 13.1. A person (including a councillor of BCP Council) who has registered to speak, may submit a statement to be read out on their behalf as an alternative to speaking at a Planning Committee meeting (whether in person or remotely).
- 13.2. Further, any person speaking on an application at Planning Committee may, at their discretion, additionally submit a statement which can be read out as provided for in this protocol in the event of not being able to attend and speak in person or remotely at the time when an opportunity is made available for that person to speak on the application. The person should identify that this is the purpose of the statement.

### **14. Provisions relating to a statement**

- 14.1 Any statement submitted for the purpose of this protocol:
- a) must not exceed **450** words in total unless the statement is provided by a ward councillor or any other councillor who is not voting on the application under consideration in which case the statement may consist of up to **900** words;
  - b) must have been received by Democratic Services by **10.00am of the working day before the meeting** by emailing [democratic.services@bcpcouncil.gov.uk](mailto:democratic.services@bcpcouncil.gov.uk)
  - c) when submitted by a member of the public (as opposed to a councillor of BCP Council), will be treated as amounting to **two and a half minutes** of the total time allotted for speaking notwithstanding how long it does in fact take to read out;
  - d) must not normally be modified once the deadline time and date for receipt of the statement by Democratic Services has passed unless such modification is requested by an officer from Democratic Services; and
  - e) will normally be read out aloud by an officer from Democratic Services having regard to the order of presentation identified in this protocol.
- 14.2 A person who has been given the right to speak and who has submitted a statement in accordance with this protocol may at any time withdraw that statement prior to it being read out by giving notice to Democratic Services. Where such withdrawal occurs after the deadline date for registering a request to speak has passed, then a further opportunity for a statement to be submitted will not be made available. If the statement that has been withdrawn was submitted as an alternative to speaking, then if the person

withdrawing the statement wishes instead to exercise their opportunity to speak in person they should notify Democratic Services on or before the time of withdrawing the statement.

## **15. Assessment of information / documentation / statement**

- 15.1. BCP Council reserves the right to check any statement and any information / documentation (including any photograph, illustration or other visual material) provided to it for use at a Planning Committee meeting and to prevent the use of such information / documentation in whole or part, in particular, if it:
- a) is considered to contain information of a kind that might be libellous, slanderous, abusive to any party including an applicant or might result in the disclosure of any personal information for which express consent has not been given; and / or
  - b) is identified as having anything on it that is considered could be an electronic virus, malware or similar.
- 15.2 The Head of Planning in consultation with the Chair shall have the absolute discretion to determine whether any such statement / information / documentation should not be used / read out in whole or part. If circumstances reasonably permit, Democratic Services may seek to request a person modify such statement / information / documentation to address any issue identified.

## **16. Guidance on what amounts to a material planning consideration**

- 16.1. As at the date of adoption of this protocol, the National Planning Portal provides the following guidance on material planning considerations:

*“A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. Material considerations can include (but are not limited to):*

- *Overlooking/loss of privacy*
- *Loss of light or overshadowing*
- *Parking*
- *Highway safety*
- *Traffic*
- *Noise*
- *Effect on listed building and conservation area*
- *Layout and density of building*
- *Design, appearance and materials*
- *Government policy*
- *Disabled persons' access*
- *Proposals in the Development Plan*
- *Previous planning decisions (including appeal decisions)*
- *Nature conservation*

*However, issues such as loss of view, or negative effect on the value of properties are not material considerations.”*

[https://www.planningportal.co.uk/faqs/faq/4/what\\_are\\_material\\_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing](https://www.planningportal.co.uk/faqs/faq/4/what_are_material_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing)

## **Note**

For the purpose of this protocol:

- (a) reference to the “Chair” means the Chair of Planning Committee and shall include the Vice Chair of Planning Committee if the Chair is at any time unavailable or absent and the person presiding at the meeting of a Planning Committee at any time that both the Chair and Vice Chair of Planning Committee are unavailable or absent;
- (b) reference to the Head of Planning includes any officer nominated by them for the purposes of this protocol and if at any time the Head of Planning is unavailable, absent or the post is vacant / ceases to exist, then the Development Management Manager or if also unavailable / absent or that post is vacant/no longer exists then the next most senior officer in the development management team (or any of them if more than one) who is first contactable;
- (c) reference to ‘ward councillor’ means a councillor in whose ward the application being considered at a meeting of Planning Committee is situated in whole or part and who is not a voting member of the Planning Committee in respect of the application being considered; and
- (d) a “wholly virtual meeting” is a Planning Committee meeting where no one including officers and councillors physically attend the meeting; however, a meeting will not be held as a “wholly virtual meeting” unless legislation permits

Adopted by the Planning Committee on 17.11.22 and updated on 20.7.23



# Planning Committee

Application Address	31 Springfield Crescent, Poole, BH14 0LL
Proposal	Demolition of existing conservatory. Removal of existing roof. Addition of new first floor with pitched roof. Re-modelling of existing building to include fenestration and internal changes.
Application Number	APP/25/00041/F
Applicant	Mr Jackson
Agent	Union Architecture
Ward and Ward Member(s)	Parkstone Cllr E Harman Cllr C Goodall
Report Status	Public
Meeting Date	3 <sup>rd</sup> April 2025
Summary of Recommendation	<b>Grant in accordance with the details set out below for the reasons as set out in the report subject to conditions</b>
Reason for Referral to Planning Committee	Call in from Cllr Emily Harman  Harmful impact with regards to limiting levels of sunlight, privacy, and overbearing and oppressive. Negative effect on the overall street scene, not respecting the current character.
Case Officer	Sophia Dykes
Is the proposal EIA Development?	No

## **Description of Proposal**

1. Demolition of existing conservatory. Removal of existing roof. Addition of new first floor with pitched roof. Re-modelling of existing building to include fenestration and internal changes.
2. Please note that amendments have been made to the plans in response to ongoing conversations with the applicant and agent. As a result, the glazing to the rear of the property has been decreased significantly, and the top floor of the proposal has been stepped in when viewed from the rear elevation.
3. This application follows on from a refusal of a similar scheme APP/24/00859/F, for the following reasons;
  - 1) The proposed scheme would fail to respect and relate to the existing building and local patterns of development, and would not preserve or enhance the character and appearance of the street scene of Springfield Crescent and Dansie Close by virtue of its overall design and appearance, and as such it would fail to comply with the provisions of Policy PP27 of the Poole Local Plan (November 2018).
  - 2) The proposed scheme would have a materially harmful impact upon the privacy and amenities of the occupants of the neighbouring properties by means of overlooking, and therefore would be contrary to the provisions of Policy PP27 of the Poole Local Plan (November 2018)

## **Description of Site and Surroundings**

4. In the Parkstone ward, the application site is situated on the eastern side of Springfield Crescent and is occupied by a detached chalet bungalow with a lean-to single storey side extension. To the rear of the dwelling is a modest sized garden with a swimming pool and detached garage accessed from Dansie Close.
5. The existing dwellinghouse is finished in painted render with white and brown uPVC fenestration. The existing dwelling has various roof forms including lean-to and hipped, with dormers to the front and rear/side elevations. The roof is finished in concrete tiles.
6. There is a driveway to the front of the dwellinghouse providing parking for at least two vehicles which is enclosed by a low-brick wall and vegetation. There is also a detached garage in the rear garden providing parking for one vehicle.
7. The topography of Springfield Crescent slopes downhill to the south-west whereby properties to the north of the site are at a higher level, and those to the south at a lower level.
8. The character of the area is residential with the street scene of Springfield Crescent consisting of detached houses, bungalows and chalet style bungalows of varying scale

and design. It is noted that there have been several modern alterations in recent years throughout the street scene with the character of the area clearly evolving.

### **Relevant Planning History**

9. 31 Springfield Crescent - APP/24/00859/F - Demolition of the existing conservatory, removal of the existing roof. Addition of new first floor with partial flat and pitched roof and re-elevation of existing building with internal remodelling. Refused 18/12/2024.
10. 27 Springfield Crescent – APP/21/01488/F - Remodel of existing chalet bungalow to create a dwelling house with full first floor over existing footprint with new balconies and retained garage. Approved 01/12/2021. This scheme has been implemented.

### **Constraints**

11. TPO Area (Number 7).

### **Public Sector Equalities Duty**

12. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
  - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

### **Other relevant duties**

13. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.
14. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the “general biodiversity objective”.
15. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

### **Consultations**

- a. BCP Trees – no objection, subject to condition
- b. BCP Ecology – no objection, subject to condition

### **Representations**

16. Site notices were posted in the vicinity of the site allowing comments from 22 January 2025 to 16 February 2025.

17.6 comments have been received which are summarised below;

- a. Impact on privacy/overlooking
- b. Overshadowing concerns
- c. Out of keeping with the character of the area
- d. The proposal would be overbearing and oppressive
- e. Significant height and overall bulk and mass
- f. Harm to residential amenity

### **Key Issues**

18. The key issues involved with this proposal are:

- a. Character of the area
- b. Residential amenity and neighbouring amenity
- c. Highways
- d. Trees
- e. Biodiversity

19. These issues will be considered along with other matters relevant to this proposal below.

### **Policy context**

20. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the following:

21. The Poole Local Plan (Adopted November 2018)

- a. PP01 Presumption in favour of sustainable development
- b. PP27 Design
- c. PP33 Biodiversity and Geodiversity
- d. PP35 A Safe, Connected and Accessible Transport Network

22. Supplementary Planning Documents:

- a. BCP Parking Standards SPD (adopted January 2021)

23. National Planning Policy Framework ("NPPF" / "Framework") December 2024(as amended)

### **Planning Assessment**

#### **Character of the area**

24. The proposal is for the demolition of the existing conservatory, removal of the existing roof with addition of new first floor with pitched roof, re-elevation of existing building with internal remodelling. The proposal is an amended scheme of a previously refused application on the site APP/24/00859/F.

25. Policy PP27 of the Poole Local Plan seeks to ensure that all new development achieves a good standard of design which for the purposes of the Plan is defined as development



that functions well, fits in with and enhances an area's character within its context. In this regard, development will be expected to demonstrate how the scale, form, massing, appearance, and use of materials come together to create a cohesive development for the site but also one that integrates positively within its surroundings. In accordance with Policy PP27, proposals will therefore be permitted provided that, inter alia, the development reflects or enhances local patterns of development and neighbouring buildings in terms of layout and siting, including building line and built site coverage; height and scale; bulk and massing, including that of the roof; materials and detailing; landscaping; and visual impact.

26. Due to the addition of a new first floor across all elevations the proposal would be readily visible within the street scene of Springfield Crescent and Dansie Close.
27. The character of the street scene along Springfield Crescent is evolving with various examples of contemporary extensions and alterations. This includes taller buildings and chalet bungalows. The dwelling is located in part of the street where there is significant variety in the age, size and appearance of dwellings. To the north of the site there are examples of modern alterations at no. 27 (previously a chalet bungalow and now two storey), no. 19, no. 17 and no. 15, and opposite the site at no. 14. To the south of the site dwellings are generally more consistent bungalows of similar age and appearance, this too can be said for the character of Dansie Close. The proposal is very modern but would not look out of place considering the other modern dwellings in the street scene.
28. The proposal utilises the same footprint as the existing dwelling, albeit the existing conservatory would be demolished thereby reducing the footprint slightly. Therefore, the overall footprint of the proposal would respect the site and the wider street-scene.
29. The proposed increase in massing through the addition of a storey would materially change the appearance of the dwelling on the street scene of Springfield Crescent and Dansie Close. The addition of the first floor would see the eaves height c.3 metres higher than existing (2.6m to 5.6m). The proposal would have a hipped roof with a gable end/pitched element toward the neighbouring no. 33 Springfield Crescent. The maximum ridge height would be c.8 metres compared to the c. 6.5 metres as existing (1.5 metre increase).
30. Whilst it is accepted that the proposal would result in a significant increase in the massing/bulk of the dwelling through the addition of a storey, the increase to the ridge and eaves is not dissimilar to other examples seen throughout the street scene, such as at no. 27. APP/21/01488/F was granted planning permission to remodel the existing chalet bungalow into a two storey dwelling, this permission has been fully built out. The proposal increased the ridge of the existing dwelling by c.1 metres. Whilst the proposal for no. 31 would see an increase of 1.5 metres to the ridge, it is considered that this increase would not be out of keeping with other developments in the area.
31. A key characteristic of the street scene is the sloping ridge line which follows the topography of the street. Crucially the proposal would retain this, with the ridge line 700mm lower than no 29 Springfield Crescent, and no. 33 Springfield Crescent's ridge line 2700mm lower than the proposal.

32. The previous scheme on the site was refused for two reasons, one related to the flat-roof design of the dwelling which was considered to not reflect or enhance the character of the area. With the proposal now featuring more traditional roof forms that are seen in the street scene, it is considered reason for refusal one of APP/24/00859/F has been positively overcome.
33. Due to the considerations set out above, though the increase in massing to the dwelling is considered significant, it is not significantly harmful as it does not present a much higher mass than what currently exists in the street scene.
34. The application form indicates the materials to be used would include timber cladding, grey brick and white render. Whilst these do not match the existing dwelling, given the variety of property materials that are starting to emerge within the street scene it is not considered that the proposed material finished to the existing dwelling would appear out of keeping or harmful to the character and appearance of Springfield Crescent and the surrounding area.
35. The design as a whole is suitable and in keeping with the character of the area and pattern of development. Therefore, the proposal is in accordance with PP27 in terms of the character of the area and street scene.

#### Residential and neighbouring amenity

36. PP27 states that development will be permitted where it is compatible with surrounding uses and would not result in a harmful impact on amenity for local residents and future occupiers in terms of sunlight, daylight, privacy, noise and whether it would be overbearing/ oppressive; and provides satisfactory external and internal amenity space for existing and future occupants.
37. With regards to residential amenity, the properties that may be affected by the proposed development are those to the side at no.29 and no. 33 Springfield Crescent. Due to the positioning of dwellings to the rear of the application site on Dansie Close, which wrap around the site to the south-east, no. 1, 2, 3/3a Dansie close are also considered to be impacted by the proposal.
38. New windows are proposed on both side elevations, including at first-floor level. The proposed ground floor windows in both side elevations, whilst slightly enlarged in some areas (e.g. on the south-west elevation), are located in the same position as the existing ground floor windows of the dwelling. As such, the ground floor windows on the side elevations would not give rise to unacceptable overlooking/privacy concerns to the neighbouring no.29 and no.33 given the outlook is existing and unchanged.
39. Two new windows are proposed at first floor level in the north-east elevation. The proposed floor plans indicate these will serve a bathroom and ensuite and would be obscure glazed. As these are non-habitable rooms, these windows would not give rise to unacceptable overlooking. A condition would be necessary on any favourable decision to secure the obscure glazing of these windows to protect the amenity of no.29 Springfield Crescent.

40. Two windows/openings are proposed at first floor level on the south-west elevation. The window on the blank wall under the pitched-roof element would serve an ensuite and would be obscure glazed as indicated by the proposed floor plans. The obscure glazing would be secured via condition to protect the amenity of no.33 Springfield Crescent.
41. To the rear of the dwelling on the south-west elevation a first floor window is proposed serving the master bedroom. as existing, a roof dormer is located in this position. The proposed window is similar in size to the existing dormer window and therefore would not give rise to unacceptable overlooking into the private areas of neighbouring properties. The same applies to the proposed first floor window on the south east elevation on the gabled end of the dwelling serving bedroom two, the window is the same size as the existing dormer in this location, albeit located slightly further towards the boundary with no.33, and therefore would not give rise to overlooking beyond the existing situation.
42. Reason for refusal two of APP/24/00859/F concerned these two windows and a previously proposed balcony resulting in harmful overlooking. The balcony has been omitted and the windows reduced to match the existing dormers. It is therefore considered that the proposal has positively overcome the previous reason for refusal.
43. The remaining proposed first floor windows on the south-east elevation would have outlook towards the public realm of Dansie Close (from the master bedroom) and towards 3a Dansie Close where views would be seen of the garden. However, this overlooking is existing from the dormer windows and the proposal would not worsen this situation to warrant refusal of the scheme. Amendments were submitted significantly reducing the glazing to the rear of the property at first floor level due to overlooking concerns, with the amendments it is considered the proposal would not give rise to unacceptable overlooking. The plan below indicates where the windows have been reduced, with a red-line indicating the previous proposal.



44. Whilst the proposal does not enlarge the footprint of the dwelling an additional storey is proposed, the impact on the amenity to neighbours in terms of outlook, overshadowing and overbearingness must be assessed.
45. The increase in the roofs eaves and height would be highly visible from the side elevation of no. 33 Springfield Crescent. The existing separation distance between the properties is c.4 metres (excluding no.33's garage) and there is a drop in topography where no. 33 sits at a lower level than the application site. The outlook from the windows on the north-east elevation of no.33 facing the application site would be altered at first floor level (from the roof lights). However, the habitable rooms at first floor level have secondary outlooks to the east and south and therefore it is not considered the outlook of no. 33 will be materially harmed.
46. o. 33 is located to the south-west of the application site, and given the increase in bulk and massing, there would be an increase in shadowing, but not to the extent that it would result in a harmful loss of daylight and sunlight.
47. Whilst it is recognised that the proposal would increase the massing of the dwelling towards this neighbour, the proposal is not considered to appear overbearing to no. 33, whilst it is noted that roof will be raised significantly on this elevation, the existing separation distance is adequate for alleviating any concern regarding overbearingness. It is noted that neighbour comments were received raising concerns that the scheme would appear overbearing from the front door of no. 33, for the reasons above, and that the ground floor hall way/entrance is not a habitable room, this would not appear overbearing to warrant refusal of the scheme.
48. Similarly, for no. 29 Springfield Crescent, the proposal would not materially harm the outlook of this neighbour as the windows serving the south elevation have existing outlook onto the side elevation of the application site, this will remain unchanged. The proposal would not appear overbearing given the existing separation distance and no.29

being situated at a higher level, therefore reducing the impact of the application site increasing in one storey. Due to the orientation of no.29 to the north of the application site, there would be a slight increase in shadowing during the afternoon hours onto the side elevation of no. 29 due to the increase in storey. However, this would be over the roof of no.29 where there are no rooflights, and therefore the proposal would not give rise to unacceptable overshadowing to this neighbour.

49. The proposal would create acceptable living conditions for future occupiers, with adequate outlook and levels of lighting into each bedroom and habitable space.
50. The proposed dwelling is unlikely to result in a detrimental impact on the neighbouring properties and it would present acceptable living accommodation for future occupiers and therefore complies with Policy PP27.

### Highways

51. The site lies within Zone B of the BCP Parking Standards SPD 2021 which states that 1 parking spaces are required for 4+bed dwellings. The existing dwelling has three bedrooms, and the proposal would create one additional bedroom to total four. The BCP Parking Standards SPD 2021 states 1 parking spaces are required for 3 bed dwellings. Therefore, there would be no additional parking spaces required. Through the proposal, there would continue to be at least two parking spaces retained to the front of the dwelling and the proposal would continue to meet the requirements as set out parking standards SPD.
52. It is therefore considered that the proposal is wholly compliant with Policy PP35 of the Local Plan 2018 and is acceptable in regard to parking and highway safety, and there is no objection from the Highways Authority.

### Trees

53. Policy PP27 1(b) aims to protect trees, particularly where they make a significant contribution either individually or cumulatively to the character of the area and its local climate.
54. The site is covered by an area TPO. The application included an arboricultural impact assessment and method statement with tree protection plan which identifies the trees on site, their constraints and the impacts to them from the proposed development.
55. The information has been assessed by BCP's arboricultural team who confirmed that if the measures and methods proscribed within the information are followed, the development can be achieved without detriment to trees. This would be enforced under condition.
56. It is therefore considered that the proposal accords with the provisions of Policy PP27 of the Poole Local Plan in this regard.

### Biodiversity

57. Policy PP33 of the Poole Local Plan (2018) states that development that affect biodiversity should 'demonstrate how any features of nature conservation and

biodiversity interests are to be protected and managed to prevent any adverse impacts' and 'incorporate measures to avoid, reduce or mitigate development; and sensitive wildlife habitats throughout the lifetime of development'.

58. As the proposed development involves alterations to the roof form of the existing dwelling, it would be essential to evidence that the proposed works would not cause undue harm to protected species within the local habitat and in order to comply with Policy PP33 of the Poole Local Plan (November 2018).
59. The application is supported by a Bat Activity and Nesting Birds Report. The report confirms that no bats were recorded exiting/entering the building during the survey and therefore it is considered that bats are likely absent from the buildings and are not considered to likely be impacted by the proposed works. Suggested enhancements are included in the report, and these would be enforced under condition.
60. Therefore, the proposed works would be in accordance with Policy PP33 of the Poole Local Plan (November 2018).

#### Biodiversity Net Gain

61. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan Policy PP33 (biodiversity and geodiversity) sets out policy requirements for the protection and where possible, a net gain in biodiversity.
62. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. This proposal is exempt as it is a householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 being "*an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse*".

#### Conclusion

63. In conclusion, the proposal would comply with the relevant policies from the Poole Local Plan (2018) and is recommended for approval subject to conditions.

#### Recommendation

64. Approve subject to conditions.

#### Conditions

1. The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended)

2. The development hereby permitted shall only be carried out in accordance with the following approved plans and documents:  
Location Plan, Proposed Site Plan, Elevations and Floor Plans (drawing no. 02A) received 11/02/25  
Bat Activity and Nesting Birds Report (prepared by ABR Ecology) received 30/01/25  
Tree Protection Plan and Arboricultural Method Statement (prepared by G Tree Ltd) received 30/01/25

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

3. No part of the development hereby permitted shall be used unless the window(s) at first floor level on the south-west and north-east elevations serving bathrooms/ensuites as shown on approved plan 02A dated 11/02/25 have first been fitted with obscured glazing which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any replacement standard) and every such window is either a fixed light or hung in such a way as to ensure that the full benefit of the obscured glazing in inhibiting overlooking is at all time maintained. Every obscured glazed window shall thereafter at all times be retained in a manner that fully accords with the specifications of this condition.

[Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that order with or without modification no further windows, dormer windows or doors other than those expressly authorised by this permission shall be constructed on any part of the development hereby permitted.

Reason: To preserve the amenity and privacy of the adjoining property in line with Policy PP27 of the Poole Local Plan (2018)

4. During the construction of the development hereby permitted the biodiversity recommendations as given in section 4 and appendix F of 'Preliminary Roost Appraisal (PRA) & Nesting Birds Report 31 Springfield Crescent' by ABR Ecology Ltd received 30 January 2025 shall be implemented in full and thereafter maintained.

Reason - In order to protect potential bats and nesting birds on the site in accordance with Policy PP33 of the Poole Local Plan adopted 2018.

5. All works relating to the ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the approved arboricultural method statement and tree protection plan, and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.

Reason: - To prevent trees on site from being damaged during construction works and in accordance with Policy PP27 of the Poole Local Plan (November 2018)

## **Informatives**

- 1.



The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission does not require the approval of a biodiversity gain plan before development is begun because one of the statutory exemptions or transitional arrangements listed is relevant".

2. The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of the Conservation of Natural Habitats and Species Regulations 2017 and they are also protected by European and International Law. Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from National Bat Helpline (tel: 0345 1300 228). website <https://www.bats.org.uk/our-work/national-bat-helpline>.

## **Background Documents:**

APP/25/00041/F

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included

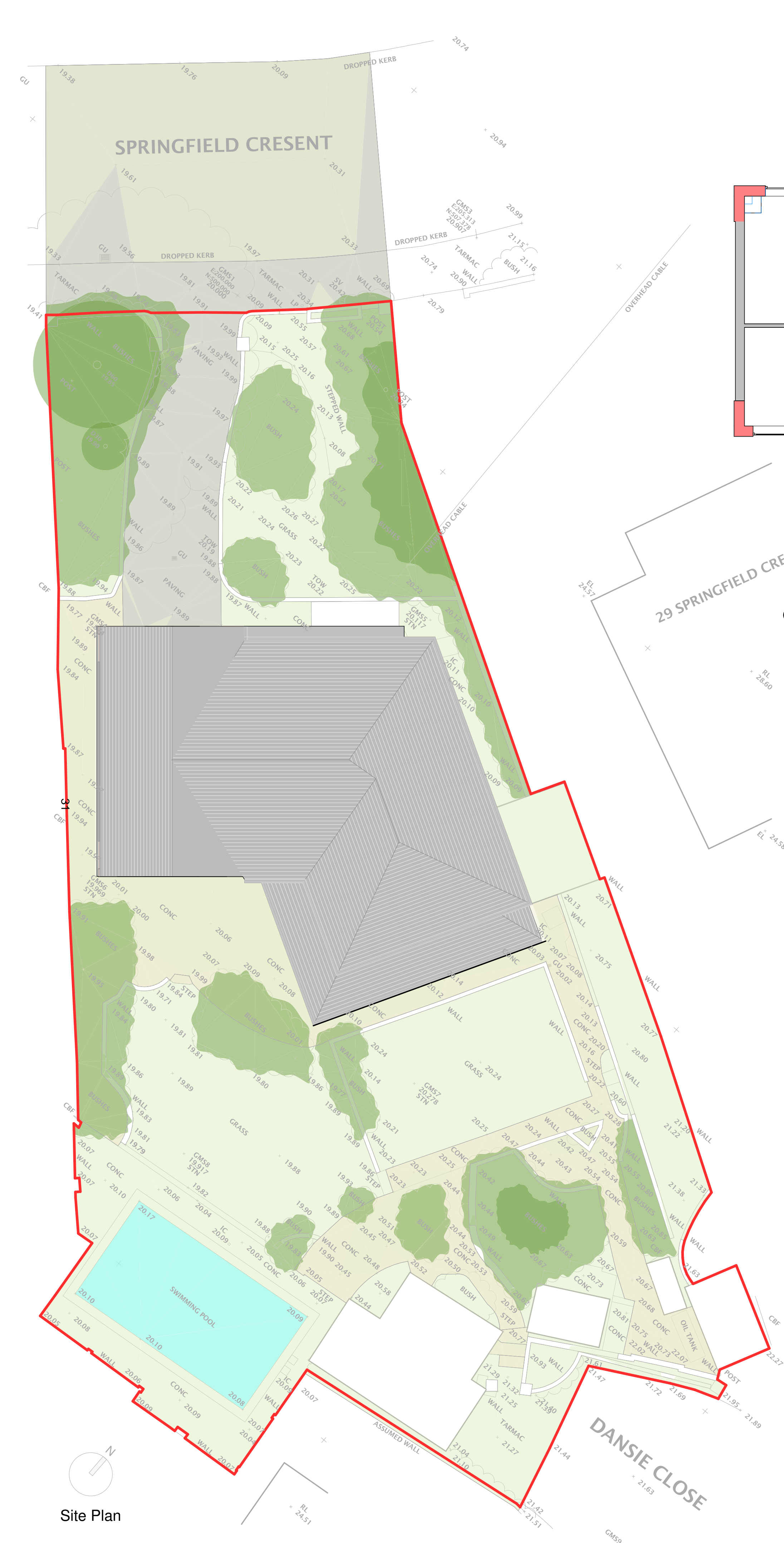
Case Officer Report Completed: 11 March 2025

Officer: S Dykes

Date: 11 March 2025

Agreed by: Katie Herrington

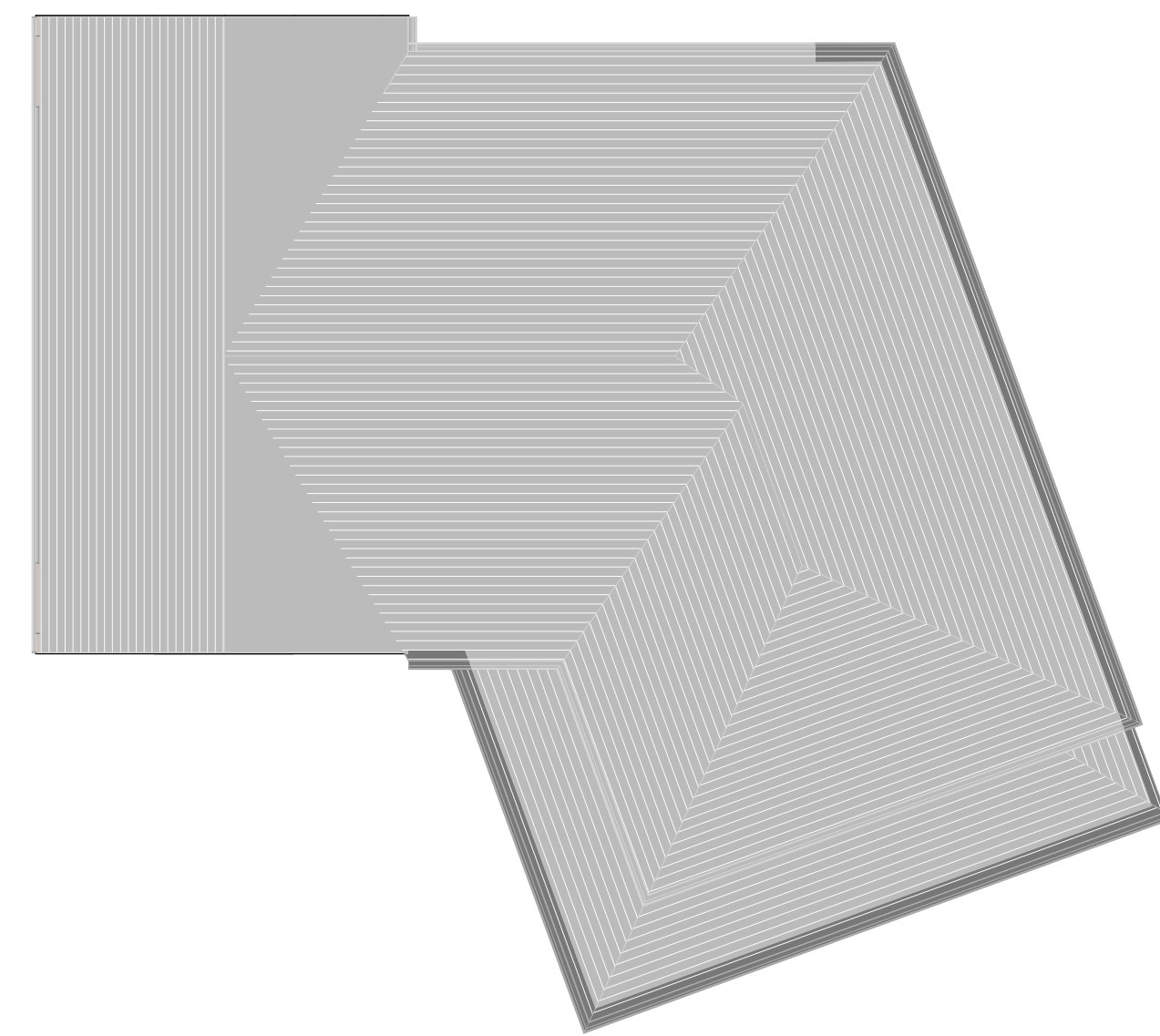
Date: 25/03/2025



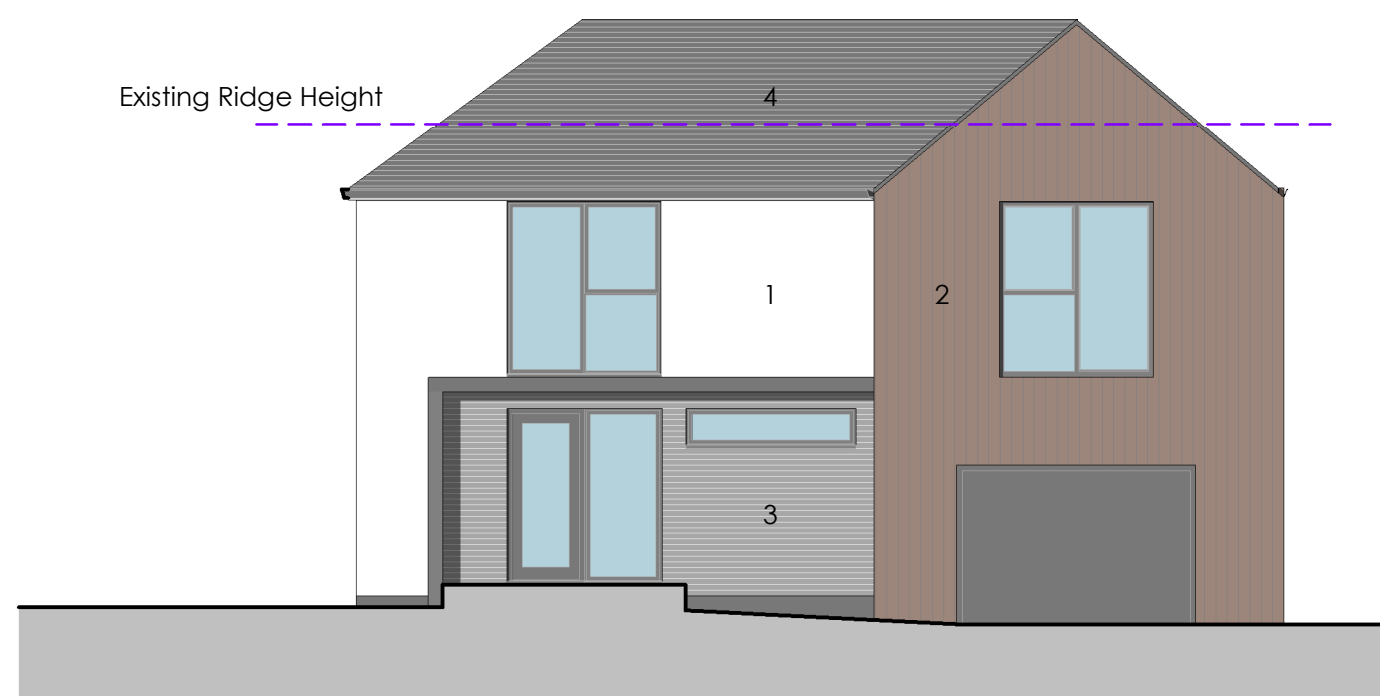
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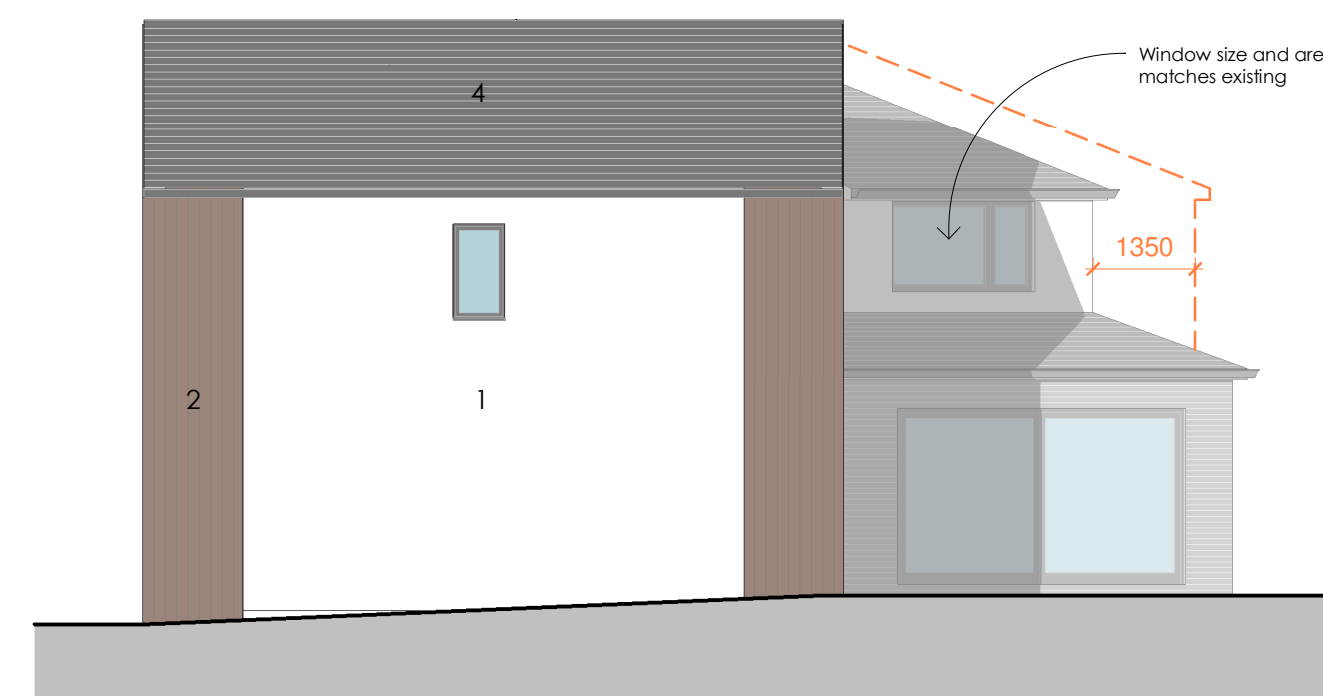
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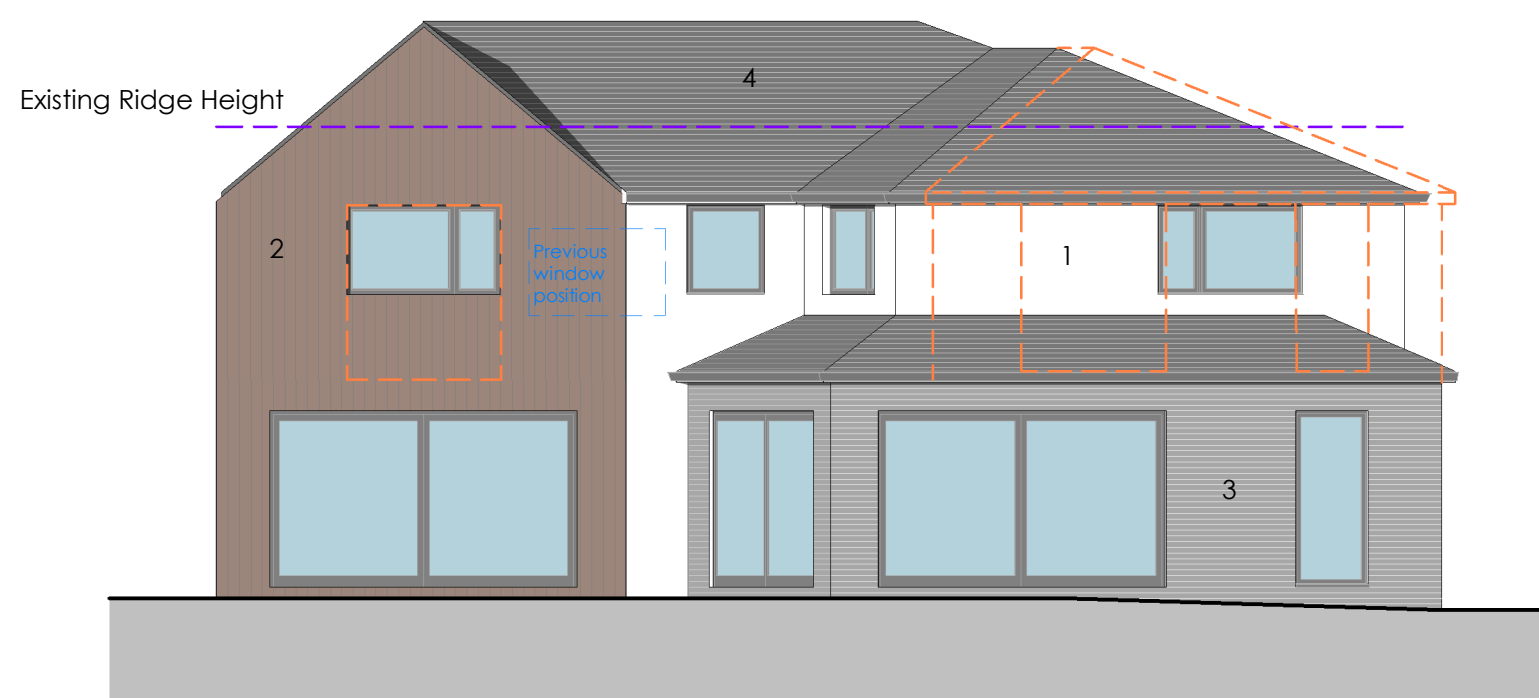
Roof Plan



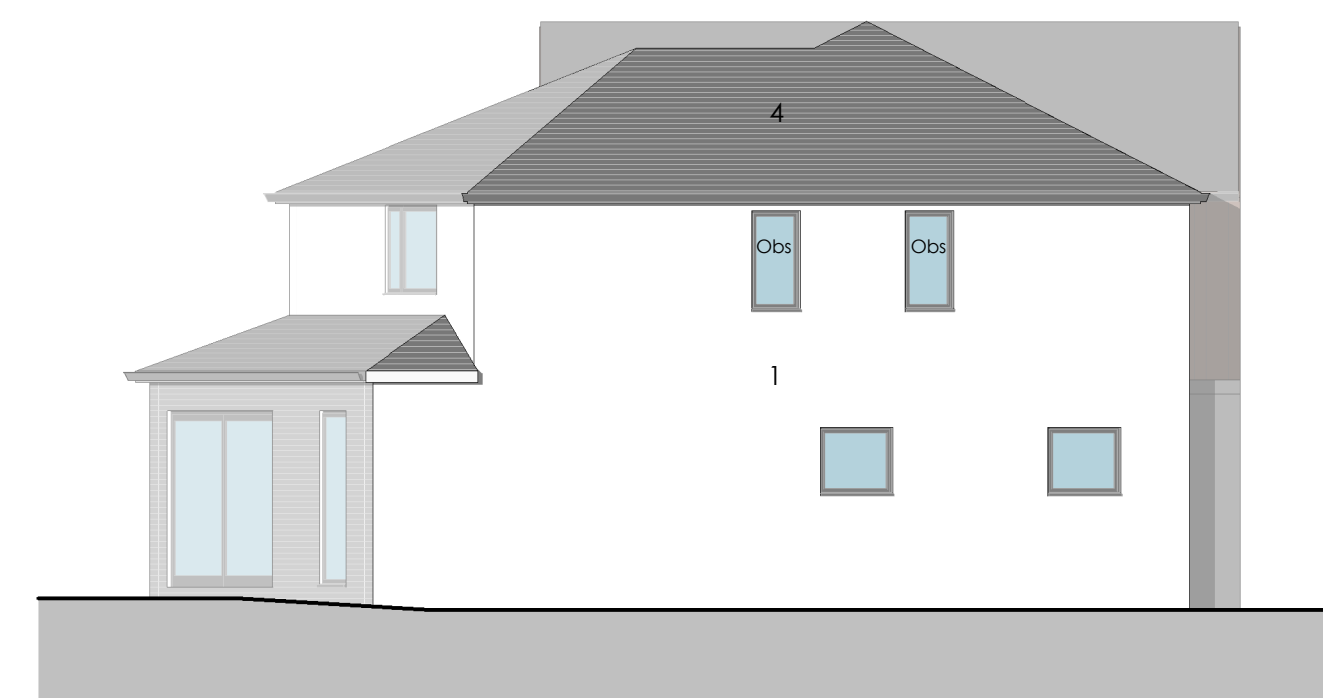
North-West Elevation



South-West Elevation



South-East Elevation



North-East Elevation

Area Schedule (GIA)	
Name	Area
Ground	138 m²
First	137 m²
	275 m²

- Materials**
1. White Render
  2. Natural coloured composite timber cladding
  3. Buff/ grey brickwork
  4. Dark-grey composite slate



Location Plan  
Scale @ 1:1250

revision	description	issued	date
A	Updated to suit planners comments	IF	07.02.25

**NOTES**

Do not scale from drawing, figured dimensions to be used only

All dimensions to be verified on site. Any discrepancies are to be reported to the relevant parties.

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address  
31 Springfield Crescent, Poole, BH14 0LL

title  
Proposed Plans and Elevations

proj no.	dwg no.	date	status
24-117	02	04/07/24	PL
revision	drawn	checked	scale
A	JR	IF	As indicated

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# BAT ACTIVITY & NESTING BIRDS REPORT

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26<sup>th</sup> August 2024

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31 Springfield Crescent, Poole, Dorset  
BH14 0LL

Applicant: Dom Jackson of Peninsula Prestige  
Ltd

Agent/planner: Union Architecture



## REPORT ISSUE SHEET:

<b>Draft/final and Version no:</b>	Final (further survey undertaken – roosting bats not identified) V.1
<b>Previous report version(s) and date(s):</b>	n/a
<b>Applicant:</b>	Dom Jackson of Peninsula Prestige Ltd
<b>Agent/planner:</b>	Union Architecture
<b>Author(s):</b>	Sophie Morris
<b>Report approved for issue by:</b>	Becci Smith BSc (Hons)MCIEEM
<b>Local Planning Authority:</b>	BCP Council (Poole)
<b>Planning application number (if known):</b>	n/a

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ABR Ecology Ltd shall not be liable for the use of this report for purposes other than those for which the report was prepared and provided.

This report has been prepared to identify the presence of bats and nesting birds within the site, where this falls within the scope of the agreed works.

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been undertaken prior to issue of this report. If the reader identifies any inaccuracies or discrepancies, this should be brought to the attention of ABR Ecology immediately.

## SURVEY DATA LIFESPAN AND VALIDITY:

Survey data is considered valid for 18 months from the survey date in accordance with the CIEEM Advice note (CIEEM, 2019), due to the presence of and/or potential for mobile species to be present within the site. The 18 month period is taken where the condition(s) of the building(s)/structure(s) on site remain unchanged since the survey and the proposals for the site are unchanged. If any changes to the plans occur, this report may not be valid and any conclusions provided may not be appropriate. In this event, it is the responsibility of the applicant to contact ABR Ecology to determine whether an amended report or resurvey of the site is required.


The result of the PRA and bat activity survey indicate that it is unlikely that a bat would be present within the property, however, the surveys only provides a 'snapshot' in time. Bats are a highly mobile species and it is therefore possible for bats to occupy the property at any time in the future, particularly if any alterations/changes to the property occur.

If a resurvey of the property is undertaken in the future and a bat roost is subsequently identified, a suite of three bat activity surveys will be required and survey data will be required to inform a bat European Protected Species (EPS) licence application. The building inspection (PRA) is considered valid for 3 months and activity data from the then current survey season (May – August/September) to inform a bat licence application.

This document has been prepared in accordance with CIEEM's Guidelines for Ecological Report Writing 2<sup>nd</sup> ed (CIEEM, 2017a) and the Bat Conservation Trust (BCT) Good Practice Guidelines 4<sup>th</sup> ed (Collins, 2023).

ABR Ecology Ltd cannot accept responsibility for third party data supplied within this report.

At the time of writing, standard methodologies have been used which are accepted by Natural England and other statutory bodies. No responsibility will be accepted where standard methodologies change and where Government, national bodies and industry subsequently modify standards.

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		Registered Limited company in England and Wales no:	11266688

## Contents

<b>Non-technical summary</b> .....	3
<b>1. Introduction</b> .....	4
<b>2. Methodology</b> .....	6
<b>3. Results</b> .....	11
<b>4. Conclusions, mitigation and enhancement plan</b> .....	14
<b>5. References</b> .....	16
Appendix A: Site location plan and existing elevations .....	17
Appendix B: Proposed plans .....	18
Appendix C: Relevant legislation and planning policy .....	19
Appendix D: Photographs .....	21
Appendix E: Bat activity (dusk) survey results .....	22
Appendix F: Biodiversity enhancement plan .....	24

## Non-technical summary

- ◆ ABR Ecology Ltd were commissioned by Union Architecture on behalf of their client Dom Jackson of Peninsula Prestige Ltd to undertake a Preliminary Roost Assessment (PRA) and a bat activity (dusk) survey at 31 Springfield Crescent, Poole, Dorset BH14 0LL to advise on the presence/absence of bats and nesting birds at the property.
- ◆ This report was requested to support a householder application for the extensions to the property and alterations to the roof.
- ◆ The PRA and nesting birds survey were undertaken on the 11<sup>th</sup> July 2024 by Natural England class 1 licensed bat ecologist Sophie Morris and assistant ecologist Peter Allen. The bat activity (dusk) survey was conducted on 31<sup>st</sup> July 2024 by Class 2 licensed ecologist Russell Hoyle and seasonal ecologists Martin Roberts and Chris Payne.
- ◆ The PRA revealed no evidence of bats, however, the building was identified to hold '**low potential**' for roosting bats due to a low number of potential bat exit/entry points and potential roosting features.
- ◆ The bat activity survey was conducted, and no bats were recorded using the building.
- ◆ The building is not considered to support roosting bats at this time and so no action regarding bats is recommended. However, should 18 months pass without works commencing, and/or any material changes occur to the building (such as deterioration), or if the proposals for the site change, this report would no longer be valid and an update site visit to reassess the building would be required. Further information is provided in Section 4 of this report regarding the validity of this report.
- ◆ Bats were recorded foraging and commuting across the site; measures for lighting reduction are detailed in Section 4 to minimize impacts of obtrusive lighting on foraging and commuting bats using the gardens and general surrounding area.
- ◆ No evidence of nesting birds or potential for nesting birds was recorded during the visit. Therefore, nesting birds are not considered to be impacted from the development.
- ◆ Two swift bricks will be provided as an enhancement to ensure the application is compliant with planning policy. This is detailed in Section 4.



## **1. Introduction**

- 1.1 ABR Ecology Ltd were commissioned by Union Architecture on behalf of their client Dom Jackson of Peninsula Prestige Ltd to undertake a Preliminary Roost Assessment (PRA) and a bat activity (dusk) survey at 31 Springfield Crescent, Poole, Dorset BH14 0LL (central grid reference: SZ 03695 91871) to advise on the presence/absence of bats and nesting birds at the property. This report was requested to support a householder application for the extensions to the property and alterations to the roof.
- 1.2 The PRA and nesting birds survey were undertaken on the 11<sup>th</sup> July 2024 by Natural England class 1 licensed bat ecologist Sophie Morris and assistant ecologist Peter Allen. The bat activity (dusk) survey was conducted on 31<sup>st</sup> July 2024 by Class 2 licensed ecologist Russell Hoyle and seasonal ecologists Martin Roberts and Chris Payne.
- 1.3 Existing elevations are provided in Appendix A and proposed elevations are provided in Appendix B.

### **Site context**

- 1.4 The application site comprises a residential property consisting of a chalet bungalow in Poole, Dorset within an urban area. The immediate surrounding landscape comprises residential housing and gardens, with a small area of woodland to the north. The wider surrounding landscape comprises urban residential development with gardens, and Poole Harbour is present to the southwest. The surrounding areas are considered to provide sub-optimal foraging opportunities and commuting corridors for bats.

### **Aims and scope of the PRA and report**

- 1.5 The principal aim of a PRA survey is to determine the actual and potential presence of bats within the building/structure. A bat activity (dusk) survey was conducted to supplement the PRA survey and to determine the presence/likely absence of bats within the building. This report is based on the results of the PRA, activity (dusk) survey, and records of bats and bat roosts as supplied by Dorset Environmental Records Centre (DERC, 2024).
- 1.6 The results of the PRA, activity (dusk) survey and the data search were principally aimed at determining if a bat roost is present within the property and/or whether the building/structure hold the 'potential' to support roosting bats in line with The BCT Good Practice Guidelines 4<sup>th</sup> ed (Collins, 2023). The results of the data search were also used to determine the Zone of Influence (ZoI) for bats associated with the project.
- 1.7 This report aims to establish whether the proposed works will likely impact roosting bats and identifies if there are requirements for additional activity (dusk) surveys; the report also aims to identify if there is a requirement for a bat European Protected Species (EPS) licence or Bat Mitigation Class Licence (BMCL) from Natural England to allow the works to proceed lawfully following planning approval.
- 1.8 The aim of the nesting birds survey was to determine if there is any recent or historical evidence of nesting birds within the building onsite.

## Relevant planning policy and legislation

1.9 Full details of relevant planning policy and legislation are provided in Appendix C of this report; the following policy and legislation in respect of bats and nesting birds is applicable to this application:

- ◆ The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
- ◆ The Wildlife and Countryside Act 1981 (as amended) – Section 1 and Schedule 1 (birds) and 5 (bats)
- ◆ The Natural Environment and Rural Communities (NERC) Act 2006 – Sections 40 and 41
- ◆ The Environment Act 2021
- ◆ The National Planning Policy Framework (NPPF) 2023 – Section 15
- ◆ National Planning Practice Guidance Natural Environment (para 10-35)
- ◆ Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System
- ◆ The Poole Local Plan 2018- Policy PP33

1.10 **It is the responsibility of the applicant(s) to ensure that the proposed development proceeds in full compliance with legislation, national and local policy, and in accordance with all conditions of the obtained planning consent(s). It is also the responsibility of the applicant(s) to request a report amendment / reassessment of the site for roosting bats and nesting birds where the scale/nature of the proposed plans subsequently change.**

## 2. Methodology

### Desktop data search – bat records

- 2.1 Dorset Environmental Records Centre (DERC, 2024) was contacted to provide records of bats and bat roosts within a 1km radius of the application site. These records were used to inform the assessment of the site in its potential to support roosting bats and identifying any potential cumulative impacts on bats from the proposed development.

### Zone of Influence (Zol) for bats

- 2.2 The results of the desktop data search and the proposed plans were used to determine a Zone of Influence (Zol) for bats; the Zol is defined by CIEEM (2017b) as ‘the areas/resources that may be affected by the biophysical changes caused by activities associated with a project’.
- 2.3 Due to the localised and small-scale nature of the proposals (as shown in Appendix B), the Zol for roosting bats is confined to the site boundary. The Zol for foraging bats may extend just beyond the site boundary where artificial lighting is concerned, however, this is considered to be minimal if lighting mitigation is implemented, and therefore the survey area was confined to the building only.

### Preliminary Roost Assessment (PRA)

- 2.4 Natural England class 1 licensed bat ecologist Sophie Morris and assistant ecologist Peter Allen undertook the PRA of the building on site. Conditions for the PRA are provided in Table 1 below:

**Table 1: Weather conditions, equipment and timings for PRA survey**

Survey date	Time of survey	Surveyors	Equipment used	Weather conditions		
11/07/2024	12:00	Sophie Morris and Peter Allen	High-powered torch, mirrors, sealable bags, FFP3 face masks, gloves, extendable ladder, endoscope, binoculars	Temp:	Okta cloud cover:	Beaufort wind force:
				20°C	4/8	1/12

- 2.5 The surveying ecologists have received training in Working at Heights (and in-house training in the use of ladders for PRA surveys), Manual Handling, and Emergency First Aid At Work to ensure compliance with Health and Safety legislation (The Work at Height Regulations 2005, Manual Handling Operations Regulations 1992, The Health and Safety (First-Aid) Regulations 1981).
- 2.6 The PRA was undertaken in accordance with The Bat Conservation Trust (BCT) Good Practice Guidelines 4<sup>th</sup> ed (Collins, 2023). A systematic search was made of any internal building areas / loft spaces and exterior building areas. Where present, information was compiled on the potential and actual bat entry/exit points (where possible); potential and actual bat roosting locations; and any evidence of bats found.

- 2.7 The internal inspection involved a search of internal building areas and where loft spaces were present, the ecologists undertook a search of areas such as beams/felt; fibreglass insulation/flooring; crawl boards; water tanks; internal chimney stacks; gable ends; and stored materials etc.
- 2.8 The external building assessment included an inspection of the ground/flooring, and where present, any windowsills, windowpanes, behind peeling paintwork/lifted render, brick/block work, chimneys, eaves, lead flashing, tiles and soffits etc.
- 2.9 Evidence of roosting bats can include:
- ◆ The presence of physical live/deceased bats
  - ◆ Bat droppings (distinguished from rodent droppings by their crumbly texture)
  - ◆ Fur-oil staining around entry/exit points
  - ◆ Urine splashing
  - ◆ Feeding remains, such as insect wings and casings
- 2.10 The building was identified as a ‘confirmed’ bat roost where bat evidence was recorded. If droppings were present, a sample of the bat droppings were collected and couriered to Swift Ecology Ltd for DNA analysis to confirm the species of bat present.
- 2.11 Most native bats in England are crevice-dwelling species, with bats roosting in remote areas, such as under roof tiles; behind cladding; in cavities; soffits; and behind lead flashing etc, and evidence of these species is often concealed and/or inaccessible. Therefore, where no evidence of roosting bats was recorded, an assessment on the availability of potential roosting areas and bat exit/entry points around the building was conducted. The building was then assigned a category based on a sliding scale of potential for bats, ranging from ‘none’ to ‘high’ (Collins, 2023):

**Table 2: Guidelines for assessing the potential suitability of buildings for bats (Collins, 2023)**

Bat roosting potential	Description
<b>‘High’</b>	A structure with one of more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis & potentially for longer periods of time due to their size, shelter, protection, conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance), and surrounding habitat. The structure has the potential to support high conservation status roosts for example maternity or classic cool/stable hibernation sites.
<b>‘Moderate’</b>	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance), and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity & hibernation and this is made irrespective of species

	conservation status, which is established after presence if confirmed via the PRA).
<b>‘Low’</b>	The building features one or more potential roosting features that could be used by bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance) and/or suitable surrounding habitat to be used on a regular basis or by a larger number of bats.
<b>‘Negligible’</b>	There are no obvious habitat features likely to be used by bats, however there is a small element of uncertainty as bats can use small and apparently unsuitable features on occasion. (*negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they would (due to another attribute).
<b>‘None’</b>	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).

### **Bat activity (dusk) survey**

- 2.12 Natural England class 2 licensed bat ecologist Russell Hoyle and seasonal ecologists Martin Roberts and Chris Payne undertook the bat activity (dusk) survey of the building on site. Conditions for the dusk survey are provided in the full results in Appendix E of this report.
- 2.13 The dusk survey was conducted in accordance with the BCT Good Practice Guidelines (4<sup>th</sup> Ed) (Collins, 2023) and the Interim Guidance Note: Use of Night Vision Aids for bat emergence surveys and further comment on dawn surveys (BCT, 2022).
- 2.14 The survey involved a direct observation of the external building to identify any bats emerging from their roosts. The ecologists used automated bat detectors and a Night Vision Aid (NVA) (three Nightfox Whiskers) to identify any later emerging species and to identify bats where vision was limited (for example, roofs under the cover of tree canopies). A screenshot of the ‘darkest point’ of the survey captured using the NVA is provided in Appendix E.
- 2.15 Where present, information was compiled on the species, numbers, access points, roosting locations and flight paths. Information was also obtained on general activity on site such as foraging and commuting bats crossing the property.
- 2.16 The dusk survey commenced 15 minutes before sunset and finished between 1.5-2hrs after sunset. The survey was conducted when the temperature was 10°C with no strong winds or precipitation.

- 2.17 Following the dusk survey, the footage from the NVAs was reviewed by an analyst using a motion detection software. Bat calls were analysed using Kaleidoscope Pro Analysis Software.

### **Nesting birds**

- 2.18 A search was conducted for evidence of barn owl (*Tyto alba*) and other nesting birds within and around the building during the site visit. Evidence of nesting birds can include the physical presence of chicks and/or adult birds, nesting material, eggs and/or egg casings, feathers, white splashing (droppings), and pellets (for barn owls).

### **Survey limitations**

#### **PRA and nesting bird surveys**

- 2.19 Bats and nesting birds are highly mobile species and it is therefore possible for bats and nesting birds to occupy the property at any time in the future, particularly if any alterations/changes occur to the property. The PRA only provides a ‘snapshot’ in time and does not account for seasonal variation; bats and nesting birds may have been overlooked due to seasonal constraints. As such, it is not possible to have complete certainty that bats and nesting birds are not present, rather, there was no indication of bat/nesting bird presence at the time of survey.
- 2.20 Potential evidence of bats, in particular crevice-dwelling species, may have been overlooked due to access restrictions to remote areas of the building. Binoculars were used to help identify any potential bat droppings on the exterior features of the building.
- 2.21 Often bats leave no visible sign of their presence on the outside of a building, and even when they do, wet weather can wash evidence away.

#### **Bat activity (dusk) survey**

- 2.22 Some bat species, particularly long-eared (*Plecotus sp.*) and myotis (*Myotis sp.*) bats, emerge later in the evening when light levels are low, making it difficult to identify bats which have emerged from the building. To overcome this constraint, the survey was supplemented by Night Vision Aids (NVAs) which can identify bats emerging from their roost during darkness.
- 2.23 Environmental conditions can affect bat activity, including temperature, humidity, wind speed and precipitation. The effect of weather conditions on active bats is likely to be different for different species in different situations (e.g. open versus sheltered habitats), for example, pipistrelle (*Pipistrellus sp.*) bats are more resilient to changes in ambient temperature.
- 2.24 Bats of the myotis genus possess very similar calls, and it can be difficult to distinguish different species. The identification of myotis bats relies on the analyst’s interpretation.

#### **Reporting and survey data lifespan**

- 2.25 The data within this report should not be seen as comprehensive. Data obtained from the DERC (2024) data search is highly unlikely to be representative of the bat species

and roosts existing within the area. It is therefore possible that bat species/bat roosts may occur that have not been recorded in the area by the local records centre.

- 2.26 This report is considered valid for 18 months from the survey date in accordance with the CIEEM Advice note (CIEEM, 2019) for planning purposes only; and is only intended for the proposed plans outlined within this report. If any material changes to the building/site occur or if the nature and/or extent of the proposed development changes, an update visit to reassess the building will be required, as any conclusions provided herein may not be valid.

### 3. Results

#### Desktop data search – bat records

- 3.1 DERC (2024) provided records of bats and bat roosts within a 1km radius of the site as presented in Table 3 below:

**Table 3: Records for bats and bat roosts around the site**

Common name	Latin name	Number of records	Most recent record	Nearest record to site
Brown long-eared bat	<i>Plecotus auritus</i>	5	2020	220m southwest
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	23	2021	220m southwest
Long-eared bat	<i>Plecotus sp.</i>	4	2020	230m northwest
Myotis bat	<i>Myotis sp.</i>	1	2012	560m southwest
Noctule	<i>Nyctalus noctula</i>	3	2021	250m northwest
Pipistrelle sp.	<i>Pipistrellus sp.</i>	5	2020	270m northwest
Serotine	<i>Eptesicus serotinus</i>	11	2021	220m southwest
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	7	2020	130m northwest

- 3.2 There are records for long-eared bats and myotis bats within the area. There is potential for changes in artificial lighting to impede foraging and commuting bats that may be using the general site; therefore, lighting specifications are detailed in Section 4 of this report to reduce obtrusive lighting impacts on bats.

#### Bat survey results

##### Preliminary Roost Assessment (PRA)

- 3.3 A description of the building surveyed for roosting bats is provided in Table 4 below and photographs of the building are provided in Appendix D:

**Table 4: Building description**

Building	Description
<b>Chalet bungalow ('B1')</b>	<ul style="list-style-type: none"> <li>◆ The chalet bungalow is constructed from brick and rendered elevations.</li> <li>◆ The roof is pitched and hipped and covered with concrete roof, ridge and bonnet tiles.</li> <li>◆ Dormer windows with flat roofs covered with bituminous felt are present across the roof. Concrete hung tiles are present on the dormer windows.</li> <li>◆ Internal chimneys with lead seals are present within the roof.</li> <li>◆ Wooden soffits and fascias are present.</li> <li>◆ The window and door frames are constructed from uPVC.</li> <li>◆ The loft void within the bungalow has been converted, and flank voids and a small, enclosed loft void are present. A description is provided below: <ul style="list-style-type: none"> <li>- The voids are lined with paper lining.</li> <li>- Fibreglass and Celotex insulation is present.</li> <li>- A ridge beam is present in the small, enclosed void above the converted section.</li> <li>- A water tank is present.</li> <li>- Cobwebbing is present.</li> </ul> </li> </ul>



	<b>Potential bat entry/exit points:</b>		<b>Potential roosting areas:</b>	
	<ul style="list-style-type: none"><li>- Gaps at the hung tiles on the dormer windows.</li><li>- Gaps at the lead flashing on the dormer windows.</li></ul>		<ul style="list-style-type: none"><li>- Between the hung tiles and the internal walls.</li><li>- Between the lead flashing and the roof tiles.</li></ul>	
	<b>Evidence of bats recorded:</b>			
	<ul style="list-style-type: none"><li>- No evidence of bats was recorded within or around the building.</li></ul>			
	<b>DNA analysis of dropping sample (as tested by Swift Ecology Ltd):</b>			
	<ul style="list-style-type: none"><li>- n/a</li></ul>			
	<b>Roost status / potential of the building for bats:</b>			
	<b>‘Low potential’ for roosting bats</b>			

- 3.4 Whilst no evidence of bats was recorded, the building was assessed and was deemed to hold 'low potential' for roosting bats in line with the BCT Guidelines (Collins, 2023). This was due to a low number of potential bat exit/entry points and potential roosting areas around the building.
- 3.5 Despite no physical evidence of bats, crevice-dwelling species, such as pipistrelle bats, utilize very small crevices and gaps, often around the external areas of buildings. The presence of roofing membrane can also result in concealment of bat droppings, which often become trapped between membrane and external roof coverings. On this basis, it was not possible to conclude a likely absence of bats based on the PRA alone.
- 3.6 For buildings with 'low' roost suitability, one dusk emergence survey was subsequently conducted upon the building in accordance with the BCT Guidelines (Collins, 2023). The results of the dusk survey are provided below.

### **Bat activity (dusk) survey**

- 3.7 The dusk survey was undertaken upon the building and a summary of the survey results are provided in Table 5 below (full results are provided in Appendix E of this report):

**Table 5: Summary of results from the dusk survey**

Date of survey	Bats recorded emerging from/re-entering the building	General bat activity recorded on site
<b>31/07/2024</b>	<ul style="list-style-type: none"> <li>• No bats were recorded exiting/entering the building during the survey.</li> </ul>	<ul style="list-style-type: none"> <li>• The following species were recorded generally commuting and foraging across the site during the survey: <ul style="list-style-type: none"> <li>- Soprano pipistrelle</li> <li>- Common pipistrelle</li> <li>- Serotine</li> </ul> </li> </ul>

- 3.8 No bats were recorded exiting/entering the building during the dusk survey. On this basis, it is considered that bats are likely absent from the building and therefore roosting bats are not considered likely to be impacted by the proposed works.
- 3.9 No further surveys or licensing requirements are recommended, however, further information regarding the validity of this report and what to do in the unlikely event a bat is unexpectedly found is provided in Section 4 of this report.

### **Artificial lighting and bats**

- 3.10 A number of bats were recorded commuting and foraging across the general property and within the gardens. Bats are very sensitive to artificial lighting, which can impede their ability to successfully forage and can alter flightpaths (BCT & ILP, 2023). As bats are using the property during nocturnal hours, it is essential that new lighting is designed to minimise impacts on foraging bats, particularly around areas with mature vegetation such as trees and hedges. Light spill can extend beyond the site boundary and may therefore also impact bats using neighbouring land.
- 3.11 Specifications for new lighting designed to reduce impacts on bats are detailed in Section 4.

### **Nesting birds**

- 3.12 No evidence of nesting birds was recorded within or around the building on site. The potential for nesting birds is considered to be negligible as no ingress points for birds was noted. Therefore, it is considered unlikely nesting birds would be impacted by the proposed development and no further action is recommended for nesting birds.

## 4. Conclusions, mitigation and enhancement plan

### Conclusions on roosting bats

- 4.1 The PRA and dusk survey of 31 Springfield Crescent were undertaken, and no bats were recorded exiting/entering the building during the dusk survey. On this basis, it is considered that bats are likely absent from the building and therefore roosting bats are not considered likely to be impacted by the proposed works as shown in Appendix B of this report.
- 4.2 The PRA and dusk survey only provide a 'snapshot' in time and do not account for seasonal variation; bats may have been overlooked due to seasonal constraints. Bats are a highly mobile species and as such, it is not possible to have complete certainty that bats are not present, rather, that there was no indication of bats at the time of survey.
- 4.3 The surveys can only be considered valid for 18 months from the survey dates in accordance with the CIEEM Advice Note (CIEEM, 2019). The 18-month period is considered acceptable where the condition(s) of the building/structure on site remain unchanged since the survey and the proposals for the site are unchanged. If any changes to the plans occur, or if 18 months pass and no works have been undertaken, this report and any conclusions provided will not be valid. In this event, it is the responsibility of the applicant to contact ABR Ecology to determine whether an amended report or resurvey of the site is required.
- 4.4 **In the unlikely event bat(s) are encountered at any stage, work must cease immediately and Natural England or a suitably qualified bat ecologist must be sought for advice by the applicant/landowner.** The applicant must be aware of the severe penalties associated with bat crimes and their legal obligation to report this information.
- 4.5 In the event a bat is unexpectedly discovered, the nature of the advice will concern allowing the bat(s) to leave of their own accord or waiting for a licensed person to remove the bat(s). A bat licence may then be deemed necessary following the necessary survey work. **All persons including contractors are explicitly forbidden from handling bats or interfering with bats in any way.**

### Foraging and commuting bats

- 4.6 Bat records exist within the local area, however, the site is not located adjacent to dark unlit habitats and/or rural habitats, and so the full lighting specifications as outlined in the 'Bats and Artificial Lighting At Night' Guidance Note BN08/23 (BCT & ILP, 2023) is not considered appropriate for the site. However, artificial lighting will be kept to a minimum as detailed below:
  - ◆ Preferably, no net increase in external light fixtures will be installed. If external lighting is required, this will be limited and only installed where required for safety purposes. Light fixtures will only be installed at doorways/at the site entrance etc to allow for visibility.

- ◆ All luminaires installed will lack UV elements when manufactured. Metal halide, compact fluorescent sources will not be used.
- ◆ LED luminaires only will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- ◆ A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component.
- ◆ Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).

### **Biodiversity enhancement**

- 4.7 To ensure the application is compliant with Section 15 of the National Planning Policy Framework (NPPF) (2023) and local planning policy, two swift bricks will be installed on the northeastern elevation, as close to the eaves as possible, with a minimum gap of 40cm between each brick, as shown in Appendix F.

## 5. References

- Bat Conservation Trust (BCT) (2022). *Interim Guidance Note: Use of Night Vision Aids for bat emergence surveys and further comment on dawn surveys.*
- Bat Conservation Trust (BCT) and Institute for Lighting Professionals (ILP) (2023). *Bats and Artificial Lighting At Night' Guidance Note BN08/23.* BCT, London. Accessed from: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
- CIEEM (Chartered Institute of Ecology and Environmental Management) (2017a). *Guidelines for Ecological Report Writing (2<sup>nd</sup> ed).* CIEEM, Winchester. Accessed from: <https://cieem.net/resource/guidelines-for-ecological-report-writing/>
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- Department for Communities and Local Government (2005). *Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.*
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- Dorset Environmental Records Centre (DERC) (2024). *31 Springfield Crescent, Poole - bats only data search 1km radius.*
- JNCC (The Joint Nature Conservation Committee) (2016). *UK BAP priority terrestrial mammal species.*
- Poole Borough Council (2018). *The Poole Local Plan*
- Stone, E.L., Jones, G., Harris, S. (2012). *Conserving energy at a cost to biodiversity? Impacts of LED lighting on bats.* Glob. Change Biol. 18, 2458–2465.

## 50



Appendix B: Proposed plans



## Appendix C: Relevant legislation and planning policy

### Legislation and UK BAP priority species

#### Legislation – bats

In England, all bats are legally protected under Schedule 5 of the Wildlife and Countryside Act (WCA) (1981) (as amended). Additionally, all bats are fully protected under Annex IV of the EC Habitats and Species Directive (1992), which is transposed into UK law under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

The legislation protects bats from many acts, including to:

1. Deliberately take, injure or kill a wild bat.
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturbing a group of bats.
3. Destroy or damage a place used by bats for breeding or roosts (even if bats are not occupying them at the time).
4. Intentionally or recklessly obstruct access to a bat roost.
5. Possess or advertise/sell/exchange a bat species found in the wild in the EU (dead or alive) or any part of a bat.

Several species of bat are afforded additional protection under Annex II of the EC Habitats and Species Directive (1992) due to their rarity. These species include lesser horseshoe (*Rhinolophus hipposideros*), greater horseshoe (*Rhinolophus ferrumequinum*), Bechstein's bat (*Myotis bechsteinii*) and barbastelle bat (*Barbastella barbastellus*).

#### Legislation – birds

In England and Wales, all wild birds, their young, nests and eggs are legally protected under Section 1 of the WCA (1981) (as amended). This legislation protects birds from the following acts:

1. To kill, injure or take any wild bird.
2. To take, damage or destroy the nest of a wild bird.
3. To take, damage or destroy the nest of any wild bird while that nest is in use or being built.
4. Takes or destroys an egg of any wild bird.

Some wild bird species, such as barn owls (*Tyto alba*) are afforded additional protection under Schedule 1 of the WCA (1981) (as amended). This legislation makes the following illegal for Schedule 1 species:

1. Disturbance of any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
2. Disturbs dependent young of such a bird.

#### UK BAP priority bat and bird species

Several species are listed under the UK Biodiversity Action Plan (UK BAP) (JNCC, 2016) as priority species due to their vulnerability or rarity as listed under Section 41 of the Natural Environment



and Rural Communities (NERC) Act (2006), and Section 40 places a duty on all public authorities to conserve biodiversity.

Bats include barbastelle (*Barbastella barbastellus*), Bechstein's bat (*Myotis bechsteinii*), brown long-eared bat (*Plecotus auritus*), both species of horseshoe bat (*Rhinolophus spp.*), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*).

Birds that commonly nesting in buildings include house sparrow (*Passer domesticus*) and common starling (*Sturnus vulgaris* subsp. *vulgaris*).

## **National and local planning policy**

### **The National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing and Communities, 2023) sets out the Government's planning policies for England and how these should be applied. In the context of this report, Section 15 of NPPF is relevant and applicable, Section 15 states:

*'Planning policies and decisions should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'*

New developments and projects are supported where plans promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue measurable net gains for biodiversity.

To ensure this application is compliant with Section 15 of NPPF, enhancements for biodiversity, such as the inclusion of bat roosting and/or bird nesting boxes, are required as part of the development.

### **The Poole Local Plan (2018)**

The Poole Local Plan (Poole Borough Council, 2018) Policy PP33 'Biodiversity and geodiversity' states:

*'Proposals for development that affects biodiversity, and any sites containing species and habitats of local importance, including Sites of Nature Conservation Interest (SNCI), Local Nature Reserves (LNR), ancient woodland, veteran trees and species and habitats of principal importance must a) demonstrate how any features of nature conservation and biodiversity interest are to be protected and managed to prevent any adverse impact; b) incorporate measures to avoid, reduce or mitigate disturbance of sensitive wildlife habitats throughout the lifetime of the development; and c) seek opportunities to enhance biodiversity through the restoration, improvement or creation of habitats and/or ecological networks'.*

**It is the applicant's/landowner's responsibility to ensure that the proposed development proceeds in full compliance with this report and/or any update version report thereafter, that works are undertaken lawfully, in compliance with national and local policy, and in accordance with all conditions of the obtained planning consent(s).**

Appendix D: Photographs

54



Photo 1: Front elevation.



Photo 2: Rear elevation.



Photo 3: Dormer windows on rear.



Photo 4: Converted part of loft

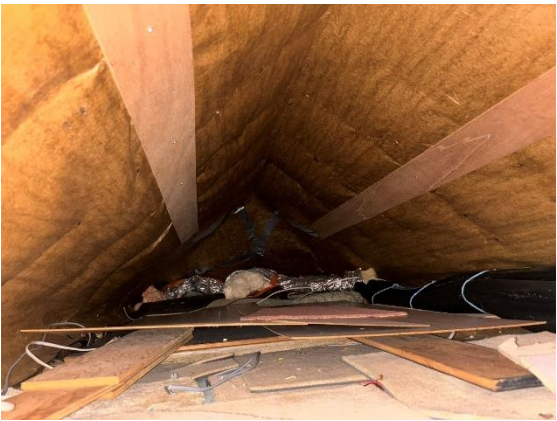


Photo 5: Void above converted section.

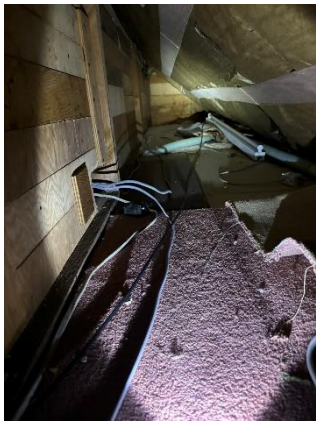


Photo 6: Flank void.

## Appendix E: Bat activity (dusk) survey results

Figure 1: Bat activity (dusk) survey results

Bat activity (dusk) survey						
Date: 31/07/2024	Sunset: 20:53	Weather conditions: Warm	Precipitation: None	Site location: 31 Springfield Crescent		
Temp: Start: 22°C End: 21°C	Beaufort wind force (Bft): 0/12	Detectors used: EchoMeter Touch 2 + tablets x 3		Oktas cloud cover: 3/8	Start Time: 20:37	End Time: 22:40
Surveyor:		Surveyor position:		NVA used? (Y/N):	NVA equipment used:	
Russell Hoyle		West		Y	Nightfox Whisker	
Martin Roberts		East		Y	Nightfox Whisker	
Chris Payne		South		Y	Nightfox Whisker	
Time	Sp. if ID'd	Number of bats		Comments on behaviour/activity		
21:20	Common pipistrelle	1		Commuted from the southwest to the south.		
21:26 – END	Common pipistrelle	2		Foraging around in the south.		
21:23 – END	Common pipistrelle	1		Foraging around in the back garden.		
21:41	Common pipistrelle	1		Commuted from the north to the south over the back garden.		
21:43	Serotine	1		Heard not seen from the east.		
21:45	Common pipistrelle	1		Heard not seen from the east.		
22:07	Soprano pipistrelle	1		Heard not seen from the east.		

Figure 2: Screenshot of the darkest point recorded during survey for NVA Nightfox Whisker - East

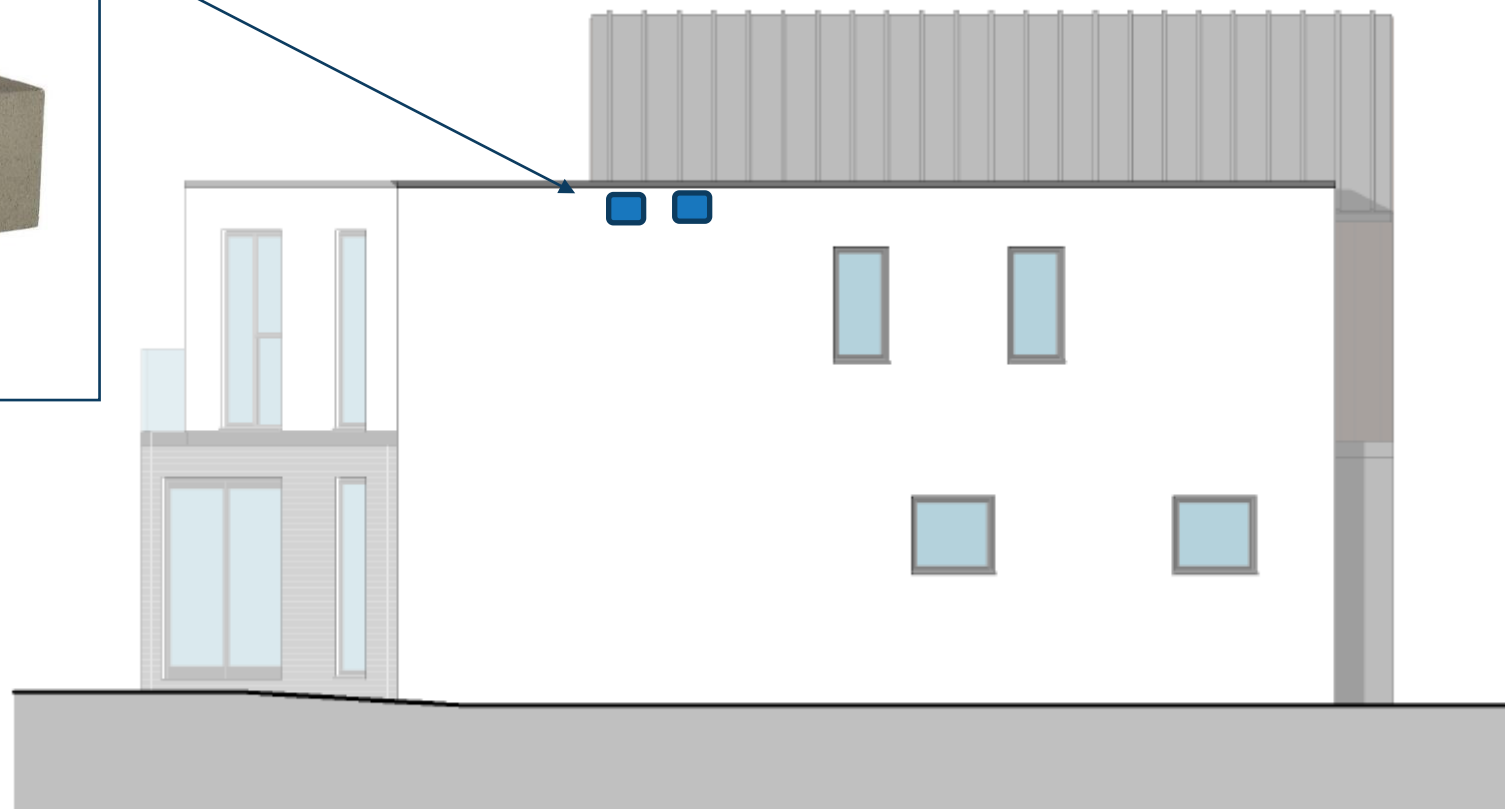


Figure 3: Screenshot of the darkest point recorded during survey for NVA Nightfox Whisker - West



## Appendix F: Biodiversity enhancement plan

Two swift bricks will be installed on the northeastern elevation, as close to the eaves as possible, with a minimum gap of 40cm between each brick.



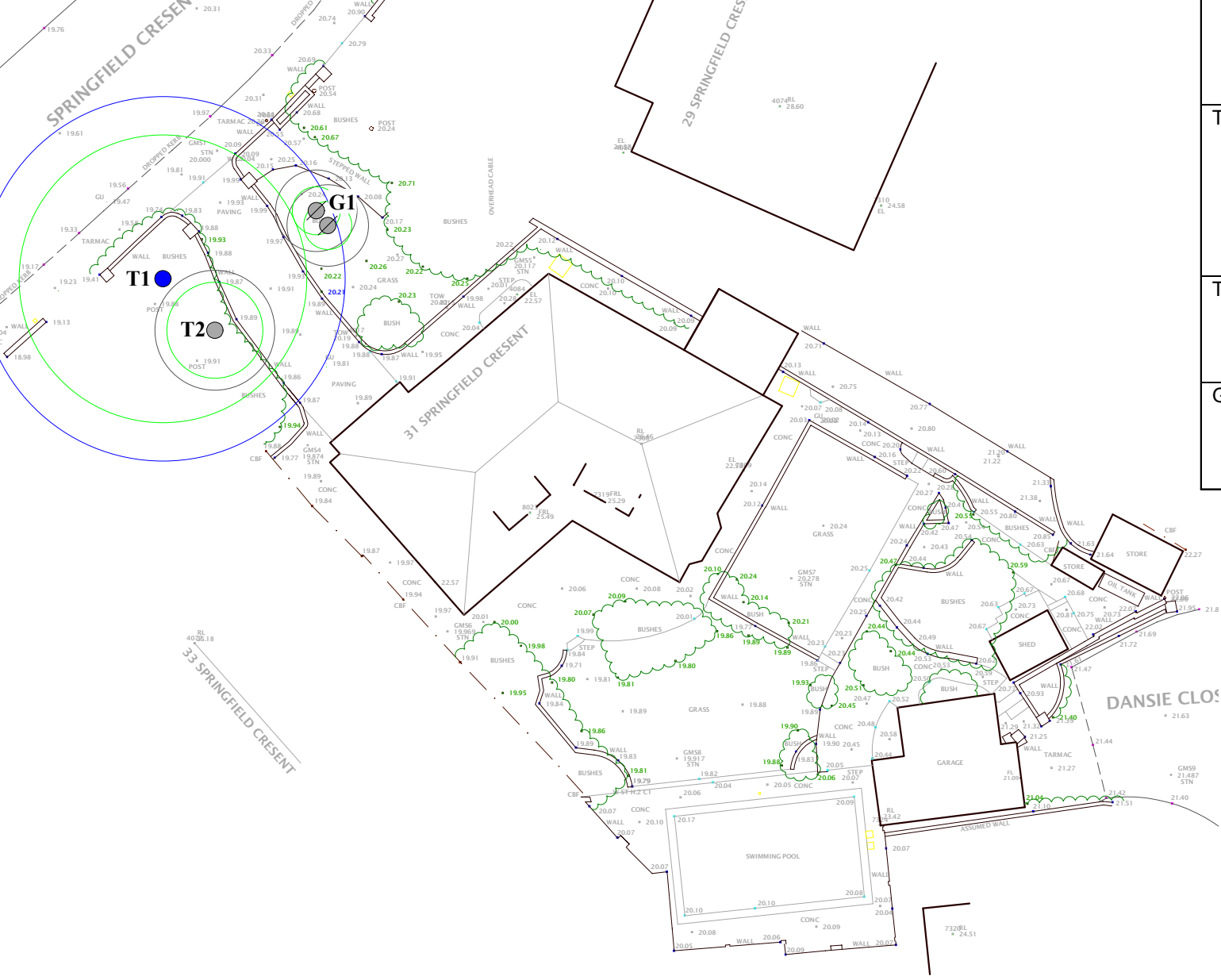
North-East Elevation

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TREE CONSTRAINTS PLAN (EXISTING) TREE2483a

Scale: 1:250



Tree Survey Schedule

Tree No.	Species	Height (m)	Diameter @ 1.5 m (cm)	Compass Points	Canopy (m)	Branch Height (m)	Canopy Height (m)	Age	Condition	-Preliminary Recommendations -No Development -Recommendations	Estimated remaining (years)	Root Protection Area (m)	British Standard Category (2012)
T1	Beech purple	11	63	N E S W	6 #6 #6	3		M	Fair/poor -historically crown-reduced at 8 m, decay at old pruning wounds -good public visibility	-climbing inspection -crown lift by removal of tertiary and secondary branches over the driveway to create a 4 m separation between ground level and first foliage	<20	7.6	B/C1
T2	Japanese maple	3	15 x 2	N E S W	2 2 3 2	1	1	EM	Poor/Fair -growth suppressed by adjacent tree -historically crown-reduced at 3 m	-no work, retention at owners' discretion	<20	2.5	C2
G1	Weeping willow Lawson cypress	<3	<14	N E S W	1 1 1 1	1	1	<M	Poor/Fair -Weeping willow interesting feature -Lawson maintained at current size	-no work, retention at owners' discretion	<20	<1.7	C2

TREE CONSTRAINTS PLAN - LEGEND	
Tree location & number	● T1 & G1
Canopy spread	—
Trees not detailed on plans provided	∅

British Standard 5837:2012 Tree Categories Key	
●	BS 5837:2012 Category B Tree Root Protection Area
●	BS 5837:2012 Category C Tree Root Protection Area

TREE PROTECTION PLAN - LEGEND	
Tree location & number	● T1 & G1
Trees not detailed on plans provided	∅
Canopy spread	—
Root Protection Area	○
Proposed structures	—
Tree Protection Fencing demolition & construction (see section 2)	—
Existing hardstanding retained as Ground Protection (see section 2)	■
Storage of Materials & Welfare Units (see section 2)	■
Location of surface water service routes, soakaway, electricity, gas, broadband and water, including foul water (see section 3)	—

Arboricultural Method Statement TREE2483

- 1. Phased Development in relation to Tree Protection – in order of events A to I**
    - A.** A person with relevant experience, must design the details relating to the final and temporary services and rainwater soakaways/holding tanks, or waste pumps (section 3), which will be required prior to or at the pre-commencement meeting. Agreement of the designs should be the subject of Conditions from within a Planning Application Approved Decision Notice and discharged prior to commencement of construction. Alternatively, agreement of designs should be acquired from the LPA Arboricultural Officer or Arboricultural Consultant in writing, prior to commencement of construction.
    - B.** tree work - see Tree Survey Schedule
    - C.** installation of Tree Protection measures - see section 2
    - D.** Pre-commencement meeting, post installation of Tree Protection measures including the chemical storage/mixing bund, (detailed within Figures 1, 2 & 3, section 2 and plan TREE2483b), and prior to construction. The pre-commencement meeting should be held and attended by the developer's Arboricultural Consultant and the designated site foreman to discuss details of the working procedures. A representative from the Local Planning Authority may request attendance at the meeting.
    - E.** specific construction technique - see section 2: existing hardstanding retained as Ground Protection
    - F.** services installation - see section 3
    - G.** main construction & main construction completion
    - H.** removal of Tree Protection measures - see section 4
    - I.** landscaping and related Tree Protection - see section 5
- = Arboricultural Supervision required
- It is the responsibility of the project manager to arrange Arboricultural Supervision. The project manager will give the Arboricultural Consultant at least 48 hours' written notice prior to any Arboricultural Supervision activity. If there is a specific request from a representative of the LPA wishing to attend, 7 days' notice shall be required. An Arboricultural Supervision statement will be submitted to the Local Planning Authority, in writing after each supervision event.

2. Tree Protection Measures

**Tree Protection fencing design** for construction and demolition, requires a scaffold framework with Heras Panels or steel mesh attached. For fencing design and specific locations, see plan TREE2483b and Figure 2. Laminated Construction Exclusion signs (Figure 1) should be placed upon the side of the fencing, facing the development at 3 metre intervals.

**Existing hardstanding retained as Ground Protection** The area requiring this working method is depicted in plan TREE2483b as a light-blue polygon and is located within the retained trees' theoretical Root Protection Area. The existing hardstanding should be retained as Tree Protection (Ground Protection), as it is in a good stable condition. However, if the surface wearing course starts breaking up or sinking, there is a requirement to cover damaged areas with Ground Guards. If there is a requirement to replace existing hardstanding this should be a permeable wearing course.

**Chemical storage/mixing & welfare units** Storage and mixing of chemicals will be required near Root Protection Areas, where the use of a water-tight and chemical resistant bund will be essential, to avoid any run-off from toxic materials. Figure 3 details design of such a bund. Site cabins / welfare units must be located outside the tree Root Protection Areas, unless otherwise agreed. All temporary services should run above ground or be contained within the facility and managed as appropriate.

**Working Method:** During demolition and construction, the Tree Protection measures should not be removed or moved at any stage, unless agreed upon by a representative of the Local Planning Authority and/or the acting Arboricultural Consultant for the site, or unless otherwise stated within this report. Throughout the proposal, it is important to monitor the condition of the Tree Protective measures, assess whether they are still fit for purpose and meet the design standard within this report. It is recommended that Tree Protection be added to the on-site risk assessment and protective fencing should be subject to a Fixed Scaffolding Safety Checklist. **Reason:** Retained trees and associated soil structure within this report take priority. Entering within areas designated for construction exclusion, will inevitably compromise the health of valuable trees. Barriers should be fit for excluding construction activity and appropriate to the degree and proximity of work taking place around retained trees.

3. Services (electricity, gas, water, foul water & broadband)

Final and temporary services and rainwater soakaways/holding tanks, or waste pumps should be constructed outside the tree Root Protection Areas and located a minimum of 2 m away from any new or proposed tree planting (unless agreed with Arboricultural Consultant and specific provisions are applied). A structural / drainage engineer with relevant experience should design the service locations and rainwater disposal; see section 1A. Where possible, services should be connected to existing, within the structure. All gutters, rainwater downpipes and drains must have gutter or drain guards to reduce the risk of blockage from tree-related debris.

4. Removal of Tree Protection

The removal of any Tree Protection can only take place upon completion of Phased Development and upon completion of the project, or under agreement with the acting Arboricultural Consultant. Written consent may be required from the Local Planning Authority to undertake such an operation.

5. Landscaping and related Tree Protection

When working within or close to the Root Protection Area (RPA) of trees, the following must be observed. Unless otherwise agreed with the site's acting Arboricultural Consultant (AC) or the Local Planning Authority (LPA), all works within these areas must be undertaken using hand tools only. If there is a requirement for the use of a vehicle within the tree RPA, the machine must be supported by Ground Guards. The driving of vehicles over open ground, designated for planting, should be avoided, as it may cause soil compaction. Tree / shrub stumps are to be ground out using a Stump Grinder. There should be no major changes in existing soil levels. Surface vegetation can be removed and/or by removing the top 50 mm of vegetation and humus only (unless the tree has very shallow roots; advice should be sought from AC). If the ground is slightly uneven, good quality soil with high granular material content, can be used to level it out. There should be no infill deeper than 150 mm unless advice is gained from AC. The removal of hardstanding and or garden features must be undertaken with caution. Retaining walls within areas designated for tree root protection, must be left in-situ, unless otherwise mentioned within this report. No new structures (unless otherwise agreed with AC or LPA) e.g. walls, footpaths, or water features, should be built within the Root Protection Area of retained trees. If tree roots are unearthed when planting one day, they should be covered in dry hessian sacking or similar material to avoid desiccation and frost. If a concrete mix, or a chemical substance is to be used in direct contact with the newly excavated soil face, a lining of impermeable chemical-resistant plastic should be used as a separation barrier. **Reasons:** Excavation and overburdening of existing soil without arboricultural guidance will inevitably compromise tree roots and their surrounding soil structure. In turn, the tree health and stability will have been compromised.

- Note:**
- This report does not give guidance on building near trees, hedgerows, and shrubs in shrinkable soils [National House Building Council (NHBC) guidance in relation to trees, chapter 4.2], as this should be addressed during the Building Regulations phase, unless otherwise requested.
  - The Tree Protection Measures within this document must be included in any Construction Method Statement and Traffic Management Plan, relating to this site.

FIGURE 1



FIGURE 2

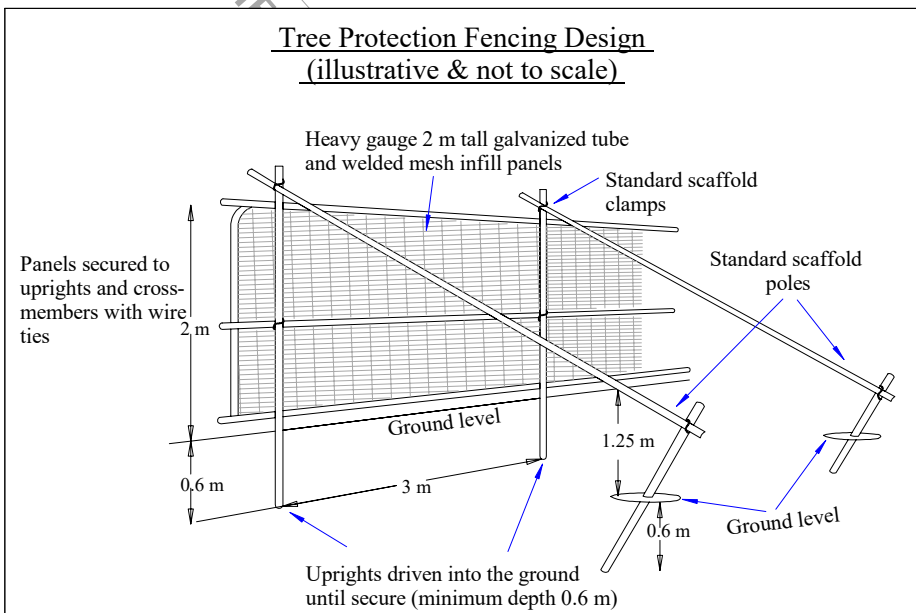
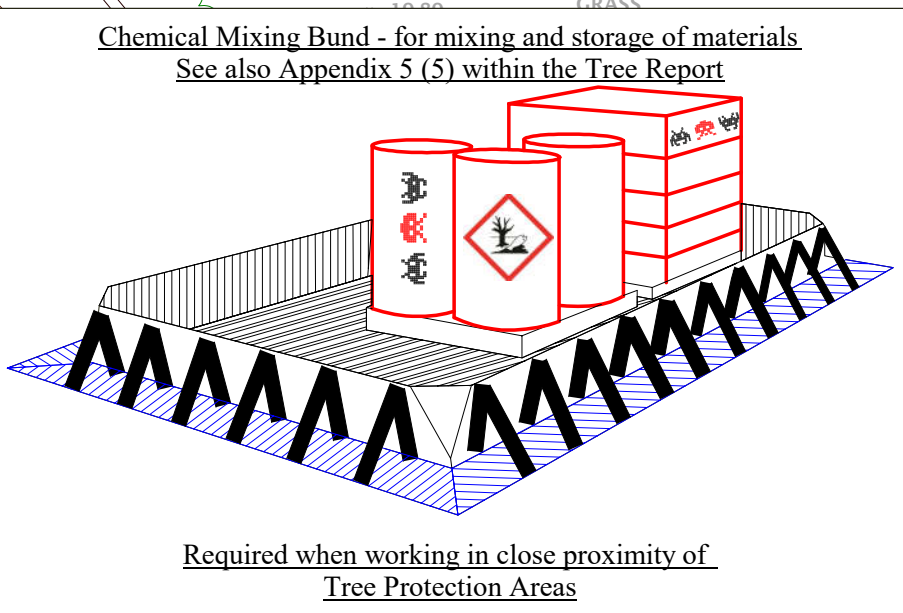


FIGURE 3



**Site Address:**  
31 Springfield Crescent  
Poole  
Dorset, BH14 0LL

**Client:**  
Union Architecture

**Document Titles:**  
Tree Constraints Plan TREE2483a  
Tree Survey Schedule  
Tree Protection Plan TREE2483b  
Arboricultural Method Statement

**Rev.** 00 **Paper Size and Scale:** A1 - as plan  
**Date:** 07/09/2024 **Project Ref:** TREE2483

**IMPORTANT NOTICE:**  
This plan is based on the plans and/or site layout plans provided. All measurements must be checked with these plans and appropriate documents. All dimensions to be checked on site prior to commencement of work. Differences between drawings, specifications or structural engineer's details are to be referred immediately to GTree Ltd. Work should only be undertaken from local authority approved drawings.

THIS PLAN SHOULD BE VIEWED IN COLOUR

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