

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251072
Address:	8 Grove Close, Wokingham, RG40 3NA.		
Proposal:	Householder application for the proposed erection of a part single part two storey rear/side extension following demolition of existing single storey rear and side extensions, plus installation of a new canopy roof over existing porch.		
Type of Development:	Other Householder		
Site Visit Made:	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 S2986_PRA_a, June 2026) and reviewed the plans and elevations submitted in support of the application.

Legal Protection

All British bats are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is a criminal offence to 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 Natural England. A bat roost is interpreted as “*any structure or place used for shelter or protection*” whether or not bats are present at the time.

The Preliminary Bat Roost Assessment has been undertaken to the appropriate standard. Features were recorded including gaps between the roof tiles along the verges suitable for bats, gaps beneath tiles close to the base of both side of the chimney. On the front elevation there were gaps between the soffits boards and the wall that would be suitable access opportunities for bats. No evidence of bats was visible in the roof void.

The Ecologist concluded that the house as moderate potential roosting features for

crevice-dwelling bats which will be impacted by the development proposals. They advise that in the absence of mitigation and/or compensation, the development proposals could potentially result in the permanent loss of bat roosts. A minimum of 2 bat emergence surveys were therefore recommended to confirm whether bats are absent or present and fully assess whether the proposals will have an adverse effect. The bat activity surveys must be undertaken between May and September, and mitigation proposed in accordance with sections 8.1 and 8.2 PRA report before the application can be approved. In addition, the detrimental impacts of light pollution on bats should be addressed by the Ecologist and guidance in line with Bats and Artificial Lighting at Night given to the owner.

Protected species are a material consideration and the presence/absence of a species and the implications of the proposal on protected species must be considered at the point of determination. It is not possible to condition these surveys as part of granting permission. In line with the requirements of policies CP3, CP7 and MDD TB23 I request a report of the follow up surveys that have been recommended along with any mitigation proposals so impacts on protected species are considered and all necessary avoidance, mitigation and enhancement measures and a bat-friendly external lighting scheme can be secured.

Summary

The house has potential roost features which would be affected by the. Further survey must be undertaken to confirm absence, or propose a detailed mitigation and enhancement strategy to maintain the favourable conservation status of bats in the locality. The application should not be determined until the survey has been carried out, or lack of ecological information can be included in reasons for refusal.

Conditions & Reasons (if required)

Date:	06/08/2025	Signed:	T Cuss
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