

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250461
Address:	6 Barber Close, Hurst, Wokingham, RG10 0RZ.		
Proposal:	Householder application for the proposed two storey side extension. Plus, changes to fenestration. Following the demolition of the existing single storey 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 read the Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2851_PRA_a, February 2025 and reviewed the plans and elevations submitted in support of the application.

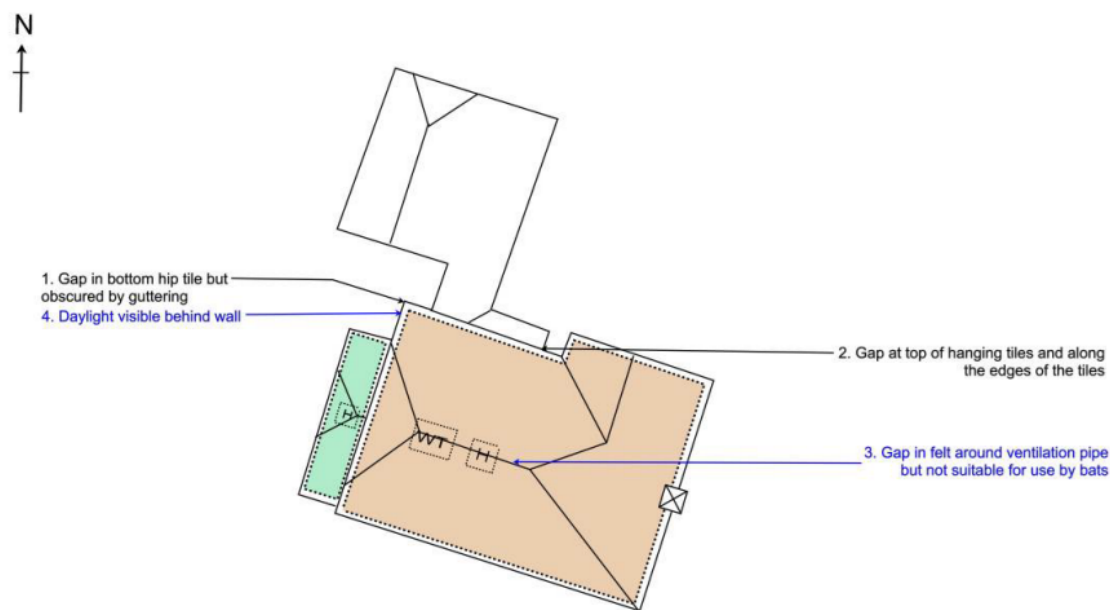
The applicant should be aware that all species of bats are legally protected, and it is a criminal offence to deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence from Natural England. A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time.

I am satisfied that the survey methodology and effort are adequate for the Ecologist to assess that the gaps in the western hipped end were ruled as suboptimal for crevice-dwelling bat species. The property had gaps around the hanging tiles cladding the porch which could provide roosting for opportunistic crevice-dwelling bats. Void-dwelling bat species are currently unlikely to be present.

The Ecologist states it is not always possible to inspect all potential roost sites during a survey, particularly for bat species which typically roost in hidden crevices. Therefore, an absence of bat evidence found during a survey does not necessarily equate to evidence of bat absence in a building. Paragraph 4.2.11 advises the applicant and owner that the PRA report contains information regarding a mobile species so it will likely be valid for less than 12 months.

The development proposals seek consent a two-storey side extension following the demolition of the existing single-storey extension. There will be no impacts on the garage or the porch. The Ecologist concludes that these proposals are currently highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost.

I am satisfied that provided informative I17 is appended to the decision notice and the development is implemented in according to the submitted plans, there are ecological objections.



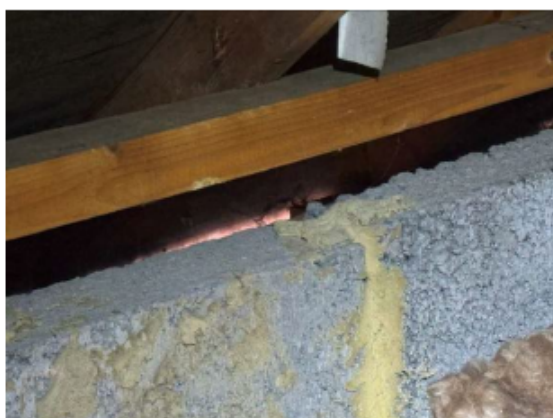
Chimney	Loft hatch	Water Tank	Roof space 1	Roof space 2	External Target note	Internal Target note
Drawn by: VP	Date: February 2025	Scale: Not to scale	6 Barber Close Hurst Preliminary Bat Roost Assessment Findings			

Figure 1.

Target note 1).



Photograph 6. Gap in mortar at the north western corner of the side.



Photograph 12. Daylight visible at the north western corner of the roof.

Conditions & Reasons (if required)

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.

Date:	27/02/25	Signed:	T Cuss
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