



ECOLOGICAL ADVICE SERVICE

TO: Lisa Fisher
FROM: Nancy Inman
DATE: 10 July 2025
SUBJECT: Inis Coillite, Shorne 20250441

The following is provided by Kent County Council's Ecological Advice Service (KCC EAS) for Local Planning Authorities. It is independent, professional advice and is not a comment/position on the application from the county council. It is intended to advise the relevant planning officer(s) on the potential ecological impacts of the planning application and if sufficient/appropriate ecological information has been provided.

Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed in every instance to the planning officer, who will seek input from the EAS where appropriate and necessary.

SITE PHOTOGRAPHS NEEDED

It is noted that proposals are relatively small in scale and will impact upon gardens and developed land only. However, from the information provided, it has not been possible to fully scope out all ecological constraints, including breeding birds and roosting bats.

Proposals will result in the removal of a conservatory, a loft conversion and two extensions. Due to the extensive nature of works to the building it is important to determine whether features suitable for roosting bats and nesting birds are present, in order to establish the need for further survey and any mitigation requirements.

To establish the potential for protected species presence which must be taken account of in the planning decision, in the first instance, high quality, labelled photographs of all aspects of the application site relevant to the proposed development should be requested. These photographs may provide sufficient confirmation to the LPA that no ecological surveys are necessary. However, where photographs are inconclusive, or indicate possible features suitable for protected species, an Ecological Impact Assessment (EclA) may need to be undertaken by a suitably qualified ecologist.

In this instance we request photographs of the following features:

- Exterior of roofs to which new extensions will adjoin (ensuring that tiles are visible)

- Exterior of conservatory
- Interior of loft space proposed for conversion (1 x photo with lights off to determine whether any light can enter the interior loft and 1 x with lights on for clear view of internal features.

HOUSEHOLDER EXEMPTION

We consider this application exempt from statutory BNG because it is a householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

If you have any queries regarding our comments, please do not hesitate to get in touch.

Nancy Inman
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Proposed Site Plan (Offset Architects, March 25)
- Existing Site Plan (Offset Architects, March 25)