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##  BAT SURVEY REPORT

**P/16/101: Roanoke, 9 Porthcressa Road, Hugh Town, St Mary’s**

**Survey requested by:** Island Architects (Sibley/Coupe)

**on:** 24/10/2016

**Reason for survey request:** Extension to rear of house

**Location:** 9 Porthcressa Road, Hugh Town

**Grid Reference:** SV 904 104

**Date:** 16/11/16 **Time:** 11.00 – 11.10

**Weather conditions:** Sunny, dry, 13oC, wind W F4-5

**Description of building surveyed:**

Small 3-storey house in centre of a terrace on Porthcressa Road. There is a small yard to the rear that is approached through a covered passageway to the west of No.9 (between nos. 9 and 7). The applicants wish to add a three-storey extension that will bring the building very close to the rear wall of the yard.

**Observations:**

We inspected only the rear end of the house as this will be the only part where bats could be affected. There were no droppings on sills. The windows are well sealed; there is a tight fit between soffit and fascia board. The topmost section has a tiled facing with no apparent gaps in the tiles. There are no gaps where bats could enter the building on this side.

**Conclusion/recommendation:**

Potential harm to bats should not be a reason for failing this application.

**Other remarks:** Suggested modification of the plans should not affect this conclusion

**Survey completed by\*:** E.A. & M.I.Gurr

\***Licence numbers:** EAG: 2015-14957-CLS-CLS; MIG: 2015-14958-CLS-CLS

**Copies to:** Mr & Mrs May (householders)

 Island Architects (Applicants)

 Andrew King, Lisa Walton, Planning Department