# M E M O R A N D U M

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| **From:** | Tina Cuss<br>Ecology Officer | | |
| **Service** | WBC Ecology | **App No:** | 250818 |
| **Address:** | 286 Reading Road, Winnersh, Wokingham, RG41 5AH. | | |
| **Proposal:** | Householder application for the proposed erection of part single part two storey front and two storey side extension following demolition of the existing garage; erection of a single storey rear extension, changes to fenestration, removal of the chimney and installation of a rear dormer to facilitate conversion of the loft to habitable accommodation. | | |
| **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 Bat Scoping Survey (Crossman Associates, Ref L1147.006 Issue One, 4 February 2025) and reviewed the plans and elevations submitted in support of the application.

All species of British bat 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 an 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.

I am concerned that the references in section 6 are outdated and the Ecologist may fail to take into account best practice for surveys and mitigation and up-to-date planning policy. I am satisfied however that the survey is adequate on this occasion for the ecologist to conclude that currently the house has no potential roosting features and negligible suitability for roosting bats.

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Provided that the development is implemented in strict accordance with the mitigation measures set out in section 4 of the Bat Scoping Survey and informative I17 is include on the decision notice there are no ecological objections to the development as proposed.

**Conditions & Reasons (if required)**

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.

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| **Date:** | 28/04/25 | **Signed:** | T Cuss |

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