

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242726
Address:	15 Gorrick Square, Wokingham, Wokingham, RG41 2PB.		
Proposal:	Householder application for the proposed single storey front extension and two storey rear extension following demolition of existing conservatory.		
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 (John Wenman Ecological Consultancy, Ref R2850_PRA_a, January 2025) and reviewed the plans and elevations submitted in support of the application.

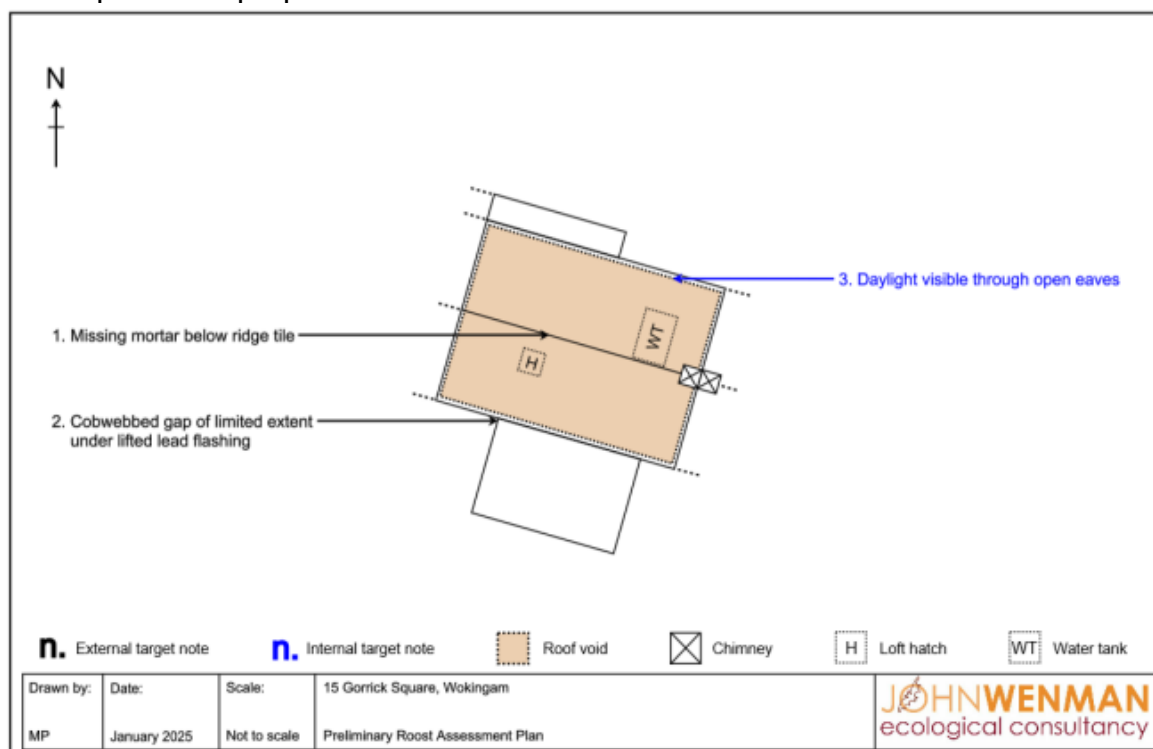
I am satisfied that the methodology and survey effort of the Preliminary Roost Assessment is adequate. The PRA external inspection revealed that occasional crumbling mortar below the roof ridge tiles on the rear elevation, which could offer a low suitability feature for opportunistic use by individual bats. A section of lifted lead flashing on the western end of the conservatory provides a low suitability potential roost site for these crevice-dwelling species, a close inspection found the gap to be of limited extent.

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. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.

I agree with the Ecologist's conclusion that the potential bat roosting feature of missing mortar may lead to a potential roost site (under the ridge tile) suitable for

use by crevice-dwelling bats, such as the locally recorded common pipistrelle. The presence of a maternity colony is considered highly unlikely. I support the conclusion that taking into account the scale of the potential roost site and the good quality habitats nearby, that the property is assigned low potential suitability for crevice-dwelling bats.

According to the development plans and section 7.1 of the PRA the proposed development works will only be undertaken significant distance away from the only current potential roost site will not be impacted during the construction works and missing mortar below the ridge will be retained and unchanged in the long-term. Provided no works are undertaken to the roof which are not included in the submitted development proposal I am satisfied that the proposed construction is highly unlikely to result in the damage/destruction of a bat roost or lead to the disturbance, injury and/or death of bats (if present at the time of the works). Provided that informative I17 is included in the decision notice, there are no ecological objections to the development as proposed.



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Conditions & Reasons (if required)

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: 14 April 2025 **Signed:** T Cuss

