

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252001
Address:	9 Hart Dyke Close, Wokingham, RG41 2HQ.		
Proposal:	Householder application for the proposed erection of single-storey rear extension with 2 no. roof lanterns following demolition of existing conservatory and pergola. Loft conversion creating additional accommodation with 1 no. dormers and 1 no. rear Juliet balcony. Single-storey extension to garage including loft conversion creating habitable accommodation with 1 no. 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

I have reviewed the Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2974_PRA_a, June 2005) 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 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.

The PRA external inspection recorded slight lifting of the lead flashing and gap at the base of the southern chimney gap between the soffit and wall and against the southern brickwork chimney and ornamental gaps at the apex of each gable. In the internal inspection of southern blockwork gable with six small-sized droppings were observed at its base.

While the roof void is of a suitable size and condition for void dwelling bats and the lifted lead flashing and gap between soffit and chimney at the southern gable directly lead inside no evidence of bat species such as brown long eared bat were found. The lifted tile to the front gable and other potential roosting features are suitable for crevice-dwelling bats such as pipistrelle. Evidence of crevice-roosting species is regularly hidden from view in areas such as gaps between tiles and internal linings/insulation including cavity wall.

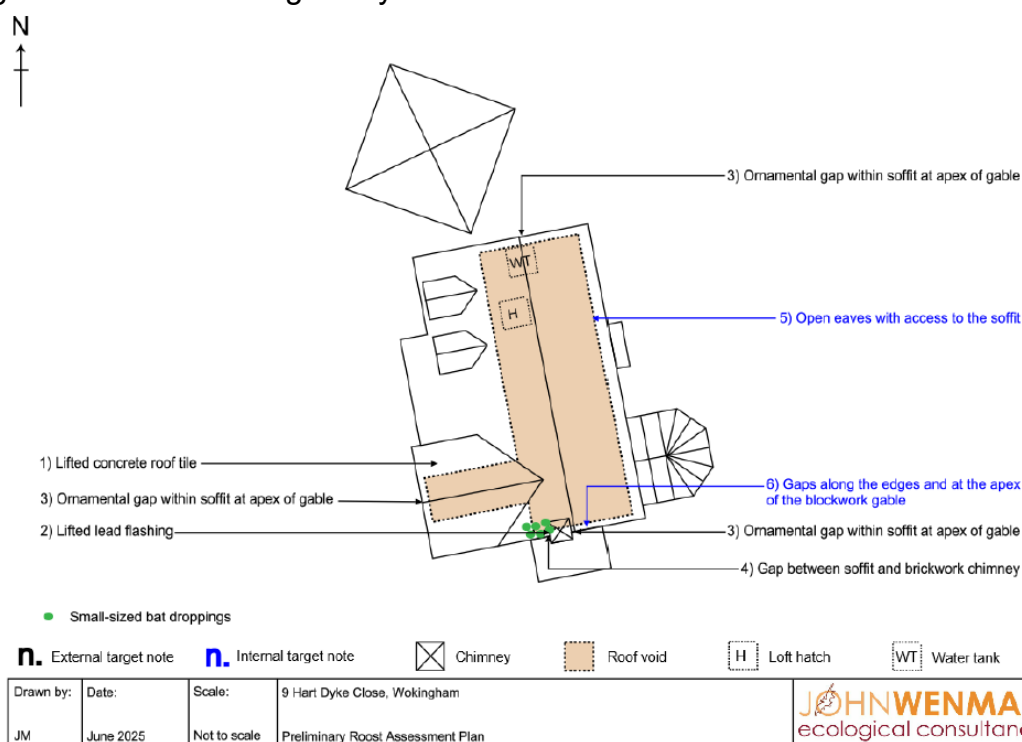


Figure 1. Preliminary Roost Assessment Survey Findings

Ecologist concluded that the loft conversion and extension to the house will not impact the confirmed roost at the southern gable end or any of other the potential roosting features they identified. They state that the existing soffits and gap under lead flashing at the southern end will be retained unaffected and the loft conversion will not change the availability of the southern gable wall, which will remain separate and insulated away from the converted living space, for roosting bats. There is a residual risk of indirect impact, and of a change in the status of the roost before he work begins, therefore, a precautionary approach to specific aspects of the work under a non-licensed method statement should be adhered to in order to avoid indirect temporary disturbance of the low suitability features to be retained across the southern elevation of the building as detailed in the Non-Licensed Method Statement Section 6.4, and to confirm there has been no change in the roost status. Provided that the proposed void conversion does not impact bat or the roost in the gable end I support the conclusion therefore it is unlikely that there would be any direct loss or damage of a bat roost. If the precautionary mitigation measure proposed are secured by planning condition, there is no ecological objection to the development as proposed.

Conditions & Reasons (if required)

Condition: Unless otherwise agreed in writing by the council, all works are to be carried out in strict and accordance with the recommendations and proposed Non-Licensed Method Statement given in Section 6.3 and 6.4 of the submitted

Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2974_PRA_a, June 2005). A suitably experienced ecologist must undertake a site walkover/check not more than three months prior to commencement of development to confirm that conditions have not changed since the most recent survey.

Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: At no time shall floodlighting or other forms of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Any lighting scheme shall be designed in accordance with the recommendation Guidance Note 08/23 Bats and Lighting at Night (BCT). Such details shall include location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate colour contour plans and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3, CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	31/10/25	Signed:	T Cuss
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