Katie Belbin BA (Hons)
Graduate Ecologist
[redacted]
Arbtech Consulting Ltd
arbtech.co.uk

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Fairview Cottage, Sands Lane, Small Dole, BN5 9YL

Client:

Steve Undrell

Report date:

22nd July 2025

Project:

This report is prepared to inform a planning application with the Hampshire District Council. The proposal is described as:

Construction of a front porch, a two-part single-side extension, and installation of a rear bay window.

This report is supplementary to the Preliminary Ecology and Roost Assessment report completed by Arbtech Consulting Ltd (2025).

BERS survey methodology and legislation can be found in the Arbtech Supplement: **BERS Methodology and Legislation - 2024.**

This report is an addendum to and must be read in conjunction with the Preliminary Ecology and Roost Assessment completed by Arbtech Consulting Limited (2025) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the consultant for advice.

Executive Summary

Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

Results

Roost number	Species	Roost type	Roost location	Impact
1	Common pipistrelle	Day roost	Seen emerging from behind apex of facia boarding on North elevation gable end.	Roof works associated with the extension will result in the destruction of this day roost.

A Bat Licence is required to legally permit the works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not.

If the licence is not submitted by 24/09/2025 a material changes check will be required.
If the licence is not submitted by 01/05/2026 updated dusk surveys will be required.

The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission.

Background

PEA/PRA – Arbtech Limited (2025) –

Two buildings on site (B1 & B2)–

B1 - Is a two-storey, brick-built structure with hanging tiles on the north and south elevations. The building features overhanging eaves and lacks a loft space, as the roof void has been converted into a vaulted ceiling bedroom. Despite the absence of internal roof space, several external features provide potential access points for bats. Multiple gaps are present within the hanging tiles on both the north and south elevations, and there are voids between the eaves that could offer suitable roosting opportunities for crevice-dwelling bat species.

Building B1 is assessed as having **high** suitability for roosting bats.

B2 - Is a timber shed located along the eastern boundary of the site. It has a pitched roof with clay tiles and timber cladding. The structure is well-sealed with no visible gaps, cracks, or crevices that could offer suitable roosting opportunities for crevice-dwelling bats. . As such, B2 is assessed as having **negligible** suitability for roosting bats.

B2 is to be retained as part of the proposed development and will not be subject to any modification or disturbance.

Buildings Surveyed

Building one (B1) **is considered to have high habitat value for bats.**

Three bat emergence/re-entry survey are required on building one (B1) on site during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. **Two** surveyors with **two** additional IR are required to provide full coverage of B1 elevations to look for emerging/re-entering bats.

Building two (B2) **is considered to have negligible habitat value for bats and is being retained,** this building was not surveyed.

Scope of works The following buildings were subject to emergence/re-entry surveys: B1 – High value – 3 surveys – Single common pipistrelle day roost was identified on the third visit. B2 – Negligible value – No further survey's on this building; this building is being retained and is not being affected by the proposed development. **Proposed development** Current use of building – Residential Structural changes to building – Construction of a front porch, a two-part single-side extension, and installation of a rear bay window. Type of permission required – Full planning permission.	
The site surveys were designed and managed by Katie Belbin BA (Hons), Graduate Ecologist accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.	
Surveyor locations and bat activity in BERS Results in Appendix 1 **Proposed plans in Appendix 2**	
Limitations	There were no significant limitations to the survey effort, as this survey was completed in ideal weather conditions with fully functional equipment and full visibility of all elevations of the building.

<table>
<tr><td colspan="6">Field Survey</td></tr>
<tr><td colspan="6">Dusk Emergence Survey 1</td></tr>
<tr><td colspan="6">Building B1</td></tr>
<tr><td>Building inspection prior to survey</td><td colspan="5">Carried out by: Katie Belbin BA (Hons), Graduate Ecologist - Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.
Structures inspected: Building (B1) does not contain a loft space, as it features a vaulted ceiling.
Bat evidence found: No evidence of bats use found within the vaulted ceiling space of B1, such as bat droppings, staining or feeding remains.</td></tr>
<tr><td rowspan="3"></td><td colspan="5">Photos</td></tr>
<tr><td colspan="5">
Figure 1 – internal vault ceiling structure of B1.</td></tr>
<tr><td>Surveyor and position</td><td>Surveyor Position</td><td>Name</td><td>BERS Experience / Bat Licence</td><td>BCT Competency</td><td>Elevation</td></tr>
<tr><td></td><td>1 - Lead</td><td>Katie Belbin</td><td>2 years/ Accredited agent for L1 activities under the L2 licence of Jamie-Lee</td><td>Level 2</td><td>Observing southern elevation</td></tr>
</table>

			Anderson, licence number can be provided on request.		
	2	Unmanned IR	N/A	N/A	Observing western elevation
	3	Jen Gibbson	2 years	Level 1	Observing northern elevation
	4	Unmanned IR	N/A	N/A	Observing eastern elevation

Weather (start/end)	Temperature (°C): 19 Relative humidity (%): 46 Cloud cover (%): 10 Wind (m/s): 0 Rain: None	Temperature (°C): 16 Relative humidity (%): 51 Cloud cover (%): 10 Wind (m/s): 0 Rain: None

	Equipment	**Make**	**Model**	**Count**
Equipment used	NVAs	Nightfox	Whisker	4
	Additional Illumination	Nightfox	XB5 PRO	4
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	2
		Magenta Electronics	Magenta Bat4	1
	Two Way Radio	BAOFENG	FV-88E	2

Results

Date of survey	**Sunset; Start - End**
13/05/2025	Sunset 20:41; 20:26 – 22:11

Roost reference	**Species and numbers**	**Roost type**	**Structure reference**	**Roost location**	**Access point**	**Dimensions (for lofts/ internal voids)**
N/A	**No emergences.**	N/A	N/A	N/A	N/A	N/A

Surveyor observations

Surveyor 1	**Emergences observed** – No **Species** – Soprano pipistrelle, common pipistrelle and myotis. **Flight paths** – N/A **Foraging areas** – Common pipistrelles foraging around the neighbouring property to the southwest. **Summary of general activity:** Activity started at 20:55 when a common pipistrelle was seen foraging in the garden of the neighbouring property to the southwest of the site. At 21:05 a common pipistrelle was seen passing over B1 from the northwest to the southeast. At 21:08 a serotine was seen foraging around the site from the adjacent woods at the south towards the north. From 21:16 until the end of the survey six common pipistrelles were seen circling and foraging round B1. At 21:25 a soprano pipistrelle was seen passing over B1 from the south towards the north. Between 21:31 until 21:40 two soprano pipistrelles were seen foraging from the northeast towards the southwest over the building. At 21:45 a myotis species was seen foraging from the north towards the southwest.	

IR position 1 *Nightfox Whisker* *Nightfox XB5 PRO*	**Camera position:** Observing southern elevation of B1. **Emergences observed:** No Activity captured on the IR footage reflects the observations recorded by surveyor 1. No further activity was recorded.	
Unmanned IR position 2 *Nightfox Whisker* *Nightfox XB5 PRO*	**Camera position**: Observing western elevation of B1. **Emergences observed:** No **Summary of general activity:** No additional bat activity were observed. The camera footage was fully reviewed by Katie Belbin.	 

Surveyor 3	**Emergences observed** – No **Species** – Soprano pipistrelle, common pipistrelle, serotine and myotis. **Flight paths** – N/A **Foraging areas** – Common pipistrelles foraging around the neighbouring property to the northeast. **Summary of general activity:** The first bat activity was recorded at 21:03, when a common pipistrelle was observed flying from the northeast, passing over the property, and heading southeast. At 21:08, a noctule was seen flying from the same direction and foraging above the back garden. Later, at 21:25, a soprano pipistrelle was observed flying from the back garden, over the property, and into the trees to the northwest. Between 21:13 and 21:40, common pipistrelles were frequently recorded foraging in front of the northern elevation and commuting between the property and the neighbouring building—this route was commonly used by all bat species observed. A serotine was heard but not seen (HNS) making a direct pass over the site between 21:30 and 21:32, and again at 21:39. At 21:40, two common pipistrelles were seen foraging along the tree line to the northwest of the property. At 21:43 a myotis species was HNS foraging close to the site.	

IR position 3 *Nightfox Whisker Nightfox XB5 PRO*	**Camera position:** Observing northern elevation of B1. **Emergences observed:** No Activity captured on the IR footage reflects the observations recorded by surveyor 3. No further activity was recorded.	
Unmanned IR position 4 *Nightfox Whisker Nightfox XB5 PRO*	**Camera position:** Observing eastern elevation of B1. **Emergences observed:** No **Summary of general activity:** No additional bat activity were observed. The camera footage was fully reviewed by Katie Belbin.	 

Field Survey					
Dusk Emergence Survey 2					
Building B1					
Surveyor and position	**Surveyor Position**	**Name**	**BERS Experience / Bat Licence**	**BCT Competency**	**Elevation**
	1 - Lead	Katie Belbin	2 years/ Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.	Level 2	Observing southern elevation
	2	Unmanned IR	N/A	N/A	Observing western elevation
	3	Abigail Louise Dodge	4 years	Level 2	Observing northern elevation
	4	Unmanned IR	N/A	N/A	Observing eastern elevation

Weather (start/end)		
	Temperature (°C): 18 Relative humidity (%): 55 Cloud cover (%): 5 Wind (m/s): 0 Rain: None	Temperature (°C): 14 Relative humidity (%): 75 Cloud cover (%): 0 Wind (m/s): 0 Rain: None

Equipment used	**Equipment**	**Make**	**Model**	**Count**
	NVAs	Nightfox	Whisker	4
	Additional Illumination	Nightfox	XB5 PRO	4
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	2
		Magenta Electronics	Magenta Bat4	1
	Two Way Radio	BAOFENG	FV-88E	2

Results						
Date of survey				**Sunset; Start - End**		
03/06/2025				Sunset 21:10; 20:55 – 22:35		
Roost reference	**Species and numbers**	**Roost type**	**Structure reference**	**Roost location**	**Access point**	**Dimensions (for lofts/ internal voids)**
N/A	**No emergences.**	N/A	N/A	N/A	N/A	N/A

Surveyor observations		
Surveyor 1	**Emergences observed** – No **Species** – Common pipistrelle and noctule. **Flight paths** – N/A **Foraging areas** – Common pipistrelles were seen foraging around the southern and western elevation of B1. **Summary of general activity:** Bat activity commenced at 21:07 when the first common pipistrelle was seen foraging by the northern elevation of B1. Foraging activity from common pipistrelles continued until the end of the survey mainly around the pond area to the south of the garden and by the western elevation of B1.	

IR position 1 *Nightfox Whisker* *Nightfox XB5 PRO*	**Camera position:** Observing southern elevation of B1. **Emergences observed:** No Activity captured on the IR footage reflects the observations recorded by surveyor 1. No further activity was recorded.	
Unmanned IR position 2 *Nightfox Whisker* *Nightfox XB5 PRO*	**Camera position**: Observing western elevation of B1. **Emergences observed:** No **Summary of general activity:** No additional bat activity were observed. The camera footage was fully reviewed by Katie Belbin.	 

Surveyor 3	**Emergences observed** – No **Species** – Common pipistrelle and noctule. **Flight paths** – N/A **Foraging areas** – Common pipistrelles were seen foraging constantly around the site. **Summary of general activity:** Bat activity commenced at 21:06 with the detection of a common pipistrelle, initially heard but not seen. Continued common pipistrelle activity was seen around an oak tree at 21:06 and 21:08. A noctule was seen making a distant pass over the site at 21:29. Foraging behaviour by common pipistrelle individuals was observed between 21:29 and 21:32. The final bat recorded was a soprano pipistrelle, seen foraging at 21:50 by the northern elevation of B1.	
IR position 3 *Nightfox Whisker* *Nightfox XB5 PRO*	**Camera position:** Observing northern elevation of B1. **Emergences observed:** No Activity captured on the IR footage reflects the observations recorded by surveyor 3. No further activity was recorded.	

Unmanned IR position 4 *Nightfox Whisker Nightfox XB5 PRO*	**Camera position:** Observing eastern elevation of B1. **Emergences observed:** No **Summary of general activity:** No additional bat activity were observed. The camera footage was fully reviewed by Katie Belbin.	 

Field Survey					
Dusk Emergence Survey 3					
Building B1					
Surveyor and position	**Surveyor Position**	**Name**	**BERS Experience / Bat Licence**	**BCT Competency**	**Elevation**
	1 - Lead	Katie Belbin	2 years/ Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.	Level 2	Observing southern elevation
	2	Unmanned IR	N/A	N/A	Observing western elevation
	3	Abigail Louise Dodge	4 years	Level 2	Observing northern elevation
	4	Unmanned IR	N/A	N/A	Observing eastern elevation

Weather (start/end)					
	Temperature (°C): 17 Relative humidity (%): 60 Cloud cover (%): 100 Wind (m/s): 0 Rain: None			Temperature (°C): 16 Relative humidity (%): 75 Cloud cover (%): 100 Wind (m/s): 0 Rain: None	

Equipment used	**Equipment**	**Make**	**Model**	**Count**
	NVAs	Nightfox	Whisker	4
	Additional Illumination	Nightfox	XB5 PRO	4
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	2
		Magenta Electronics	Magenta Bat4	1
	Two Way Radio	BAOFENG	FV-88E	2

Results	
Date of survey	**Sunset; Start - End**

24/06/2025			Sunset 21:19; 21:04 – 22:49			
Roost reference	**Species and numbers**	**Roost type**	**Structure reference**	**Roost location**	**Access point**	**Dimensions (for lofts/ internal voids)**
1	**1 x Common pipistrelle**	**Day roost**	**B1**	**Apex of facia boarding on the gable end at the north elevation.**	**North elevation**	**N/A**

Surveyor observations		
Surveyor 1	**Species** – Common pipistrelle, soprano pipistrelle and serotine. **Flight paths** – N/A **Foraging areas** – Common & soprano pipistrelles were seen foraging constantly around the site. **Summary of general activity:** Bat activity commenced at 21:35 when multiple common pipistrelles was seen foraging by the northern elevation of B1. A soprano pipistrelle was observed commuting from the south towards the north by the northern elevation at 21:45. Foraging activity from common and soprano pipistrelles continued until the end of the survey mainly around the garden and by the southern elevation of B1. A serotine was recorded flying west to east at 22:35.	

IR position 1 *Nightfox Whisker* *Nightfox XB5 PRO*	**Camera position:** Observing southern elevation of B1. **Emergences observed:** No Activity captured on the IR footage reflects the observations recorded by surveyor 1. No further activity was recorded.	
Unmanned IR position 2 *Nightfox Whisker* *Nightfox XB5 PRO*	**Camera position**: Observing western elevation of B1. **Emergences observed:** No **Summary of general activity:** No additional bat activity were observed. The camera footage was fully reviewed by Katie Belbin.	 

Surveyor 3	**Emergences observed – Yes - At 21:35 a common pipistrelle was seen emerging from behind apex of facia boarding on the gable end at the north elevation, flying in a north easterly direction (circled in red).** **Species** – Common pipistrelle, soprano pipistrelle and serotine. **Flight paths** – N/A **Foraging areas** – Common & soprano pipistrelles were seen foraging constantly around the site. **Summary of general activity:** Soprano pipistrelle was observed commuting beneath the overhanging vegetation at the northern boundary of the site at 21:45 and 21:55. A Myotis species was HNS at 22:00. At 22:03, a common pipistrelle was observed foraging along the easterly hedgerow and in front of the north-eastern elevation of B1. From this point until the end of the survey, both common and soprano pipistrelles displayed frequent foraging and commuting activity. Foraging was primarily concentrated along the northern tree-lined hedgerow and the adjacent eastern hedgerow, both situated by the northern elevation of B1. Regular commuting was observed between the southern garden and the northern tree-lined track. A serotine was recorded flying east to west at 22:35.	

IR position 3 *Nightfox Whisker* *Nightfox XB5 PRO*	**Camera position:** Observing northern elevation of B1. **Emergences observed:** Yes - At 21:35:08 a common pipistrelle was seen emerging from behind apex of facia boarding on the gable end at the north elevation, flying in a north easterly direction(circled in red). Activity captured on the IR footage reflects the observations recorded by surveyor 3. No further activity was recorded.	
Unmanned IR position 4 *Nightfox Whisker* *Nightfox XB5 PRO*	**Camera position:** Observing eastern elevation of B1. **Emergences observed:** Yes - At 21:35:08 a common pipistrelle was seen emerging from behind apex of facia boarding on the gable end at the north elevation, flying in a north easterly direction(circled in red). **Summary of general activity:** No additional bat activity were observed. The camera footage was fully reviewed by Katie Belbin.	

Conclusions, Impacts and Recommendations

Survey Results Summary

Results

Roost number	Species	Roost type	Roost location	Impact
1	Common pipistrelle	Day roost	Seen emerging from behind apex of facia boarding on North elevation gable end.	Roof works associated with the extension will result in the destruction of this day roost.

A Bat Licence is required to legally permit the works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not.

The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission.

General bat activity on site:
Key foraging areas – Foraging activity was recorded consistently across all three surveys, with both common and soprano pipistrelles frequently observed and heard across the site. Common pipistrelles were regularly seen foraging around the southern and western elevations of Building 1 (B1), as well as along the northern tree-lined hedgerow and eastern boundary hedgerow. Soprano pipistrelles were also active throughout, often sharing foraging areas with common pipistrelles. This widespread and repeated activity indicates the site provides suitable and well-used foraging habitat for multiple bat species.
Key flight lines – N/A
Species observed –
Common pipistrelle
Soprano pipistrelle

<table>
<tr><td></td><td>Serotine
Myotis sp.
Noctule

Hibernation suitability -
Negligible- the site does not offer any suitable hibernation habitat. No further surveys required</td></tr>
<tr><td>Impact Assessment</td><td><table><tr><td>Roost number</td><td>Impact</td></tr><tr><td>1 (CP day roost)</td><td>Roof works associated with the extension will result in the destruction of this day roost on the northern elevation. Any bats present on wall tops or between tiles and felt could be killed or injured.</td></tr></table></td></tr>
<tr><td>Recommendations</td><td>A Bat Licence from Natural England is required to legally permit the works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not.

Additional survey requirements:
If the licence is not submitted by 24/09/2025 a material changes check will be required.
If the licence is not submitted by 01/05/2026 updated dusk surveys will be required.
The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission.

BMCL (Bat Mitigation Class Licence)

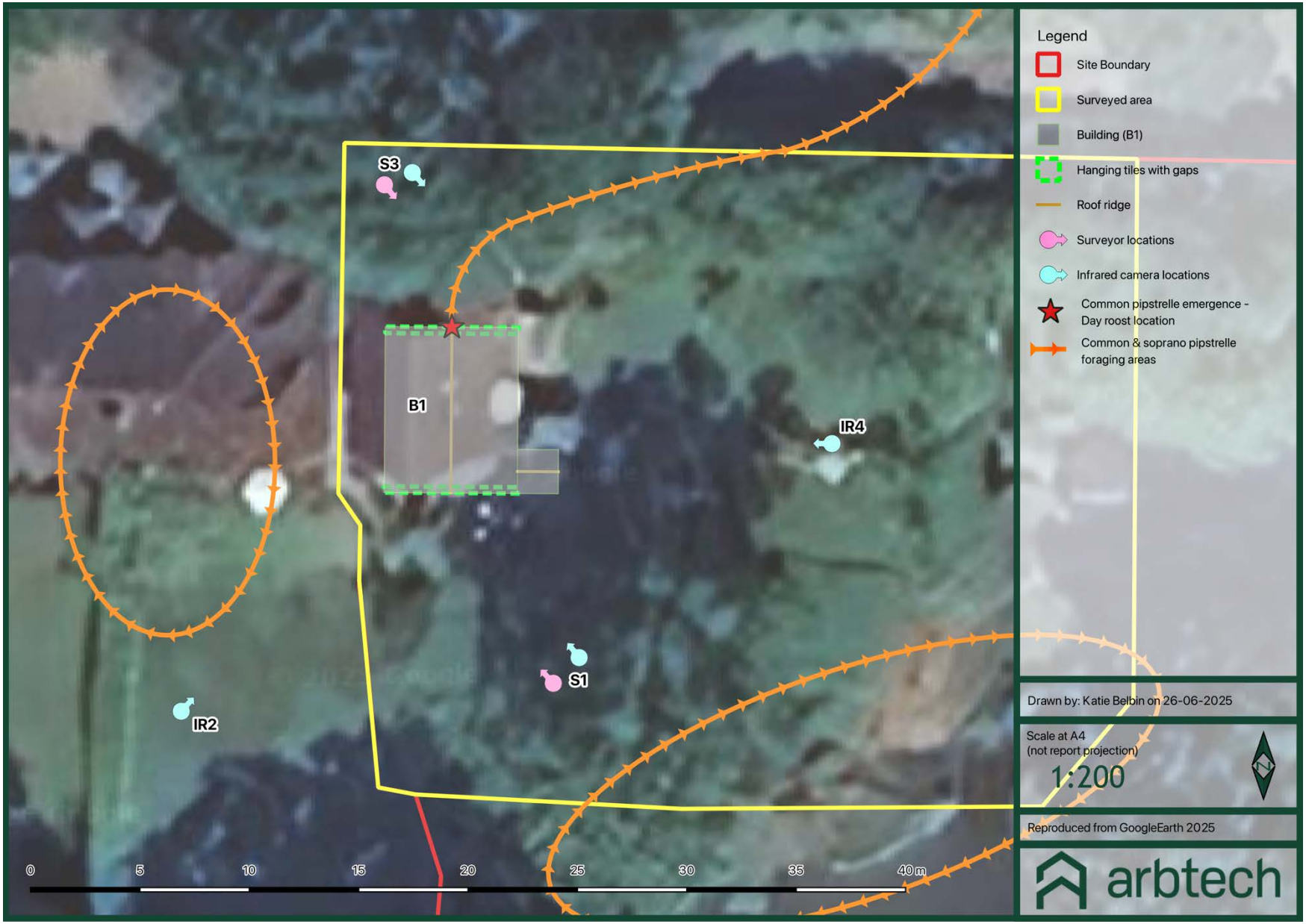
A BMCL application to Natural England will be required to legally permit the proposed works. The BMCL application requires that surveys have been undertaken within the most recent active bat season, and at a</td></tr>
</table>

	suitable time of year to fully characterise the roosts present. Planning permission must have been granted, and all relevant wildlife-related conditions have been discharged prior to submission, where possible to do so. Material Changes Check will be required within three months of the BMCL submission. The BMCL will detail any mitigation and compensation measures that will be required for the proposed development to comply with the standing advice and will be designed to reduce any impacts to an acceptably low level so as to maintain (or enhance) the Favorable Conservation Status (FCS) of the local bat population. The BMCL will include (but are not limited to) the following measures: ▪ The installation of bat boxes or replacement bat roosts prior to works commencing to form a receptor site for any bats found during the works. Boxes may be installed on buildings or trees or can be pole mounted but must be in an undisturbed location and will need to be maintained in this location post-development. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. ▪ The provision of a toolbox talk to contractors, by the Named Ecologist or an Accredited Agent, to inform them of the presence of bat roosts. ▪ A pre-commencement inspection of the loft void and roof areas by the Named Ecologist. ▪ The removal of all roof tiles, timber cladding, sofit boxes and bargeboard by hand under the supervision of the Named Ecologist or an Accredited Agent. ▪ Avoiding the use of unnecessary lighting, particularly at night, or implementing a low impact lighting strategy to avoid illumination of retained or newly created roosts or roost features. ▪ Avoiding excessive noise or vibration disturbance e.g. from power tools or radios, within close proximity of retained or newly created roosts or roost features. The BMCL will only include the bat species, numbers and roost types listed above. If bats are found during periods of adverse weather conditions, these must be left undisturbed until weather conditions become more favorable to move bats to the receptor bat box.

	BMCLs do not allow for the disturbance of hibernating bats. Therefore, if any bats are found during the hibernation period or if any unexpected bat species or roost types are identified works must cease and advice must be sought from the Named Ecologist regarding the possible requirement for timing restrictions for works, the completion of further bat surveys or a modification to the BMCL. **Wildlife Sensitive Lighting Strategy** A low impact lighting strategy will be adopted for the site during and post-development, and this should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). The following measures could be included: ▪ Light spill on to the pond to the south or on the southern and northern hedge-line should be avoided. ▪ Use narrow spectrum light sources to lower the range of species affected by lighting. ▪ Use light sources that emit minimal ultra-violet light. ▪ Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. ▪ Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal. ▪ Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. ▪ External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. ▪ Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.
Enhancements	2no. bat boxes will be installed on the retained mature oak trees in the rear garden. The bat boxes will be a specification suitable for both crevice and void dwelling species such as: Beaumaris Woodstone Bat Box for crevice dwellers, Isabella Bat Box for void dwellers, or a similar alternative brand. Additionally, the site can be further enhanced through planting of native wildflowers within the garden space which would attract

	invertebrates and increase suitable foraging habitats for bats. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction (or facing vegetated areas/gardens), with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows.

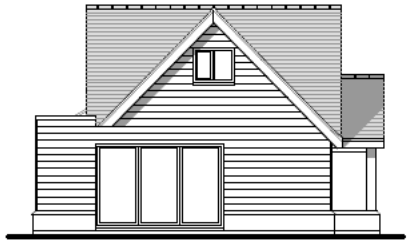
Appendix 1: BERS Results



Appendix 2: Proposed plans



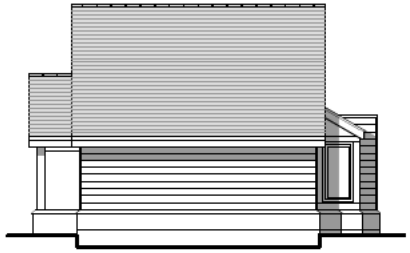
North elevation



East elevation



South elevation



West elevation

Materials:

Walls:
Facing br ck dwarf wall with timber weatherboarding above. All to match existing.

Roof:
Pitched roofing tiles to match existing.

Windows and doors:
UVPC/Aluminium.

Scale

Do not scale from drawing except for planning purposes.

All dimension are in millimetres.

No work is to extend over adjoining properties without express permission.

All designs are subject to a structural feasibility analysis.

Proposed part single part two storey side extension

Proposed elevations

Little Oakwood
Oakwood House
Sands Lane
Small Dole
West Sussex
BN5 9YL

Plan No: PL/611/02
Scale: 1:100

Drawing size: A3

07789 952066
01403 241466

concept design
planning applications
building regulations

Limitations and Copyright

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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Katie Belbin BA (Hons), Graduate Ecologist, accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.	23/07/2025
Proof	0.2	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	26/07/2025
Final	1.0	Katie Belbin BA (Hons), Graduate Ecologist, accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.	28/07/2025