

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250232
Address:	Arborfield Court, The Lodge, Swallowfield Road, Arborfield, Wokingham, RG2 9JS.		
Proposal:	Application to remove conditions 4, 6 and 7 of planning consent 232853 for the proposed erection of a single storey rear extension. Raising of the roof to create habitable accommodation, to include 4 no. dormers plus changes to fenestration following demolition of existing chimney and garage. Condition 4 refers to parking, condition 6 to external lighting and condition 7 to landscaping, and the application is to remove the requirement to provide details relating to parking and landscaping and to allow the inclusion of external lighting.		
Type of Development:	Other Householder		
Site Visit Made:	No		

Summary Of Recommendations

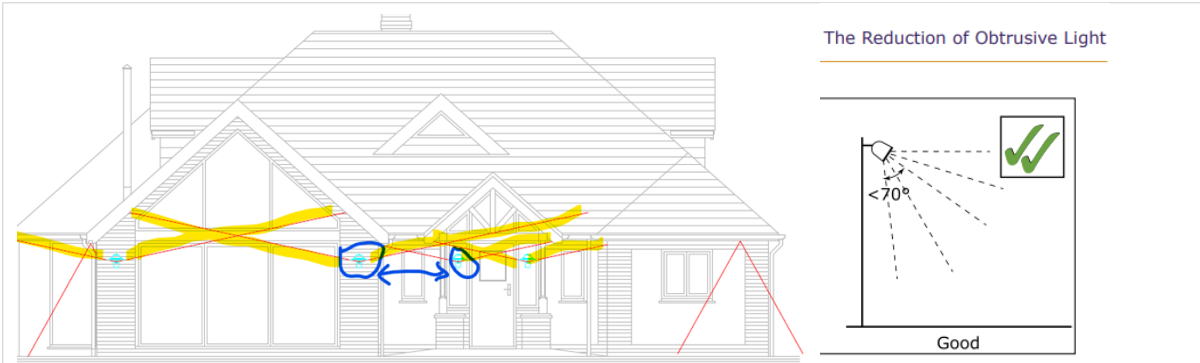
- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☒ Negotiate the amendments **stated below**; or
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have reviewed the revised External Lighting Report V3 provided on 6 October 2025.

According to page 2 of the External Lighting Report V3 Philips Master Glass LED bulb 5.9W, 2200-2700K, 806lm is proposed. However, there are errors in the schedule of luminaires table on page 3, and the Phillips MAS LED Bulb E27 and 5.9W and **not 60W** must be specified.

The upward light spill shown from the southern elevation the wall lights is not acceptable. Either flat glass directional wall or ceiling lights should be proposed, or the applicant must provide further information to demonstrate that the cowl shown on page 2 will limit direct upwards light in contrast to the upward light spread shown figure on page 4.



The upward light spread shown must addressed to comply with best practice for bat-sensitive lighting. In line with Bats and Artificial Lighting at Night GN08/23 Section 4.29 states “*light sources, lamps, LEDs and their fittings come in a myriad of different specifications which a lighting professional can help to select. The following should be considered when choosing luminaires and their potential impact on Key Habitats and feature*”:

- “Only luminaires with a **negligible or zero** Upward Light Ratio, and with good optical control, should be considered - See ILP GN01
- Luminaires should always be mounted horizontally, **with no light output above 90° and/or no upward tilt**
- Where appropriate, external security lighting should be set on motion sensors and set to as short a possible a timer as the risk assessment will allow. For most general **residential purposes, a 1 or 2 minute timer** is likely to be appropriate...
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely”.

Provided the table below is amended to remove the reference to 60Watt bulbs and the PRI sensors are set at not more than 2 minutes and are not triggered by foraging and commuting bats and the upward lighting above 90° is amended on page 4 there are no ecological objections to the lighting.

			
Type	Soffit Downlight	Wall lamp	Ceiling lamp
Lamp	Lucoco Ftype Ultra	Philips Master Glass LED	Philips Master Glass LED
Product code	UTR6WCCT	MAS LEDBulbDT5.9 60W E27	MAS LEDBulbDT5.9 60W E27
Lamp Flux (lm)	465	806	806
Colour Temp. (K)	2700	2700	2700

Conditions & Reasons (if required)

Date: 21/10/25 **Signed:** T Cuss