

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252221
Address:	134 Victoria Road, Wargrave, Wokingham, RG10 8AJ.		
Proposal:	Householder application for the proposed erection of a single storey side / rear extension, erection of 1no. Rear dormer to the rear loft elevation plus changes to fenestration to include relocation of existing rooflight.		
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 (Arbtech, November 2024) 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.

I am satisfied that the Preliminary Roost Assessment methodology and survey effort are adequate. I support the ecologist's conclusion that the potential roosting features are too shallow or too small for crevice-dwelling bats and that the house currently has negligible habitat value for roosting bats. I request informative I17 is included in the planning 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 commence. I recommend the following informative should be appended to any such 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:	25/9/25	Signed:	T Cuss
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