

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260469
Address:	346 Wokingham Road, Earley, Wokingham, RG6 7DE.		
Proposal:	Retrospective application for the erection of a two-storey side extension and a single-storey front extension.		
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 reviewed the plans and elevations submitted in support of the application. I have also reviewed local protected species records and planning history including Preliminary Ecological Appraisal (Urban Tree Experts, Ref SPH/NP/PEA-22/16.09, 30 September 2022) submitted in support of 222348. Provided ecological enhancements for bats are secured by planning condition in line with the 2024 NPPF Section 15, and Local Plan policies CP3, CP7 and MDD TB33 there are no ecological objections to the application. I request within one month of grant of permission, at least one 1FQ Schwegler (or equivalent) bat box should be erected on the southeastern elevation as high as possible under the soffits. The bat box/es should be installed in line with BCT guidelines putting up bat box https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/putting-up-your-box			
Conditions & Reasons (if required)			
Within one month of the date of this decision at least one 1FQ Schwegler (or equivalent) bat box shall have been erected on the southeastern end wall at not less than 4.5m and away from artificial light sources. The biodiversity enhancements shall thereafter be permanently retained. Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals and incorporate biodiversity in developments in accordance with paragraph 187 of the 2024 NPPF. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.			
Date:	11/03/26	Signed:	T Cuss

