

**BAT SURVEY EXEMPTION REPORT**

**ON**

**PROPERTY EXTENSION**

**AT**

**TREE COTTAGE**

**HAGGS ROAD, FOLLIFOOT**

**HARROGATE HG3 1DW**

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Tree Cottage, Haggs Road, Follifoot.

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## **1.0 INTRODUCTION**

### **1.1 Property description.**

The existing build is a detached, double garage.

The building is sited to the rear of the Tree Cottage property, set in its own significant grounds.

The building has a pitched roof finished in a close fitting pantile with underlayer felt layer, render blockwork walls, modern metal up & over garage doors and glass block windows.

### **1.2 Proposals.**

The planning submission proposes to demolish the existing garage block to the rear, north east of the property and to rebuild the same sized unit, re-using existing garage doors finished in natural slate and brick with upvc windows to match the main cottage.

## 2.0 NATURAL ENGLAND GUIDANCE

### 2.1 Factors effecting bat use.

Natural England guidance extract on:

| Factors affecting the probability of a building being used by bats in summer |  |
|--|--|
| Increase probability   | <p>Disused or little used; largely undisturbed</p> <p>Large roof void with unobstructed flying spaces</p> <p>Large dimension roof timbers with cracks, joints and holes</p> <p>Uneven roof covering with gaps, though not too draughty</p> <p>Entrances that bats can fly through</p> <p>Hanging tiles or wood cladding, especially on south-facing walls</p> <p>Rural setting</p> <p>Close to woodland and/or water</p> <p>Pre-20th Century or early 20th Century construction</p> <p>Roof warmed by the sun</p> <p>With the distribution area of horseshoe bats and the serotine</p> |
| Decrease probability   | <p>Urban setting or highly urbanised area with few feeding places</p> <p>Small or cluttered roof void (especially for long-eared bats)</p> <p>Heavily disturbed</p> <p>Modern construction with few gaps around soffits or eaves (but be aware these may be used by pipistrelles in particular)</p> <p>Prefabricated with steel and sheet materials</p> <p>Active industrial premises</p> <p>Roof shaded from the sun</p>  |

### 2.2 Site factors.

- 2.2.1 The property is relatively modern.
- 2.2.2 The roofing material is close fitting.
- 2.2.3 The roof spaces are relatively small with cluttered timber structure.
- 2.2.4 The Natural England mapping software has been used to highlight any protected areas in proximity.

### **3.0 CONCLUSION**

#### **3.1 Case for exemption.**

- 3.1.1 The roof coverings remain in good order with overhauled eaves and no gaps to facilitate bat access.
- 3.1.2 The property inspection confirmed no sign of bats, droppings or insect remains found.
- 3.1.3 In accordance with the above guidance extract from Natural England and their mapping software we believe no evidence of bats exist, the site is not close to any protected areas and would therefore request exemption from the requirement to undertake a specialist bat survey.

## LIMITATIONS

**This report is presented on the basis of the following conditions:**

Inspections are via viewing from ground / floor levels, use of field glasses, zoom lenses and a standard 3.5m surveyors ladder.

We have not examined parts of the structure which were, at the time of our inspection, covered, unexposed or inaccessible and, therefore, we cannot confirm that such parts are free from defect, structural or otherwise. Neither have we determined whether any hazardous or deleterious materials such as high alumna cement, calcium chloride, asbestos, toxic mould are present.

Yours sincerely



T J Beevers MRICS  
Chartered Building Surveyor.

tjb / 1682 / 22  
21<sup>st</sup> July 2022

## APPENDIX A



Photo. 1      Front; south west elevation.





Photo. 2 Side; south east elevation.