
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261326
Address:	Homelands, Park Lane, Charvil, Wokingham, RG10 9TR.		
Proposal:	Householder application for the proposed erection of first floor side extension, porch canopy, re-render the existing building, addition of garage and replacement outbuilding, plus 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 Updated Preliminary Roost Assessment (John Wemman Ecological Consultancy, Ref R1156_UpdPRA_a, August 2026) and reviewed the plans and elevations and site history.

According to the inspections the house maintains a moderate potential suitability for roosting bats. I am happy to comment on the impacts of the development on bats and breeding birds once the survey results of the 2024 emergence survey have been provided. In the absence of bat activity survey data it is not possible to assess whether replacement potential roosting features are needed to comply with planning policy.

Contrary to local and national guidance drawing MAP-C4865-001 does not include all boundary treatments and features such as trees and hedges. The plans do not extend up to Park Lane, and don't make clear that the only current access is in the southwest over the root protection area of the tree protected by TPO-1785-2020-T1. The application form has been completed incorrectly and makes no reference to this Purple beech tree. Since January 2020 a second mature Purple beech has been felled and hard surfacing has increased, resulting in a net loss of biodiversity habitat which is not accounted for in the statement provided.

I request therefore that the plans are amended to include the front boundary, existing

and proposed access/es, hedgerows, trees and fencing or boundary walls. To ensure the TPO tree, boundary hedgerows and planting are protected during site set-up, materials deliver and construction, and retain in the long-term and enhance the biodiversity habitats that support bats, birds and invertebrates, in accordance with the Local Validation List, consideration must be given to submission of a Tree Survey or Arboricultural Method Statement.



Conditions & Reasons (if required)

Awaiting submission of the 2024 Bat Emergence Survey and/or inclusion of all bat activity survey results in the update Preliminary and amendment of plans to show hedges, shrubs and boundary features.

Date:	18/08/26	Signed:	T Cuss
--------------	----------	----------------	--------