

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260695
Address:	67 Sutcliffe Avenue, Earley, Wokingham, RG6 7JN.		
Proposal:	Householder application for proposed hipped roof to gable end conversion with erection of no.3 front rooflights and erection of rear dormer.		
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

The application has been validated without a bat survey completed by an ecologist and the inspection was carried out without a Natural England licence. The Buildings Surveyor has not considered that crevice-dwelling bats are also found roosting in wooden or upvc soffits, as well as chimneys, under flashing and in cavity walls. I note the semi-detached to the east sharing a chimney and party wall does have potential bat roosting features and trees in the garden.

As the site is not identified in the WBC Suitable Bat Habitat constraints map, there are no ecological objections. I recommend I19 is included in the decision notice.

Conditions & Reasons (if required)

Bats are highly mobile creatures and it is possible that protected species may be encountered when works commence, I recommend the following informative should be appended to any 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 must be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Date:	28/05/26	Signed:	T Cuss
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