

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	253066
Address:	China Cottage, 16 Longwater Lane, Finchampstead, Wokingham, RG40 4NR.		
Proposal:	Householder application for the proposed erection of a front canopy, single storey side/rear extension following demolition of existing conservatory, first floor rear extension and changes to fenestration.		
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 Roost Assessment (Plan Ecology Ecological Services, 28 January 2026) and Arboricultural Development Report (Woods Tree Consultancy, 27 January 2026). I have also reviewed all the plans and elevations submitted in support of the application.

All bat species are protected under The Conservation of Habitats and Species Regulations 2017 (as amended) 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 in 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 cannot conclude that the features affected or lost as a result of the development proposed have negligible bat roosting potential. According to Dwg Proposed single storey rear and side A.02 Rev 05 dated 26 November 2025, soffits and hanging tiles would be removed to construct the first-floor extension. The Ecologist has not assessed the current development proposals. Prior to submission of the planning application the revision of the proposed elevations provided in Appendix 2 was superseded by addition of a first-floor shower room extension in November 2025.



The PRA report does not include detailed photos or a description of the soffits, roof coverings or evidence of endoscope survey of the hanging tiles. The development proposals according to Dwg A.02 Rev 05 must be assessed to determine what potential roosting features will be destroyed, likelihood of disturbance or injury to bats and mitigation measures needed to ensure the development would be lawful. I am not currently satisfied the presence of bats around the first-floor extension can be ruled out unless further surveys are completed.

I am happy to provide further comments when a revised PRA that assess the up-to-date development proposed, any further surveys which the Ecologist advises are necessary and detailed mitigation proposals have been submitted.

Conditions & Reasons (if required)

Awaiting revised Preliminary Roost Assessment, mitigation strategy and any further surveys recommended by the Ecologist.

Date:	18/02/26	Signed:	T Cuss
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