

Windermere Warningcamp Arundel West Sussex BN18 9QL

Ref: 21223

Biodiversity and Habitat Survey and Report Justification Statement

*Validation Request:*

Biodiversity Survey and Report.

We believe that the requested documents, listed above and referred to in the Local Validation List, are not necessary for this application for the following reasons:

*Proposed New Dormer:*

The new dormer affects only a small portion of the existing roof on the front northwest elevation, 1.0m above eaves level to ridge level.

The existing roof is relatively new, constructed in 2015. The existing roof tiles are in good order and close fitting and there are no gaps available for bat hibernation or roost. See figure 01.



Figure 01

It should be noted that the dormer is located on the front elevation of the garage beneath the main doors and adjacent to the vehicle parking area for the house. There is frequent footfall, car, motor bike and van movement.

The first floor roof space of the building is currently used as a studio area and therefore does not have the conventional open voided roof space. As a consequence, the increased disturbance and noise levels associated with the use of the studio would prove a deterrent to bats roosting or hibernating in this area.

*Summary:*

By far the majority of the existing roof is not affected by the proposed works.

The roof tiles, eaves and verges within the areas of the proposed works are in very good condition, with no gaps or crevice's suitable for bat roosts or hibernation.

The dormer location, above the entrance and garage doors and adjacent to the vehicular parking area, which are in frequent use. The disturbance lights and noise of which would prove a deterrent for bats roosting or hibernating in this location.