
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261509
Address:	25 Pheasant Close, Winnersh, Wokingham, RG41 5LS.		
Proposal:	Householder application for the proposed erection of a two storey rear and a first floor side extensions along with garage conversion and changes to fenestration including a balcony to rear.		
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 Ecological Appraisal (Urban Tree Experts, Ref SPH/NP/PEA-26/13.01, 22 January 2026) and the Ecological Survey Report Bats (Urban Tree Experts, Ref SPH/NP/PEA-26/08.06, 17 June 2026). I have also 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.

The Preliminary Ecological Appraisal (DBW) inspections identified potential roosting features including is missing mortar from the verges and moved hanging tiles/gaps at the edges of the hanging tiles on the front and rear dormers and raised bitumen felt, resulting in gaps which could provide opportunities for bats or access into the building. The presence or absence of bats could not be established without further survey effort. I support characterising the property as having a low potential¹ to support roosting bats. I note the desktop data search did not include planning history and local planning application or local bat group or TVERC data. A confirmed Pipistrelle bat roost is recorded immediately to the rear of the property.

One emergence survey was carried out on 8 June 2026. A low number of bats were seen and heard foraging in and around the site throughout the survey and none were seen emerging from or re-entering the property to roost.

I am satisfied that the survey effort and methodology are adequate for the Ecologist to conclude that bats are not currently roosting at the property. If work does to commence before June 2026 the bat survey should be repeated because the condition of the building may change and the site may become more suitable to support roosting bats. Provided that WBC informative I17 is included in the decision notice, there are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

Condition: If the development does not commence (or, having, is suspended for more than 12 months) within 12 months from the date of the planning consent, the need for ecological mitigation measures shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to

- i) establish if there have been any changes in the presence of bats; and
- ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, will be revised and new ecological measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 Section 15 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 currently using the application site, bats are mobile creatures, and it is possible that protected species may be encountered once works I recommend the following informative should be appended to any 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:	18/08/26	Signed:	T Cuss
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