

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260161
Address:	565 Reading Road, Winnersh, Wokingham, RG41 5HJ.		
Proposal:	PLEASE SEE CORRECT DESCRIPTION OF WORKS Householder application for the proposed erection of a rear dormer roof extension, with associated alterations to fenestration and internal reconfiguration at first floor level, including demolition of sections of existing internal walls.		
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
- ☐ Request further information before determination as stated below
- ☐ Objection due to the reason(s) stated below

Comments On Proposal

I have read the Ecology Addendum (Arcline Architecture), covering letter (Taylor Wimpey, 29 September 2025 and reviewed the plans and elevations submitted in support of the application. I have also reviewed the Preliminary Roost Assessment (Arbtech, 18 October 2023) submitted in support of permission 231919.

The Existing First Floor Plan (Dwg RR/W/25/PL/L10, 10 December 2025) and proposal AM/W/25/PL/L21, Proposed First Floor Plan (Dwg RR/W/25/PL/L11, 10 December 2025) and Proposed and Existing Rear Elevation (Dwg RR/W/25/PL/L20, 10 December 2025 are inaccurate and misleading. The Architect fails to show the existing inverted wooden-clad dormer which will be removed and appears to show a skylight which is neither existing nor approved under 231919. Dwg RR/W/25/PL/L20 appears to show two skylights on the rear elevation which were neither existing on Existing Plans and Elevations (Hives Architects, Dwg 2861 002P4, 24 October 2023) or permitted under 231919 (see Proposed Plans and Elevations (2861 003P6, 23 November 2023). note the description as not been agreed with the Agent, and the removal of the chimney in not included, and has not been assessed by the Ecologist, and was not permitted under 231919. It is not made clear works the application is retrospection have started.

All species of bats in the UK 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 a strict liability offence to deliberately or recklessly capture, kill, disturb or injure or destroy a bat or to disturb damage or destroy the resting place, or obstruct access without having first obtained the relevant derogation licence from Natural England. Wild birds are granted legal protection under the WCA 1981 (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use. The granting of Listed Building or planning permission does not provide derogation for a protected species offence or a legal defence for not obtaining a licence.

The Preliminary Roost Assessment (PRA) submitted with application 231919 has not been updated and no account has been taken of deterioration or changes in the condition of the building. The PRA only assesses the tile-clad dormers, and no description of the rear dormer is provided. Therefore, it is unclear if the inverted dormer was ever inspected. I disagree that all of the soffits were in “*generally in good condition*” as the photo of the northeast corner clearly shows deterioration and possible gaps. While the northern extension will have resulted in the loss of this potential feature, I must correct my conclusion of 19 December 2023.

Ecology Addendum acknowledges that I previously requested the mitigation and enhancement proposals in Section 4 of the PRA be secured by condition. I am not able to support all the detail of the Ecology Addendum Section 4 Recommendations. Arbtech and the Architect’s proposals for amendments to external lighting are very out-of-date and fail to take account of best practice guidance including [Bats and Artificial Lighting at Night Guidance Note GN 08 / 23](#) or BCT 2018 guidelines. The proposed low impact lighting strategy does not appear to have been implemented yet.

I am satisfied that an external lighting condition based on B42020 condition D3.5 will address the impacts of light pollution and impacts to birds and bats. The amendments to the external lighting proposed should however include warm white light <3000K, and the uplighters should be replaced with shielded downlights controlled by PIR sensors with timers set at 1 minute or less. All lighting which is not demonstrated necessary for health and safety should be removed.

There only appears to be one tree retained in the rear garden therefore consideration should also be given to installation of installation of an additional bat box either be integrated into the wall below the eaves at least 4m above ground level away from windows and artificial light on the west elevation.

Summary

To compensate for loss of potential roosting features, reduce the light pollution caused by the uplighters and unnecessary wall lights, and provide enhancement in accordance with proposals in PRA Section 4, the NPPF paragraph 187 and 198 and Local Plan policies, I request conditions securing provision of an integral bat tube or bat box installed on the house and/or mature trees, a small-hole bird box and a low impact biodiversity-sensitive lighting scheme.

Conditions & Reasons (if required)

Condition: Within one month of the date of this decision a site lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall take account of the proposals provided in page 14 of the Preliminary Roost Assessment (Arbtech, 18 October 2023) and shall:

a) Show how and where existing external lighting will be amended and removed, and how alternative lights will be installed through the provision of appropriate lighting contour plans and technical specifications such hoods, cowls, louvers and shields.

b) Lights must be directional, flat glass and controlled by PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to 1 minute or shorter duration.

c) Lighting must only be retained where it is necessary for health and safety, so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

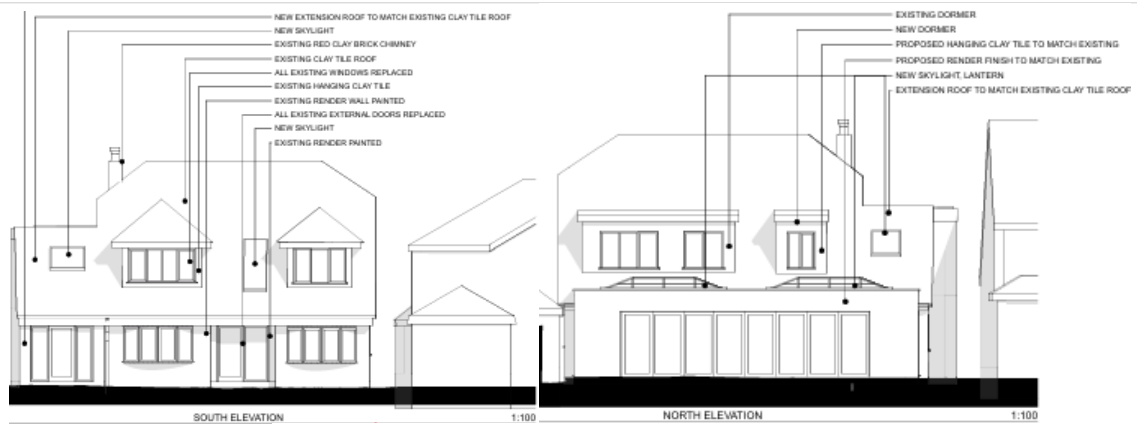
All new external lighting shall be installed and exiting lighting removed or amended in accordance with the specifications and locations set out in the strategy, and these shall be managed and maintained thereafter in accordance with the strategy and with the manufacturer's recommendations for so long as the use hereby permitted remains on site. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 Section 15 and paragraph 198, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

Condition: Works are to be carried out in full accordance with the recommendations and proposals given in Section 4 Roosting Bat and Nesting Birds of the Ecology Addendum (Arcline Architecture). At least one Woodstone bat box (or suitable equivalent) and one Woodstone bird nest box (or LPA agreed equivalent) shall be installed within one month of the date of this decision and these shall thereafter be permanently retained and maintained. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented is to be issued to the council.

Reason: To provide enhancement for wildlife and protected and species of importance. Relevant policy: NPPF 2024 Section 15, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	16/04/26	Signed:	T Cuss
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Appendix 3: PRA Plan

