

Preliminary Roost Assessment

Survey site:

27 Moor Copse Close, Earley, Wokingham, RG6 7NA

Client: Mr Nabeel Mahmood

Survey date:

10th July 2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. The proposal is described as:

Proposed erection of single-storey extension to the front, side & rear of the property and two-storey extension to the side & rear of the property. The works will require the demolition of an existing garage/outbuilding. Plus alterations to the fenestration as well as roof alterations/loft accommodation, reconfiguration of parking to provide 3 parking spaces in front of the property and associated external alterations.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025](#).

Site Location and Context					
The survey site is centred on National Grid Reference SU 74987 71325 and has an area of approximately 0.03ha. The site comprises one residential dwelling (B1), an associated outbuilding (B2) and a vegetated garden. It is situated within a residential area of Earley, Wokingham. Aerial imagery shows the local landscape to mostly consist of residential properties in the immediate area. Within 2km of the site are two Local Nature Reserves that consist of ancient woodland (0.17km south and 1.13km north). There are also several waterbodies within the local area, with Maiden Erlegh Lake located 0.29km south west and South Lake located 0.93km north of the site. The current proposal includes extensions to the front, side, and rear of the property, and fenestration alterations to the property. The loft conversion and internal changes will allow a new home office and bedroom, and extensions to existing living spaces. B2 will be removed to allow for the extension to occur. Due to the potential impacts the proposed works may have on the roof and roof spaces, Wokingham Borough Council have requested that a Preliminary Roost Assessment be undertaken before the application can be taken any further.					
Survey Details					
The site survey was undertaken by Rachel Richards BSc (Hons), Consultant, an ecologist with five years of experience, and holder of Natural England survey licences for Bats (Class 2) and Great Crested Newts (Class 1), licence number available on request.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
10/07/26	31	55	5	12	none
Survey limitations					
The survey was undertaken at an appropriate time of year and under suitable weather conditions. All areas of the internal void space were accessible during the survey, and all external areas of the property were also accessible; as such, there were no limitations for the survey. A biological records data search has not been undertaken. However, given the location of the site and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.					
Executive Summary					
The survey concluded that B1 is considered to have low suitability for roosting bats, and as such, further surveys for these species are required to determine their presence/likely absence on site for B1. One emergence/re-entry survey is required on B1 during the active bat season (May – September) to confirm the presence/likely absence of bats roosting in or on the building. B2 was concluded to be negligible for roosting bats, so no further surveys are required for these buildings.					

PRA Survey Factor	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.																																		
Background and Site Location																																			
Summary of site and desk study)	The site contains two buildings (1 main residential building and 1 outbuilding) and a vegetated garden. The habitats found on site are considered to be common and widespread and have low ecological value. Within the wider area, there are sites of ecological value for bats, including areas of ancient woodland which were identified as part of the desk study. A desk study of designated sites found that within a 2km radius of the site, there were 2 Local Nature Reserves (LNRs). Maiden Erlegh Park LNR is located 0.17km south of the site, and Highwood LNR is located 1.13 km North. Both LNRs contain ancient woodland and suitable roosting and foraging habitat for bats. EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitats either within the mitigation measures implemented as part of the licence or will relocate to other known roost sites in close proximity to the licensed site. Seven EPSLs are present within a 2km radius of the site. The closest EPSLs was for the destruction of a resting and breeding place and was located 0.79km north east of the site. <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>EPSM2012-4390</td><td>Brown Long-eared</td><td>0.79km North East</td><td>Destruction of a resting place and breeding site</td></tr><tr><td>2014-500-EPS-MIT</td><td>Soprano Pipistrelle and Common Pipistrelle</td><td>1.18km North West</td><td>Destruction of resting place</td></tr><tr><td>2014-441-EPS-MIT</td><td>Soprano Pipistrelle and Common Pipistrelle</td><td>1.41km North</td><td>Damage and Destruction of resting place</td></tr><tr><td>EPSM2010-2266</td><td>Common Pipistrelle and Brown Long-eared</td><td>1.52km North West</td><td>Destruction of a resting place and breeding site</td></tr><tr><td>EPSM2010-2126</td><td>Common Pipistrelle</td><td>1.87km North West</td><td>Destruction of resting place</td></tr><tr><td>EPSM2011-3341</td><td>Common Pipistrelle and Brown Long-eared</td><td>1.99km South East</td><td>Destruction of resting place</td></tr><tr><td>2020-49081-EPS-NSIP1</td><td>Soprano Pipistrelle and Daubenton’s</td><td>2.00km South East</td><td>Damage of a resting place and breeding site</td></tr></table>			EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	EPSM2012-4390	Brown Long-eared	0.79km North East	Destruction of a resting place and breeding site	2014-500-EPS-MIT	Soprano Pipistrelle and Common Pipistrelle	1.18km North West	Destruction of resting place	2014-441-EPS-MIT	Soprano Pipistrelle and Common Pipistrelle	1.41km North	Damage and Destruction of resting place	EPSM2010-2266	Common Pipistrelle and Brown Long-eared	1.52km North West	Destruction of a resting place and breeding site	EPSM2010-2126	Common Pipistrelle	1.87km North West	Destruction of resting place	EPSM2011-3341	Common Pipistrelle and Brown Long-eared	1.99km South East	Destruction of resting place	2020-49081-EPS-NSIP1	Soprano Pipistrelle and Daubenton’s	2.00km South East	Damage of a resting place and breeding site
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	Foraging and commuting habitat Habitats recorded on site are assessed to provide limited opportunities for foraging and commuting bats. Within 20m of the front of the property was a street light, which limits the opportunities for foraging and commuting bats. However, within the local area are open spaces and woodlands that provide good quality foraging and commuting habitat.
Bats- Preliminary Roost Assessment	
<i>Summary of Survey Findings</i>	Roosting habitat Buildings to be impacted by the proposed development were assessed for their suitability to support roosting bats. No evidence of bats (droppings, feeding remains, etc) was found during the external and internal inspections. However, during the external survey of B1, two potential roosting features (PRFs) were identified which could provide suitable roosting opportunities for individual bats. Due to the size and location of the PRFs, they would not provide roosting opportunities for large numbers of bats or hibernation roosts. <i>Building B1</i> B1 is a two-storey, semi-detached brick-built building with a pitched tile roof (Figure 1) with a chimney at the front and rear of the property. Overall, the property is in good condition with no lifted tiles on the roof, and the brickwork of the main building appears in excellent condition with no gaps or cracks in which bats can roost. There is a previous extension at the rear of the building (Figure 2). This was also brick-built with UPVC soffits, windows and doors, all of which were in good condition with tight seals. The roof of the previous extension had a slight pitch and had concrete tiles; all of the tiles were in good condition. The edge tiles have a grid that prevents bats from being able to enter under the tiles (Figure 3). The lead flashing along the edge of this section had a good seal along the majority of the roof; however, above one tile, a small section has lifted away (Figure 4). This lifted section has created a PRF that would be suitable for an individual bat. The original part of the rear of the property had no PRFs, with all windows having good seals, and soffits were undamaged (Figure 5). At the front of the property are two large bay windows with hanging tiles between the windows (Figure 6). Two of the corner hanging tiles have lifted away from the others. This has created a PRF suitable for individual bats (Figure 7). The soffit box was constructed of UPVC and was in good condition with no gaps or damage which would allow access for bats (Figure 8). All windows and doors at the front of the property had a good seal. At the side of the building, all windows, doors and soffits had a good seal (Figure 9). No damage to brickwork or mortar was seen on this section of the building. No PRFs or signs of bats were found on the side of the building. <i>Loft Space - (Figure 10)</i>

	The loft void was constructed from modern timber beams, including the ridge beam, rafters and purlins. Roofing membrane was found across the entire space and was in good condition with no tears (Figure 11). Boarding was found within the void, which allowed access to all sections of the roof void. A brick-and-mortar wall was present within the roof void, this wall separated the void space from the neighbouring building (Figure 12). There were several places where damage to the mortar had created small gaps between the bricks (Figure 13). All of these were inspected using an endoscope (Figure 14). None of the gaps connected to the neighbouring loft void and showed no sign of use by bats and can be ruled out as potential features. No bats or evidence of bat occupation (e.g. droppings, oil staining, etc.) was identified on or within the loft void. <i>B1 Suitability Assessment</i> Given the features identified on the property and the lack of suitable foraging and commuting bat habitat around the site (i.e. trees and woodland), it is assessed that B1 provides low habitat value for roosting bats. <i>B2 Outbuilding</i> B2 is a small, single-skin brick-built garage with a flat roof (Figure 15). There was dense vegetation growth on the north edge of the building, limiting the view of B2; however, this does not impact the overall results (Figure 16). All brickwork, doors, windows and soffits were in good condition with no gaps or damage (Figure 17). There was no internal void, and the interior had natural light coming in (Figure 18). Inside the garage were no suitable features for roosting bats. No PRFs or bats or evidence of bat occupation (e.g. droppings, oil staining, etc.) were found during the external and internal survey. <i>B2 Suitability Assessment</i> Given the lack of features identified on B2, it is assessed that B2 provides negligible habitat value for roosting bats <i>Vegetated Garden</i> There were two small areas of vegetated garden located at the front and rear of the building. There were no trees located in the front garden, and the flora in this section provided limited foraging opportunities (Figure 19). Within the rear garden were several small trees; however, none of these were suitable for roosting bats. The flora in this area was all common and widespread, providing limited foraging opportunities (Figure 20).
<i>Foreseen Impacts</i>	Roosting habitat [Buildings] The proposed development will impact the roof, fenestrations and internal loft void of B1. The current plans could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.

	Roosting habitat [Trees] No suitable trees were found on site. Foraging and commuting habitat The proposed development will not impact any foraging or commuting habitat for bats. Artificial lighting The proposed development is unlikely to increase the amount of current lighting of surrounding habitats.
<i>Recommendations</i>	Roosting habitat [Buildings] One emergence/re-entry survey is required on B1 during the active bat season (May – September) to confirm the presence/likely absence of bats roosting in or on the building. This survey visit should be completed during the optimal survey period, mid-May to August inclusive. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. Two surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are. If any bat roosts are confirmed from this survey schedule, further surveys would be required to classify the type of roost, and a bat license would be required to allow the work on the building to continue. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. Roosting habitat [Trees] No further surveys are required. Foraging and commuting habitat No further surveys are required. Artificial lighting No further actions are required.
Birds	
<i>Summary of Survey Findings</i>	Buildings

	No evidence of nesting birds was identified on or within B1 or B2. B1 and B2 are deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. Trees and vegetation No bird nests were identified within the overgrown garden vegetation on-site, however, it does offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees Removal of vegetation from the garden could disturb nesting birds. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees Any vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately by a qualified ecologist, before the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required.

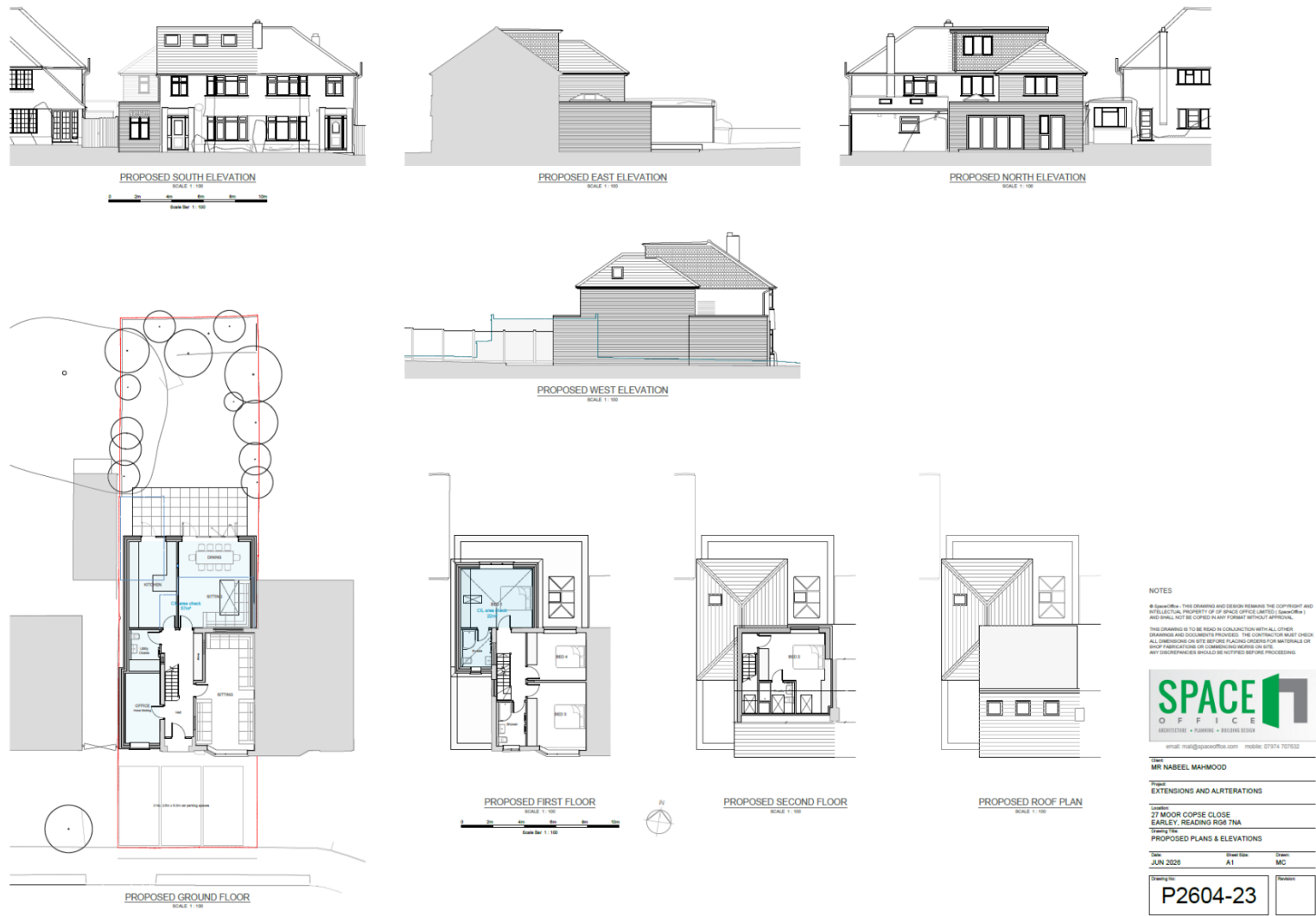
Appendix 1: Survey Map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Photos

Preliminary Roost Assessment (buildings)	
Photograph	Description
	Figure 1: Front view of B1
	Figure 2: Previous extension at rear of B1



Figure 3: Grid underneath edge tiles



Figure 4: PRF1 lifted section of lead flashing



Figure 5: Rear second storey of B1



Figure 6: Bay windows at front of B1 with hanging tiles between the windows



Figure 7: PRF2 lifted corner tiles



Figure 8: Soffit located at front of B1



Figure 9: Side of B1



Figure 10: Roof void of B1



Figure 11: Roof membrane in B1



Figure 12: Brick and mortar wall within roof void



Figure 13: Gaps within mortar of wall



Figure 14: Gap in brickwork within the loft taken with an endoscope.



Figure 15: B2



Figure 16: Overgrown vegetation at the side of B2



Figure 17: B2 door seals in good condition

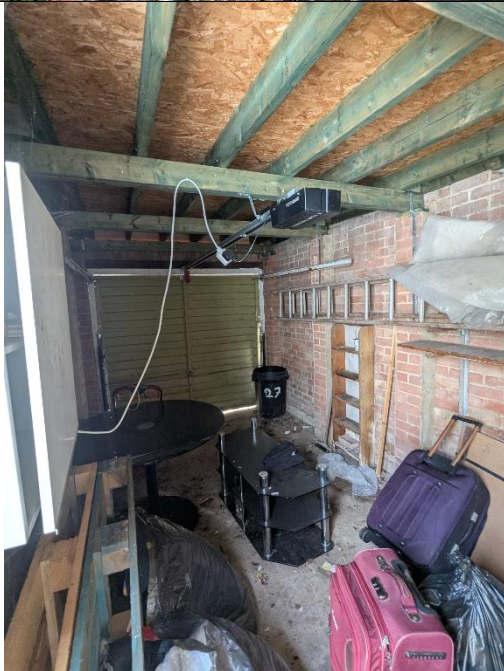


Figure 18: Internal of B2



Figure 19: Vegetated garden at front of B1



Figure 20: Vegetated garden at rear of B1

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