

# MEMORANDUM

|                             |                                                                                                                                                                                                                             |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Tina Cuss<br>Ecology Officer                                                                                                                                                                                                |                |        |
| <b>Service</b>              | WBC Ecology                                                                                                                                                                                                                 | <b>App No:</b> | 260407 |
| <b>Address:</b>             | 7 Paddock Heights, Twyford, Wokingham, RG10 0AP.                                                                                                                                                                            |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of a single storey rear extension along with partial loft conversion and changes to fenestration to include roof lights following demolition of existing detached garage. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                           |                |        |
| <b>Site Visit Made:</b>     | 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 Ecological Appraisal (DBW (Urban Tree Experts, Ref SPH/NP/PEA-25/27.05, June 2025) and reviewed the plans and elevations submitted in support of the application.

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 kill or injure a bat or interfere with any roosting or resting site. 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 conclude that in June 2025 the buildings had negligible bat roost potential. There are no ecological objections to the development as proposed.

## Conditions & Reasons (if required)

|              |          |                |        |
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| <b>Date:</b> | 09/03/26 | <b>Signed:</b> | T Cuss |
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