

DEVELOPMENT MANAGEMENT INTERNAL CONSULTATION SHEET

To: WBC Giles Sutton

Date: 7 December 2017

From: Stefan Fludger

Application Number: 173442

Applicant: Mr Mark Dallas.

Proposal: Application to vary condition 2 of planning consent F/2014/1832 (140734) for the erection of two storey side, rear and front extension to dwelling, following demolition of existing conservatory. Condition 2 relates to approved details..

Parish: Sonning

Site Address: South Lodge, Sonning Lane, Sonning, Wokingham, RG4 6ST.

Grid Reference: Easting: 475488 Northing: 174564

Dear WBC Giles Sutton

Please find attached a consultation from the Development Management team for the above site.

Details of the application can be viewed on-line via the Council web-site at <http://www2.wokingham.gov.uk/environment/planning/planning-applications/planning-applications-search>. Please allow up to 5 working days for the plans to show on the website.

Below is a recommended consultation response template. We would be grateful if you could utilise this new template for responses where appropriate, however appreciate that sometimes the format will need to be tailored for individual cases or services.

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required.

A list of standard conditions can be found on the Z Drive at:

[Z:\Standard Planning Conditions](#)

Your observations are required in respect of this application within **10 working days** of the above date. If you need any more information please do not hesitate to contact the case officer Stefan Fludger.

Kind Regards

Stefan Fludger,
Development Management

MEMORANDUM

From:	Abi Gazzard Consultant Ecologist	To (Case Officer):	Stefan Fludger
Service	WBC Giles Sutton	App No:	173442
Address:	South Lodge, Sonning Lane, Sonning, Wokingham, RG4 6ST.		
Proposal:	Application to vary condition 2 of planning consent F/2014/1832 (140734) for the erection of two storey side, rear and front extension to dwelling, following demolition of existing conservatory. Condition 2 relates to approved details.		
Site Visit Made?:	No		

Summary Of Recommendations

- Recommend approval but with condition(s) & reason(s) **stated below**;
- Recommend approval with no conditions
- Recommend refusal for the reason(s) **stated below**;
- Negotiate the amendments **stated below**; or
- Request further information before determination as **stated below**.

Comments On Proposal

The application site comprises a detached property in which a bat roost has previously been recorded. It is proposed to alter the plans approved under planning consent F/2014/1832 (Proposed erection of two storey side, rear and front extensions to dwelling, following removal of existing conservatory). Since the previous bat survey was presumably undertaken over 3 years ago (this is not available online), the condition of the building may have changed, and there is a risk that the proposals may impact upon roosting bats. As such, a bat survey report will need to be provided before this application can be determined. Further details are given below.

Legislation

All species of bats receive protection under UK law and it is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (The Habitat Regulations), deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from the Statutory Nature Conservation Organisation (the SNCO - Natural England in England).

Planning policy

Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System (this document was not revoked by the National Planning Policy Framework) states that:

“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.”

In this case because neither the presence or otherwise of protected species, nor the extent to which they may be affected has been established, the application would not be in accordance with the above planning policy, or other planning policy in relation to biodiversity.

Survey requirements

A presence / absence bat survey is normally undertaken in two stages, firstly a preliminary roost assessment, whereby the inside and outside of the building is surveyed for bats and signs of bats. This survey can be undertaken at any time of year.

If bats are found or features within the building have the potential to support roosting bats and these will be affected by the proposals, further dusk emergence and or pre-dawn re-entry surveys during the bat active season (i.e. between May and the end of August/ sub optimally until mid-October) would need to be carried out. The applicant would then need to submit the results of the survey(s) along with any associated mitigation strategy prior to determination of the application.

Surveys should be carried out by suitably experienced ecologists who are a member of a professional organisation such as the Chartered Institute of Ecology and Environmental Management and / or are licensed or accredited by Natural England to survey bats.

Summary

The house may host roosting bats and to confirm whether this is the case, and if so how bats will be affected by the proposals, a bat survey will need to be carried out. The survey will need to be carried out prior to determination of the application or the application would need to be refused on the grounds that insufficient evidence had been provided to determine the likely impacts of the proposals on bats (which are a protected species and a material consideration in the planning process).

Conditions & Reasons (if required)

N/A

Date:	19 December 2017	Signed:	A Gazzard
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