

## **BAT SCOPING REPORT :**

7 Meadow End,  
Bramhope,  
Leeds,  
LS16 9DB.

Ref: 2322/01/BS1

Rev 0

Date : April 2024

## **The site**

The application site is a detached bungalow comprising ground floor living accommodation with 'loft' space above this residential floor level and separate detached single garage to the side/ rear.

The building is set within its own grounds (other detached buildings adjacent), set within the township of Bramhope on the outskirts of Leeds.

## **Proposals**

It is proposed to alter and extend the property to the rear, side & front, specifically to extend the side of the dwelling, while removal of rear glazed conservatory structure & enlargement of this 'extension' and associated minor works as shown on the submitted drawings.

The location of the site is as identified on the location plan drawing, with detail proposals as shown on submitted drawings.

## **Existing Building**

1. The application site occupies a typical dwelling plot in a reasonably densely built up residential area.
2. The building is a detached single storey building with unused loft space, generally of brick faced external wall and a tiled roof. A modern glazed conservatory structure has been added in the recent past, together with the minor flat roofed extension to the side.
3. The roof of the property comprises a traditional pitched roof structure, with various valleys, hips, gables and modern fascia's/ soffits as shown on the submitted details.
4. With the exception of modern additions noted above, the building appears reasonably unaltered from original, with roof tiles, eaves and associated details all of a modern appearance.

**Photos of existing roof areas/details**



Frontage Showing Modern Roof & Materials



Rear Corner Elevation Showing Sealed Eaves & Modern Detailing



Modern Conservatory to Side/ Rear



Front External Corner Showing Modern Windows & Sealed Eaves



Photo of Current Loft Space – No Evidence of Bats & Roof Space Well Sealed

## **Summary of existing Bat roost potential**

1. Walls – The walls generally comprise facing brick finishes which are of a reasonably sealed nature, without any accessible cavities.
2. Roof Tiles – Modern tile, intact and not lifted.
3. Ridge Tiles – Modern tiles, cemented in place.
4. Eaves – Modern projecting eaves with sealed eaves and soffit boards.
5. Flashings – Modern sealed flashings.
6. Basement/Cellars – Not applicable.
7. Trees – None affected.

## **Evaluation and Conclusion**

Due to the reasonably recent age of the property, there is no evidence of current or historic Bat activity in or around the property and there appears no features which may be suitable for the roosting of Bats.

Accordingly, it is felt a further survey for potential Bat Roosting is not required.