

# MEMORANDUM

|                             |                                                                                                                                                                                                                |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Tina Cuss<br>Ecology Officer                                                                                                                                                                                   |                |        |
| <b>Service</b>              | WBC Ecology                                                                                                                                                                                                    | <b>App No:</b> | 250028 |
| <b>Address:</b>             | 21 Bayliss Road, Wargrave, Wokingham, RG10 8DR.                                                                                                                                                                |                |        |
| <b>Proposal:</b>            | Householder application for the proposed single storey front and side extension and part garage conversion. Followed by new dormer over garage to create habitable accommodation plus changes to fenestration. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                              |                |        |
| <b>Site Visit Made:</b>     | 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

Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2795\_PRA\_a, December 2024) and reviewed the plans and elevations.

The PRA survey identified that the house has the following suitable/potential bat access points:

- Crumbling verge mortar
- Gap between soffit and brickwork ;and
- Lifted uPVC trim.

I am satisfied that the bat survey effort and methodology are adequate for the Ecologist to concluded that the potential roosting features and access points are not currently used by bats. I agree that the property negligible bat roost potential and no further surveys are needed. In line with WBC local plan policy I request that the mitigation and enhancement measures set out in PRA section 7.1 and 7.2 are secured by condition.

## Conditions & Reasons (if required)

**Condition:** Unless otherwise agreed in writing by the Council, all works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 7 of the submitted Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2795\_PRA\_a, December 2024) including provision of at least one integrated bat tube in the brickwork on the eastern elevation of the proposed dormer.

**Reason:** To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Despite ecological surveys being undertaken which suggest that protected species are not using the application site, bats are mobile creatures, and it is possible that protected species may be encountered once works commence. I recommend the following informative should be appended to any such consent:

**Informative:** Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

|              |          |                |        |
|--------------|----------|----------------|--------|
| <b>Date:</b> | 22/01/25 | <b>Signed:</b> | T Cuss |
|--------------|----------|----------------|--------|