

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology Householder	App No:	241863
Address:	Catkins, 2 Betty Grove Lane, Sindlesham, Wokingham, RG41 5DR.		
Proposal:	Householder application for proposed single storey rear extension and changes to fenestration.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ **No objection subject to conditions (and reasons) stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have read the Preliminary Bat Roost Assessment (John Wenman Ecological Consultancy, Ref R3311/b, September 2023) and reviewed the proposed and existing plans and elevations submitted in support of the application. I have also reviewed and assessed the potential for in combination impacts on protected species with permission 232374.

Protected Species Legislation

All British bat species are fully protected in England by the Wildlife & Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2017 ('Habitat Regulations') (as amended). In summary, the legislation combined makes it an offence to:

- Damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a bat;
- Deliberately, intentionally or recklessly disturb bats; in particular, any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate; or to significantly affect the local distribution or abundance of the species; and
- Deliberately kill, injure or take any bat.

A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.

Preliminary Bat Roost Assessment

The Preliminary Bat Roost report sets out the result of internal and external inspections were carried out on 22 November 2022 by Jake Morgan, and with an endoscope inspection was carried out by John Wenman on 26 September 2023.

Sections of Type 1F bitumen felt roof lining were missing by the northeast party wall where the clay roof tiles were visible. Slight gaps were also situated between the bitumen felt and the ridge which was tightly sealed against an internal block wall within the southeast corner of the void. The bitumen felt against the southeast chimney was loose with roof tiles visible behind. Approximately 750-1000 medium-sized bat droppings were scattered throughout the entirety of the roof void with the highest density concentrated on the southwest gable wall (50-100 droppings) and at its base (300-400 droppings). In addition, approximately 200–300 medium-sized droppings were situated at the base of the northeast party wall, under the unlined section of the roof.

The Ecologists have concluded from the 750-1000 droppings resembling for long-eared bats, that the roof void is likely to be a well-used day roost by small numbers of non-breeding brown long-eared bats or a small brown long-eared maternity roost. Access points were likely be along the southwest gable end, particularly under the uneven roof tiles on the verge. The property has numerous potential roost features suitable for crevice-dwelling bats, such as the Pipistrelles and small Myotis species including gaps behind lifted, damaged or missing roof tiles, particularly along the southwest verge, and gaps between the lead flashing around the chimneys and the roof tiles. The bat droppings found at the party wall indicate that there is likely to be further droppings in the neighbouring attached property so a full assessment of the status of the roost is not possible from droppings alone.

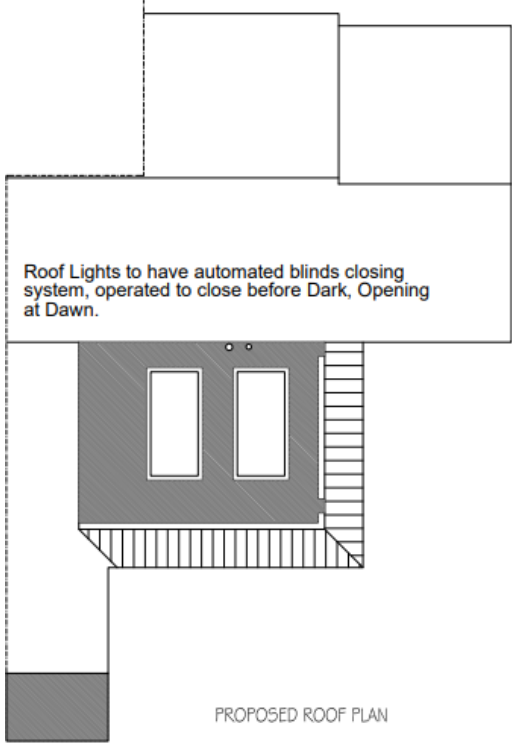
The Ecologist has not completed additional nocturnal surveys to characterize the roost in line with Bat Surveys for Professional Ecologists – Good Practice Guidelines. If the Owner plans to undertake any works not included in the planning application, or bats were to be encountered during or prior to implementation of the development, then further surveys would be needed for the owner to secure a Bat Mitigation Licence for the derogation of the Habitat Regulations. However, I am satisfied that if according to paragraph 1.1.4 that the extension will not damage or destroy the long-eared bat roost within the main roof or affect the associated crevice features, that the work proposed to link the extension to the existing single storey roof is unlikely to affect bats or their roosts. Provided that the precautionary measures proposed are taken the development proposed is unlikely to lead to the disturbance of bats.

To reduce impacts of light pollution on bats and prevent obstruction or avoid discouraging bats from using flyways and existing roost features access points to the bat roosts the roof lights must be fitted with automated blinds in accordance with the plans secured under application 232374.

Summary

Provided the development is implemented in accordance with the Preliminary Bat Roost Assessment R3311b including a toolbox talk, supervision by a licensed Ecologist, employment of methods to minimise the risk of harming or disturbing bats, provision of a written and completion of an updated inspection, removal of tiles by

gloved hand and provision of automated blinds are secured by condition, there should be no ecological objection to the development proposed.

 Roof Lights to have automated blinds closing system, operated to close before Dark, Opening at Dawn. PROPOSED ROOF PLAN	KARL HUGHES BSc(Hons) Architectural ~ Planning ~ Building Consultant Sunnyside, Silchester Road, Little London, Hampshire, RG26 5EP Telephone 07712 892106 <table border="1" style="width: 100%;"> <tr> <td colspan="2">client: Laura Tillson</td> </tr> <tr> <td colspan="2">project: Catkins 2 Betty Grove, Sindlesham, Berks. RG41 5DR</td> </tr> <tr> <td colspan="2">title: PROPOSED PLANS & ELEVATIONS</td> </tr> <tr> <td>date: September 2023</td> <td>drawn: DC / KH</td> </tr> <tr> <td>scale: as stated @ A1</td> <td>drawing no: 02</td> </tr> </table>	client: Laura Tillson		project: Catkins 2 Betty Grove, Sindlesham, Berks. RG41 5DR		title: PROPOSED PLANS & ELEVATIONS		date: September 2023	drawn: DC / KH	scale: as stated @ A1	drawing no: 02
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Conditions & Reasons (if required)

Condition: The development hereby approved shall be carried out in full accordance with the recommendations and biodiversity enhancement opportunities measures provided in Section 5 of the Preliminary Bat Roost Assessment (John Wenman Ecological Consultancy, Ref R3311/b, September 2023). A short report documenting the full implementation of the bat mitigation and the ecological enhancements shall be submitted to the local planning authority within one month of substantial completion of the development hereby approved.

Reason: To ensure maintenance if the favourable conservation status of bats and that protected species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 191 Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	2-9-24	Signed:	T Cuss
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