

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261262
Address:	9 Arthur Road, Wokingham, RG41 2SS.		
Proposal:	Householder application for the proposed erection of single storey side and two storey front and rear extensions following demolition of existing front, side and rear extensions, plus changes to fenestration and widening of existing dropped kerb.		
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**

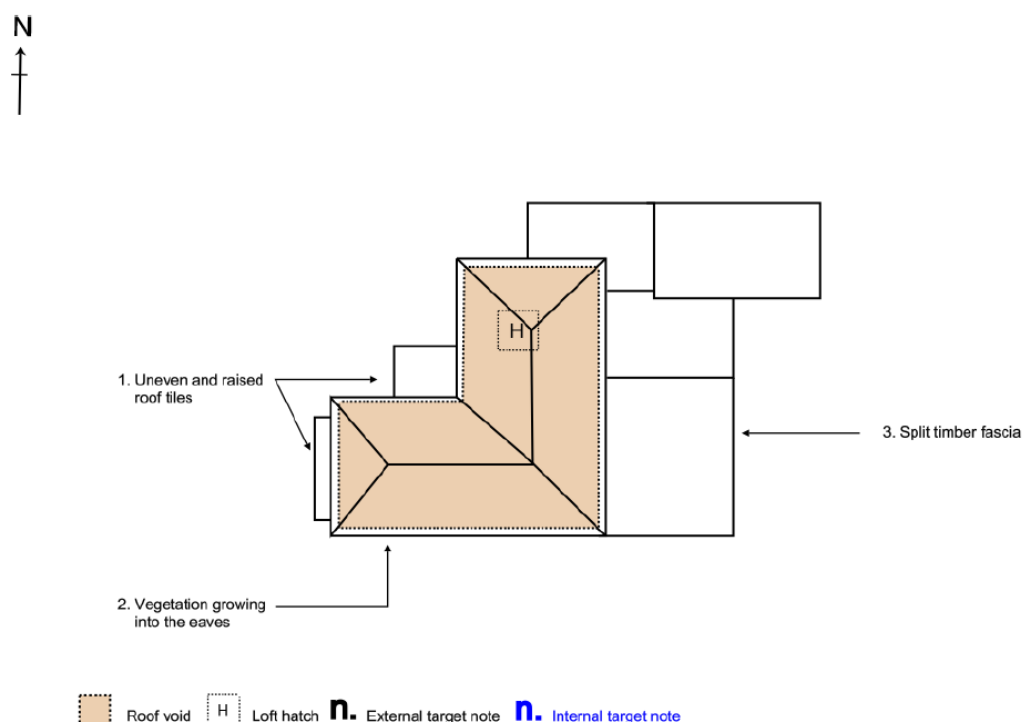
Comments On Proposal

I have read the Bat Emergence Survey (John Wenman Ecological Consultancy, Ref R3159_BES_a) and reviewed the submitted plans and elevations.

All species of bats and their roosts are protected under The Conservation of Habitats and Species Regulations 2017 (as amended). This legislation makes it illegal to kill, injure, capture or disturb bats, or to obstruct access to, damage or destroy bat roosts 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.

According to the Bat Emergence Survey (BES) the Preliminary Roost Assessment (PRA) found no evidence of roosting bats but identified potential external features suitable for crevice dwelling bats. The property was assigned low suitability for roosting bats. The habitats on site consisted of typical residential garden habitats with closely mown lawns, scattered trees and ornamental hedgerows along boundaries. The local landscape comprises suburban housing and associated gardens with a network of scattered trees, hedgerows and gardens providing connectivity through the suburban landscape, as well as the lowland mixed deciduous and ancient semi-natural woodland nearby Em Brook and Local Nature Reserve featuring, providing continuous habitat that could be used as bat flight paths and good quality foraging habitat.

Figure 1. Preliminary Roost Assessment findings plan.



Drawn by:	Date	Scale:	Site name	JOHN WENMAN ecological consultancy
HM	March 2026	Not to scale	9 Arhtur Road, Wokingham, Berkshire RG41 2SX Figure 1 - Preliminary Bat Roost Assessment Findings	

One bat emergence survey was carried out on 6 May 2026. Common pipistrelle and Soprano pipistrelle bats were recorded during the survey were from 23 minutes after sunset. This timing falls just within the typical emergence period for these species, indicating a possible roost in the nearby local area. Overall bat activity during the survey was quiet, with occasional foraging over the front residential gardens. No bats were observed emerging from the property. Contrary to BCT Bat Surveys Good Practice Guidelines 4th Ed the Ecologist has recorded the location of the floodlights which may be causing obstruction and deterring bats from using the potential roosting features

I am satisfied that the survey effort and methodology are adequate for the Ecologist to conclude that currently it is unlikely that the property supports roosting bats. However, I request that the Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R3159_PRA_a, March 2026) is additionally submitted to the LPA. The proposed development will result in the loss of or impact to potential roosting features. In line with paragraph 187 of the 2024 NPPF and Local Plan polices CP3 and CP3 and MDD TB23 the integral bat box recommended in BES paragraph 6.2.3 should be secured by planning condition. The bat box must be positioned at least 3-4 metres from the ground, away from artificial lighting. Paragraph 4.3.2 states that the report contains information regarding a mobile species so will be valid for up to 12 months only.

Summary

There are no ecological objections to the proposed development if trees, shrubs and hedges providing wildlife corridors are retained, the development is implemented in accordance with PRA section 4.3.2 and 6.2.2, and installation of an integral bat box is secured.

Conditions & Reasons (if required)

Condition: Prior to the commencement of development, details of biodiversity enhancements including at least one integral bat brick on the front western elevation of the extension and a lighting design strategy for biodiversity shall be submitted to and approved in writing by the council. The lighting strategy shall

a) identify areas/features on site that are particularly sensitive for bats and birds and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas for example, for foraging; and

b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

The external lighting biodiversity enhancements shall thereafter be installed and permanently retained and maintained as approved.

Reason: To incorporate biodiversity in and around developments and ensure protected and priority species are not adversely affected by the proposals. Relevant policy: The NPPF 2024 paragraph 187 and 198, WBC Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition:

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of biodiversity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policies CP3 and CP7 Managing Development Delivery Local Plan policies TB21 and TB23.

Condition: No retained tree or hedgerow shall be cut down, uprooted or destroyed,

nor shall any retained tree be topped or lopped, other than in accordance with the approved particulars and Arboricultural Method Statement, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree or shrub, is removed, uprooted or destroyed or dies, another tree/shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policies TB21 and TB23.

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 I recommend the following informative should be appended to any 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:	04/07/26	Signed:	T Cuss
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