



PRELIMINARY BAT ROOST ASSESSMENT

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Property: 14 Norfolk Close, Wokingham, RG41 3AF

Date: 30.01.2026

Weather Conditions: Overcast, dry conditions. Temperature 12°C, light winds..

Executive Summary: A preliminary visual inspection of the roof structure was conducted to assess the potential for bat roosting activity prior to proposed side extension.

Methodology: External roof areas were inspected for:

- Potential access points (gaps >20mm)
- Evidence of bat occupation (droppings, staining, scratch marks)
- Suitable roosting features

Findings:

- Roof covering appears well-maintained with no visible gaps or loose tiles
- Soffits and fascias are in good condition with no obvious entry points
- No bat droppings, staining, or other evidence of occupation observed
- No suitable crevices or voids identified that would provide roosting opportunities

Assessment: Based on the visual inspection, the roof structure shows negligible potential for supporting bat roosts due to the absence of suitable access points and roosting features.

Recommendation: Given the low potential identified, consideration should be given to whether a full emergence survey is proportionate to the level of risk.

APPENDIX 1: REFERENCE PHOTOS

