



Stephen Manning,  
Lenteverne House,  
Watermill,  
St Mary's,  
Isles of Scilly,  
TR21 0NS

Ref: 5 Branksea Close, St Mary's.

Dear Stephen,

I am writing to confirm the results of the initial site visit to 5 Branksea Close on 30<sup>th</sup> January 2025.

### **Overview**

The purpose of the visit was to review the requirement for a Preliminary Roosting Assessment (PRA) to be undertaken and a report submitted to the Local Planning Authority (LPA) in writing in order to support your proposed buildings works.

### **Scope of works**

As discussed and confirmed on site, the proposals relate to the extension of an existing single-storey structure which is present on the north-eastern aspect of the property. This structure currently houses a utility area and a WC as well as a covered porch area. The proposals under consideration are restricted to the extension of this existing structure along the main house in the same manner and character as the existing structure.

This assessment is based upon the limited works described above – if there is any modification to the proposals such that additional areas of the property may be directly or indirectly impacted, the assessment should be updated.

### **Assessment of Structures (Direct Impacts)**

The assessment was conducted in accordance with the recommendations outlined in the relevant Best Practice methodology<sup>1</sup>.

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<sup>1</sup> Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).  
The Bat Conservation Trust, London

The existing single-storey structure is very well sealed at the eaves and the gable verge with all tiles being well-fitted and in good condition. Soffits/fascias are tightly fitted. An internal inspection of the minor roof void revealed no evidence of bats, nor any signs of potential access features for bats. It can therefore be concluded that the structure to be extended offers Negligible Potential for use by bats.

Turning to the aspect of the main dwelling along which the extension will be made – the property here is rendered externally with no gaps, cracks or missing pointing which could support roosting bats. The window frames on this aspect are tightly fitted in their apertures with no gaps or other roosting opportunities noted.

No other aspects of the existing structure would be directly impacted by the proposed extension works.

### **Indirect Impacts**

Consideration was given to the potential for negative indirect effects on proximate roosting features. The distance from the roof of the single-storey element (which will be extended in the same character) to the eaves of the main roof would preclude any works at this lower level from impacting on a clear fly-in to any roosts associated with the main roof of the property. As this main roof will be neither directly nor indirect impacted, no further assessment of this feature is required.

No other indirect impacts are identified to areas or structural components which could potentially support roosting bats.

### **Conclusion and Recommendations**

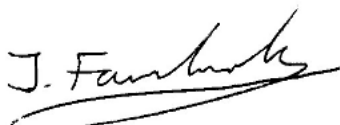
It can be concluded that the minor extension proposed will not impact upon roosting bats. It is not deemed proportionate to produce a comprehensive PRA report in this instance and it is requested that the LPA accept this letter as confirmation that no further constraints exist with regards to bats with regards to this application.

Additional information and evidence can be provided upon request in support of this assessment at the request of the LPA.

### **Validity of Letter**

This assessment is considered valid for a period of 12 months from the date of the letter, provided there is no material change in the condition or structure of the property.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Faulconbridge', with a horizontal line drawn underneath it.

James Faulconbridge BSc (Hons), MRes, MCIEEM  
IOS Ecology, St Martin's, Scilly.