

30 April 2026

Our ref: 243158/HRS

Mr V Tandon
24 Cross Street
Reading
Berkshire
RG1 1SN

Dear Mr Tandon

459 WOKINGHAM ROAD, EARLEY

Introduction

In accordance with your instructions, AA Environmental Limited (AAe) carried out a Preliminary Roost Assessment (PRA) of the above property on Thursday 16 April 2026. The purpose of the survey was to assess the presence or likely absence of bats utilising the buildings and provide appropriate mitigation measures as necessary. A series of photographs has been attached for reference.

The proposals are for modifications to the existing dwelling and construction of a rear extension, with associated hard and soft landscaping. The majority of the garden area will remain unaffected by the works.

Legislation

Currently there are 17 species of bat known to breed in the UK. All species and their roosts are protected under Regulation 41 of *The Conservation of Habitats and Species Regulations 2010 (as amended)*. As a signatory to the *Bonn Convention (Agreement on the Conservation of Bats in Europe)* the UK is also required to protect their habitats. This legislation makes it illegal to kill, injure, capture or disturb bats or to obstruct access to, damage or destroy bat roosts and protection from damage or disturbance of important feeding areas. Under the law, a roost is any structure or place used for shelter or protection.

Methodology

Baseline Data

As certain baseline data is now readily available on the internet, the Multi-agency website (www.magic.defra.gov.uk) was consulted to determine whether any part of the site or nearby habitats have been statutorily or otherwise designated and whether any European Protected Species Licences (EPSLs) for bats have been granted within 1 km of the site. In addition, a review of Google Earth's satellite imagery (http://www.google.co.uk/intl/en_uk/earth/index.html) was completed to determine past land uses of the site and surrounding land.

Walk-over Site Survey

A visual survey of the site was completed to record any evidence of bats or features that could provide potential roosting opportunities following the guidelines provided by the Bat Conservation Trust¹ and carried out by an

¹ Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

experienced and licensed ecologist². A thorough internal and external examination of the existing dwelling was carried out, with any access points inspected for evidence of bats. All internal roof voids/spaces, where present, were accessed to check for any evidence of bats.

In addition, a careful inspection of any tree within the vicinity of the works was carried out to identify those features that are important for roosting bats. Surveying trees presents particular problems at any time of the year as bats will use a wide variety of roost sites in cavities, splits, cracks, knotholes and under loose bark, many of which are not easily detected from the ground. Each tree was assessed in accordance with the following criteria:

- **NONE** – Either no Potential Roosting Features (PRF's) in the tree or highly unlikely to be any.
- **FAR** – Further assessment required to establish if PRFs are present in the tree.
- **PRF** – A tree with at least one PRF present.

The surrounding habitat was also surveyed to identify any important features such as mature trees with suitable features for roosting bats and any established lines of vegetation that might provide important flightlines.

Evidence of bats is usually detected by any one or more of the following signs:

- the presence of bat droppings, which tend to accumulate under established roost sites or at roost entrances;
- the accumulation of large numbers of moth wings, which have been discarded by feeding bats;
- areas of staining by urine or from fur rubbing; and
- the presence of bats themselves or their corpses.

The visual survey was facilitated by the use of binoculars, ladders, powerful torches (1M candlepower) and a Ridgid Micro CA-350 Inspection Camera endoscope. A heterodyne bat detector (Pettersson D200) was also used to record any bat calls during the inspection.

In accordance with good practice, the site was checked for any evidence of other protected species or species of particular note.

Results

Baseline Data

According to the Multi-agency website, there are no ecological statutory designated sites located on or adjacent to the site, with the closest being Maiden Eriagh Park Local Nature Reserve (LNR), located 1 km to the south-west of the site. No Habitats of Principal Importance (HPIs) were located on the site, with the closest being an area of Deciduous Woodland and National Forest Inventory Broadleaved Woodland, located 0.25 km to the south-east of the site. The northern half of the site is also located within Network Enhancement Zone 2³.

According to the Multi-agency website, only a single bat licence has been granted within the surrounding 1 km study area, located approximately 0.7 km to the west of the site and permitting the damage and destruction of a resting and breeding place for brown long-eared (*Plecotus auritus*) bats, under European Protected Species Licence (EPSL) reference EPSM2012-4390.

Google Earth Imagery shows that the site has remained largely unchanged since at least 2003 being dominated by the existing residential property and well-maintained garden, with associated hardstanding areas and boundary vegetation.

² The lead surveyor was Harry Simpson, BSc (Hons), MSc. Class Licence: 2023-11139-CL18-BAT.

³ Land connecting existing patches of primary and associated habitats which is less likely to be suitable for creation of the primary habitat.

Site Description (Photographs 1-4)

The site is located off Wokingham Road in Earley, Reading, centred at National Grid Reference: SU 763716 and covers approximately 0.1 of a hectare. The site comprised the existing residential dwelling and detached garage, with associated hardstanding and garden areas. The site is bordered by Wokingham Road to the south, a railway line to the north and residential properties and associated gardens to the east and west.

The property was a two-storey, masonry constructed dwelling, with a pitched and hipped roof of engineered tiles and a cat-slide roof section to the rear. The first floor was rendered and painted, with timber soffits and fascias present. Restricted areas of tongue and groove timber cladding were present at the eastern and western elevations, with areas of lead lashing at the chimney base on the roof. Internally, a single roof space was present, which was lined with a bitumen felt membrane and insulated with mineral wool.

A detached single garage was present, which was timber framed and constructed, with a pitched and felted roof. Tongue and groove timber cladding at each elevation was found to be single skinned, with a number of windows present at the eastern elevation. Internally, no separate roof void was recorded, with the underside of the roof exposed. A lean-to store was recorded to the rear of the detached garage, which was timber framed and clad, with a Perspex roof. There was no separate roof void recorded.

Lawns dominated the garden, with a few individual trees and areas of ornamental planting also recorded. Species recorded in the lawns were typical of amenity grassland and included perennial ryegrass (*Lolium perenne*), Yorkshire-fog (*Holcus lanatus*), ribwort plantain (*Plantago lanceolata*), dandelion (*Taraxacum* agg.), wood-rush (*Luzula* sp.) and daisy (*Bellis perennis*). Ornamental species recorded on site and at the boundaries included grape hyacinth (*Muscari* sp.), daffodil (*Narcissus* sp.), snowdrop (*Galanthus* sp.), bluebell (*Hyacinthoides* sp.), viburnum (*Viburnum* sp.), rose (*Rosa* sp.), stinking iris (*Iris foetidissima*), box (*Buxus sempervirens*), winter jasmine (*Jasminum nudiflorum*), cypress (*Cupressaceae* sp.), quince (*Chaenomeles* sp.), aster (*Aster* sp.) and peony (*Paeonia* sp.). The trees recorded included an immature apple (*Malus* sp.) and semi-mature oak (*Quercus* sp.).

Bats

No evidence of bats was found during a thorough internal and external inspection of the property. The roof tiles were in good condition, with no obvious access points recorded. The restricted areas of timber cladding was well-aligned and sealed. Internally, the roof space was fully accessed and found to be dusty and cobwebbed throughout.

The garage and lean-to store, due to their construction type and condition were assessed to provide **negligible** roosting opportunities for bats, with no suitable voids or crevices that could be utilised by bats recorded.

The site, being a well-maintained residential plot of limited size, provided very limited foraging opportunities for bats, with the nearby railway line providing more suitable foraging and commuting habitats for bats. The trees within the vicinity of the works were assessed to be under the category **NONE**, due to the lack of any obvious PRFs.

Other Wildlife

Apart from a few common species of bird, either recorded on the site or flying overhead, no other species of any note were recorded.

Conclusions and Recommendations

The proposals are for modifications to the existing dwelling and construction of a rear extension, with associated hard and soft landscaping. The majority of the garden area will remain unaffected by the works. There are no habitats of international, national, county or local importance that would be directly affected by the proposals. The site is of overall low ecological value, with the species recorded described as common or

abundant and are found in similar places across much of Britain, with no evidence of protected species recorded.

Although there are considered to be no ecological constraints to the proposals, a series of specific and generic mitigation measures, as detailed below, should be implemented to reduce any impact the development proposals may have on local wildlife. There is also an opportunity to implement some enhancement measures to increase the nature conservation value of the site in the long term in accordance with Government guidance as set out in National Planning Policy Framework (NPPF) 2024⁴.

A thorough examination of the property was completed, with all potential access points and/or roosting opportunities fully inspected for evidence of bats. The roof space was fully accessed and not complex allowing a thorough inspection and, therefore, there are considered to be no constraints to the survey findings. Although no evidence of bats was recorded and no further surveys are considered necessary, all site operatives should be made aware of current legislation protecting bats and their roosts. In the unlikely event of any bats being encountered on the site, then works should stop immediately and Natural England or AAe contacted so that appropriate advice can be provided.

It should be noted that all species of wild bird and their nests are protected under the *Wildlife and Countryside Act 1981 (as amended)*. Although no active or old nests were recorded during the survey, a check should be carried out prior to any works to ensure there are no active nests present.

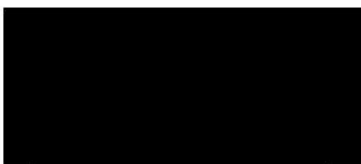
In order to protect the established vegetation to be retained, suitable fencing may be required at certain locations to reduce the possibility of any damage that could be caused during the works. To minimise accidental damage, any overhanging branches should be pruned back to suitable live growth points. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, i.e. BS 3998: 2010 '*Tree Work - Recommendations*'. The retention and protection of the established vegetation will help to maintain existing commuting/foraging routes currently utilised by wildlife.

Although the works are restricted with limited opportunities to implement any enhancement measures, a series of wildlife boxes (such as bat and bird boxes) could be installed onto the site to provide enhanced roosting and nesting opportunities. Any boxes installed should be positioned in accordance with good practice.

The effects of lighting on plants and animals are difficult to assess, but it is thought that lighting can adversely affect invertebrates, birds and bats. As the site currently experiences some lighting from on-site and neighbouring sources, there should be no change in current light levels from the proposed works.

The recommendations provided above try to pre-empt any issues that may arise as well as provide some mitigation and enhancement measures. I trust this is of interest to you and provides the Local Planning Authority with enough information to determine the application but let me know if further clarification is required.

Yours sincerely



Harry Simpson
BSc (Hons) MSc
Class Licence CL18

Encl. Photograph Record Sheet (Drg. No. 243158/01)

⁴ Ministry of Housing, Communities & Local Government (2024). *National Planning Policy Framework*. London.



Photograph 1: Showing the front of the building.



Photograph 2: Showing the rear of the building.



Photograph 3: Showing the single roof space, which was dusty and cobwebbed throughout.



Photograph 4: Showing the well-maintained rear garden.

Rev.	Details	Drawn Chkd.	Date
PROJECT			
459 Wokingham Road Earley			
TITLE			
Photograph Record Sheet			
 AAe Environmental Consultants AA Environmental Ltd Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T: 01235 536042 F: 01235 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk			
Scale	Date	Drg No.	Rev.
NTS	30.04.26	243158/01	
	Drawn HRS	Chkd. ARB	