
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260590
Address:	2 The Crescent, Wargrave, Wokingham, RG10 8LW.		
Proposal:	Householder application for the proposed single storey rear extension.		
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**

I have read the Preliminary Roost Assessment and reviewed the plans and elevations submitted in support of the application. I

All bat species are fully protected under The Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Together the legislation makes it illegal without a protected species licence to

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

The external inspection recorded features that could provide access to crevice roost sites for crevice-dwelling bats such as Common and Soprano pipistrelle. The property had the following potential bat access points and crevice roosting opportunities:

- Gaps under curved roof tiles and lifted roof tiles across the main roof and existing extension
- Gaps under lifted hanging tiles at the corners of the rear dormer window clay roof

The Ecologist notes that evidence of crevice roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation. I support the conclusion that the property of low potential suitability for bats.

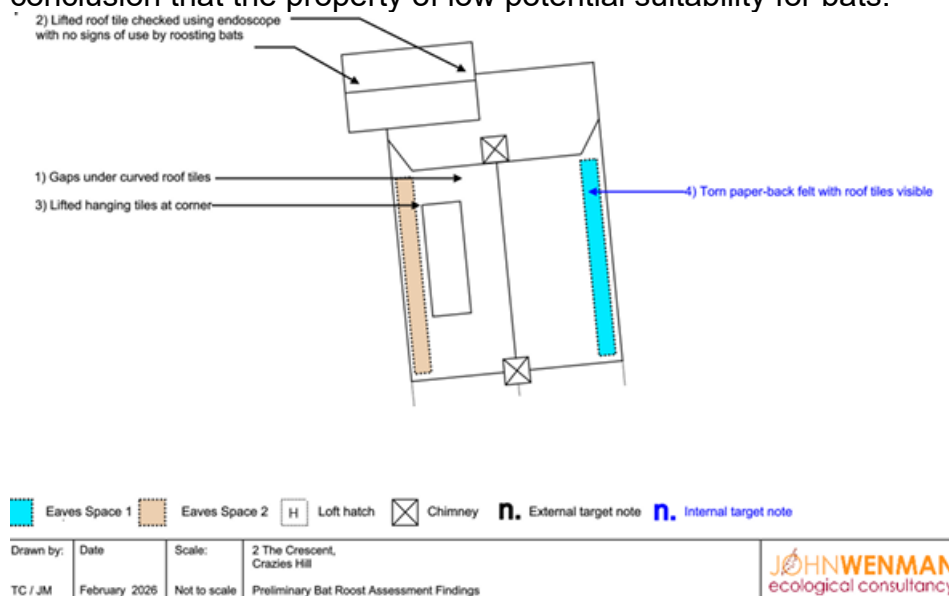


Figure 1. Preliminary Bat Roost Assessment findings.

The endoscope survey of the existing single-storey extension lifted roof tile. According to the PRA and the submitted drawings, all the other potential roost features will be unaffected by the development proposals. Paragraphs 1.1.6 and 4.2.10 advise the report contains information regarding a mobile species so the report is not valid for more than 12 months (CIEEM 2019b).

I am satisfied if the development is implemented within 12 months of issue of the planning decision and the works proposed are unlikely to result in disturbance, injury of death of bats; or damage or destruction of a bat roost or access to a roost. If development does not proceed within 12 months the roost assessment survey must be updated. I recommend informative I17 and I19 are included in any decision notice.

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 I recommend the following informative should be appended to any consent:

Informative: This permission does not convey or imply any approval or consent required for protected species. 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.

Date:	30/04/2026	Signed:	T Cuss
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