

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252525
Address:	108 Reading Road, Woodley, Wokingham, RG5 3AD.		
Proposal:	Application to vary condition 2 of planning consent 251184 for the proposed erection of a single storey rear extension, plus erection of a replacement roof with 2 no. dormers to create first floor accommodation following removal of the existing roof and chimneys, creation of front and rear roof terraces, removal of the front bay window and changes to fenestration. Condition 2 refers to the approved details and the variation is to allow the enlargement of the rear dormer and removal of the rear roof terrace.		
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

All species of British bat are protected under The Wildlife and Countryside Act 1981, (as amended) and The Conservation of Habitats and Species Regulations 2017 (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*".

There are no ecological objections to the variation of condition. The Ecologist states that the validity of the report ceases after one year from the survey, or if the site conditions change due to unspecified works that affect the site whichever is the sooner. 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 request that an informative is included in the decision notice.

Conditions & Reasons (if required)

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:	6/11/25	Signed:	T Cuss
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