



## KDW Architecture Ltd

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Document: **Bat Exemption Statement.**

Proposal: **Proposed Alterations & Extension to Existing Dwelling.**

Applicant: **Mr & Mrs Cassidy.**

Location: **Thornsett. 4 The Paddock. Melmerby. Ripon. Nort Yorkshire. HG4 5HW.**

Project No: **172**

Date: **16<sup>th</sup> March 2022**



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## **1.0 INTRODUCTION**

- 1.01 This brief Bat Exemption Statement has been prepared on behalf of Mr & Mrs Cassidy in support of their householder planning application for the proposed alterations and extension to their home at 4 The Paddock Melmerby.
- 1.02 The statement is prepared at the request of Harrogate Borough Council as the proposals seeks to remove the existing garage roof and therefore evidence that bats are not present in the roof is needed.

## **2.0 SURVEY & EVIDENCE**

- 2.01 The property is a relatively modern detached two storey property with a single storey flat roof garage addition on the north side of the property.
- 2.02 The existing garage is used heavily on a daily basis as a home workshop and store etc. The garage also accommodates the heating and hot water systems for the house.
- 2.03 The garage roof is made up of built up felt over timber decking onto timber roof joist which are exposed on the inside. The flat roof has timber fascias and soffits. The flat roof is unventilated, that is to say it is not positively ventilated via eaves or soffit vents. The modern construction of the flat roof is well sealed with no gaps.
- 2.04 Due to the exposed nature of the roof structure it was possible to inspect from the inside for the evidence of bats whilst the floor was also checked for evidence of droppings and insect wings etc.

## **3.0 CONCLUSION**

- 3.01 The garage is on the north side of the property and therefore shaded from the sun making the location less likely to be preferred by bats.
- 3.02 The exposed roof is heavily disturbed on a daily basis making the location unattractive to bats.
- 3.03 The modern roof construction is well sealed with no obvious gaps making it unlikely that bats could access the roof space.
- 3.04 Visual inspection of the exposed roof and the garage floor gives no evidence of bats, and the applicant has not experienced bats in or around the roof space.
- 3.05 Based on the findings of the above assessment, we do not consider that a full bat survey is required.