
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260533
Address:	Roslaye Cottage, Goring Lane, Grazeley, Wokingham RG7 1LP.		
Proposal:	Householder application for the proposed erection of a single storey rear extension.		
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

The property support habitat and features of suitable for use by bats and bat have been recorded in similar buildings locally and across the Borough.

All bat species 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 deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.

Bird and bats and many other species active at night are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under the above wildlife legislation.

The application is not supported by a bat survey report that establishes whether bats are present, impacted by light pollution or include proposals to mitigate impacts. Provided the development works only affect the rear ground floor and WBC informative I17 is included in the decision notice there are no ecological objections.

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:	18/03/26	Signed:	T Cuss