



Tree Tops Planning

Independent Planning Consultancy

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ECOLOGY STATEMENT

PROPOSED REPLACEMENT GARAGE WITH HOME OFFICE ABOVE – LAND REAR OF 99 CLOVELLY ROAD, BIDEFORD, DEVON EX39 3DF

1.0 Introduction

1.1 This Ecology Statement has been prepared by Tree Tops Planning on behalf of Mr and Mrs Bryant – the applicants - to accompany a household planning application for the erection of a replacement garage with home office above.

2.0 Site and Surroundings

2.1 The site forms the rear of 99 Clovelly Road which forms one of a terrace of properties. All of these properties have garages or parking spaces to the rear and all have a vehicular access from Clovelly Road. No.99 already has a small single garage on the site.

2.2 The site is a terraced property so is bordered by properties to the north and south. The land to the rear of the site are allotments.

3.0 Proposal

3.1 The application seeks planning permission for a replacement garage which includes the demolition of an existing domestic garage.

4.0 Garage

4.1 The garage is in daily use with the freezer stored inside together with a range of domestic items – see photos. The garage is wind and watertight with no access for bats or birds. The site is in the urban area of Bideford and unlikely to be roosts for any protected species. There is no evidence of bats or nesting birds – ie: no droppings, nests or evidence of roosting. See photos.

5.0 Conclusion

A wildlife trigger list has been submitted which triggers the need for an Ecology Survey due to the demolition and following an inspection of the building and photos taken, it is considered that there is no adverse impact on ecology.

**Lewis Andrews – Chartered Town Planner
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