

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252058
Address:	41 Charwood Road, Wokingham, Wokingham, RG40 1RY		
Proposal:	Householder application for the proposed dormer to the front with new roof over the front with new porch entrance and internal alterations.		
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 (PRA) (John Wenman Ecological Consultancy, ref.: R2886_PRA_a, 4 March 2025) and reviewed the submitted plans and elevations.

All species of bats receive protection under UK law and it is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (The Habitat Regulations), 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.

The PRA inspections identified potential external features resembling potential roosting sites suitable for crevice-dwelling bats: crumbling verge mortar, gaps under lifted roof tiles, gaps between the timber soffit and gable, uneven and lifted hanging tiles, lifted lead flashing, gaps behind uPVC fascia and gaps between dormer window and pitched roof. The property was assigned moderate suitability for roosting bats. Emergence surveys were completed on 9 and 31 July. Timings of Common and Soprano pipistrelle emergence are typical emergence period for these species indicating nearby roosts. The Ecologist hasn't undertaken a local record of bat group data search and is not aware of the bat roost recorded in the property immediately to the north.

While the agent has failed to submit the Preliminary Roost Assessment ref.: R2886_PRA_a, I am satisfied with the conclusion of the BES that a European Protected Species mitigation licence will not be required for the planned works to go ahead lawfully. In the event that bat(s) are discovered during the course of the proposed works, work must stop immediately, and a licensed ecologist must be called to site to provide further advice and attend to the bat(s). I support the Ecologist's recommendation that an integral bat box should be incorporated in the newly extended dwelling

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 6 of the submitted Bat Emergence Surveys (John Wenman Ecological Consultancy, ref.: R2886_PRA_a, 4 March 2025)

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 policy 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 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.

Informative: This permission does not convey or imply any approval or consent for protected species required under the Wildlife and Countryside Act 1981 Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact the owners Ecologist or Natural England with regard to any protected species that may be found on the site.

Date:	3/9/25	Signed:	T Cuss
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