

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251369
Address:	171 Victoria Road, Wargrave, Wokingham, RG10 8AH.		
Proposal:	Householder application for the proposed erection of single storey rear extension, garage conversion into habitable accommodation and change to fenestration.		
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 and Roost Assessment (Arbtech, 18 March 2025) and the Bat Emergence and Re-entry Surveys (BERS) (Arbtech, 5 June 2025). I have also reviewed the plans and elevation 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 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 in 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.

The Preliminary Roost Assessment recorded that due to the building's roof shape and the close proximity of neighbouring buildings, the eastern pitch was not fully visible and some potential bat roost features may have been missed. An emergence survey was carried out on 29 May 2025. I am satisfied that the survey effort and methodology are adequate for the ecologist to conclude that currently there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements. The BES report is valid for up to 18 months. After 18 months, some level of updated surveys will be required which will depend on the specific circumstances of the site.

Provided that the development is implemented in strict accordance with the recommendations and enhancements in the Conclusions, Impacts and Recommendations section of the BES there are no ecological objections to the development as proposed. I request that WBC informative I17 is included in the decision notice.

Conditions & Reasons (if required)

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 recommend the following informative should be appended to any such 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:	15/08/25	Signed:	T Cuss
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