

Householder application for part conversion of existing garage at 13 Lake End Close, Crowthorne, RG457LP

The proposed extension do not affect any of the triggers noted below, therefore a Bat survey is not required

Box 2.1 (Planning and development trigger list for bat surveys) of the Bat Surveys – Good Practice Guidelines published by the Bat Conservation Trust asks for a bat survey to be carried out if the property/development falls within particular categories...

Box 2.1 Planning and development trigger list for bat surveys A bat survey should be requested for the types of development and proposals listed. These proposals are likely to affect bats, particularly in sensitive locations and where bats are likely to be present.

(1) Conversion, modification, demolition or removal of buildings (including hotels, schools, hospitals, churches, commercial premises and derelict buildings) which are:

- agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams;
- buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water;
- pre-1960 detached buildings and structures within 200m of woodland and/or water; ○ pre-1914 buildings within 400m of woodland and/or water;
- pre-1914 buildings with gable ends or slate roofs, regardless of location;
- located within, or immediately adjacent to woodland and/or immediately adjacent to water;
- Dutch barns or livestock buildings with a single skin roof and board-and-gap or Yorkshire boarding if, following a preliminary roost assessment (see Chapter 8 for details) the site appears to be particularly suited to bats.

(2) Development affecting built structures:

- tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; unused industrial chimneys that are unlined and brick/stone construction;
- bridge structures, aqueducts and viaducts (especially over water and wet ground).

(3) Floodlighting of:

- churches and listed buildings, green space (e.g. sports pitches) within 50m of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water;
 - any building meeting the criteria listed in (1) above.
- (4) Felling, removal or lopping of:
- woodland;
 - field hedgerows and/or lines of trees with connectivity to woodland or water bodies; ○ old and veteran trees that are more than 100 years old;

○ mature trees with obvious holes, cracks or cavities, or which are covered with mature ivy (including large dead trees).

(5) Proposals affecting water bodies:

○ in or within 200m of rivers, streams, canals, lakes, reedbeds or other aquatic habitats.

(6) Proposals located in or immediately adjacent to:

○ quarries or gravel pits;

○ natural cliff faces and rock outcrops with crevices or caves and swallets.

(7) Proposals for wind farm developments of multiple wind turbines and single wind turbines (depending on the size and location) (NE TIN 051)

(8) All proposals in sites where bats are known to be present 1 This may include proposed development affecting any type of buildings, structures, feature or location.

Notes: 1. Where bat roosts are of international importance, they may be designated as SACs. Developers of large sites 5-10 km away from such roosts may be required to undertake bat surveys and impact assessments in order to account for foraging and commuting habitats as well as the extensive areas around the roost.