

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261571
Address:	18 Foxcote, Finchampstead, Wokingham, RG40 3PE.		
Proposal:	Householder application for the proposed single storey front extension following demolition of existing porch, two storey side extension following demolition of existing garage, including extension of existing dormer windows, single storey rear extension and re-landscaping to front to provide additional off-street parking.		
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 (GS Ecology, Ref ECO4130, 26 June 20236) and reviewed the submitted plans and elevation.

All species of bats receive special protection under UK law and it is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (The Habitat Regulations) (as amended), 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.

The site is located in habitat of 'moderate' to 'high' suitability for commuting and foraging bats. The ground-based inspection of the house the following features potentially suitable for use by roosting bats:

- Gaps under hanging tiles on the sides of the front and rear dormers
- Gaps between windows and hanging tiles
- Gaps between hanging tiles and soffits.

No bats or signs of bats were found inside the loft.

The gaps associated with the hanging tiled on the front dormer, which were inspected from a ladder, using a high-powered torch and endoscope. The potential roosting features were determined to be either unsuitable or not currently host a bat roost as they were blocked with cobwebs and debris. I am satisfied that the survey effort and methodology are adequate for the Ecologist to conclude that these areas do not currently host a bat roost and it currently unlikely that the 18 Foxcote hosts roosting bats. According to section 4.7 if the works on site haven't commenced by May 2028 (an updated survey should be undertaken to determine if the status of the site for bats has changed. In accordance with best practice and policy I request an update survey is secured by condition, and I request WBC informative I17 should also be included in the decision notice.

Conditions & Reasons (if required)

Condition: If the development does not commence before 1 June 2028 from the date of the planning consent, the need for ecological mitigation measures shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to

- i) establish if there have been any changes in the presence of bats; and
- ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, will be revised and new ecological measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Despite ecological surveys being undertaken which suggest that protected species are not currently 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: 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:	18/08/26	Signed:	T Cuss
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