

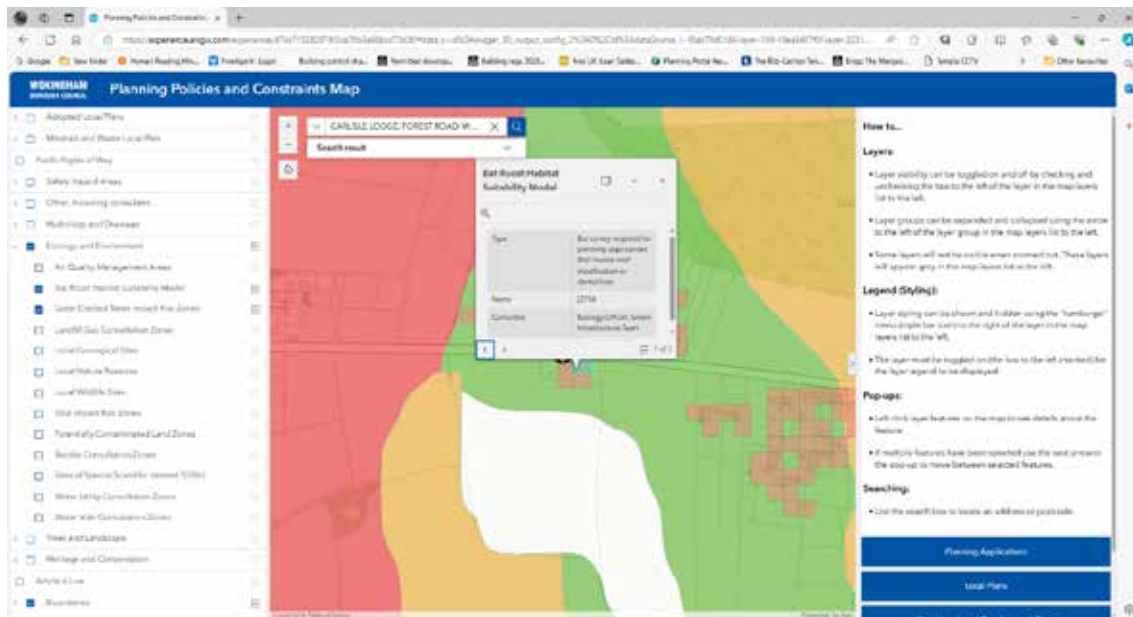
“Carlisle Lodge” Forest Road, Binfield. RG40 5SA

The existing property is a detached chalet bungalow which has only recently been constructed and completed in the last few months.

There is a tiled pitched roof and enclosed eaves and soffits throughout.

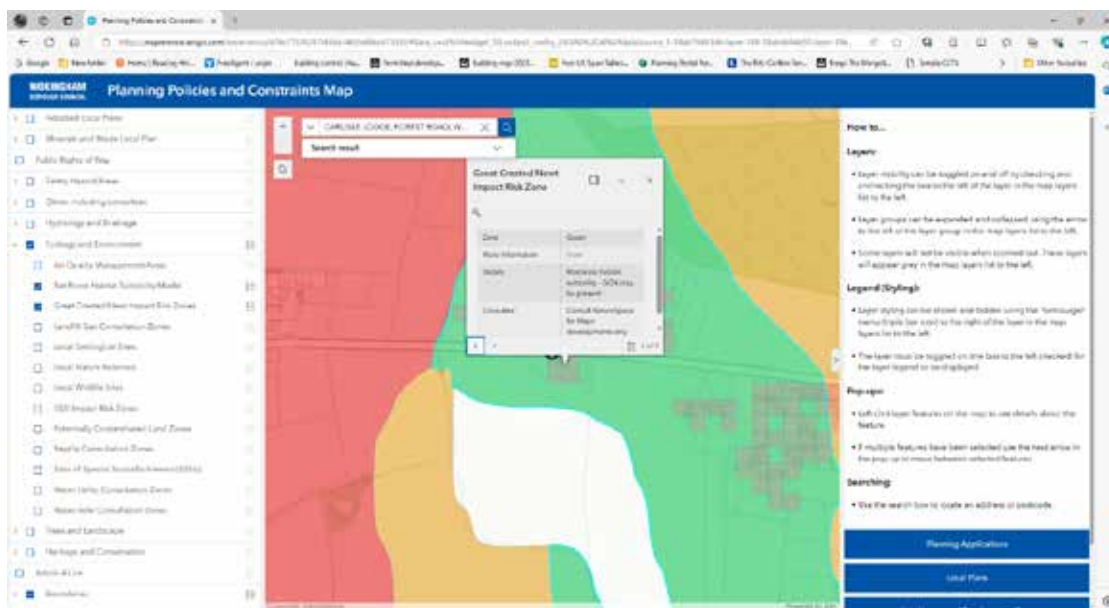
ECOLOGY

The Wokingham Borough Council constraints map suggests that there is the likelihood of roosting bats.



Constraints map (Bat roost)

The building is a new build completed in the last few months and is well constructed with no gaps or crevices that might suggest opportunities for bat roosts. The proposal is for a flat roof extension to the rear with no impact to alter the likelihood of bats



constraints Map (Great Crested Newts)

The constraints map also suggests that there is a moderate chance of Great Crested Newts, and consultation should be made with Nature England for Major Developments only.

We attach photographs of the property to show that it is a new build and is well maintained, and that there are no gaps in the roof tiles or junctions, and where the eaves and soffits are also in good condition.

Photos below show Confirmation of sealed eaves and roof tiles to show no opportunity for bats activity



The construction has no gaps and is in very good condition allowing no opportunity for roosts



The eaves and verge detailing is clean and no gaps are present, the walls are brick face work and there is no cladding to the building.

PARKING

The application relates to a rear extension with no additional bedrooms and with the existing parking arrangements not being affected by the proposals, with a detached double garage and driveway parking as shown below:

