
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252767
Address:	40 Paddock Heights, Twyford, Wokingham, RG10 0AR.		
Proposal:	Householder Application for a single storey rear extension with internal alterations, and the widening of the existing vehicle crossover access.		
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 Roost Assessment (John Wenman Ecological Consultancy, Ref S3092_PRA_a, November 2025) and reviewed the submitted plans and elevations.

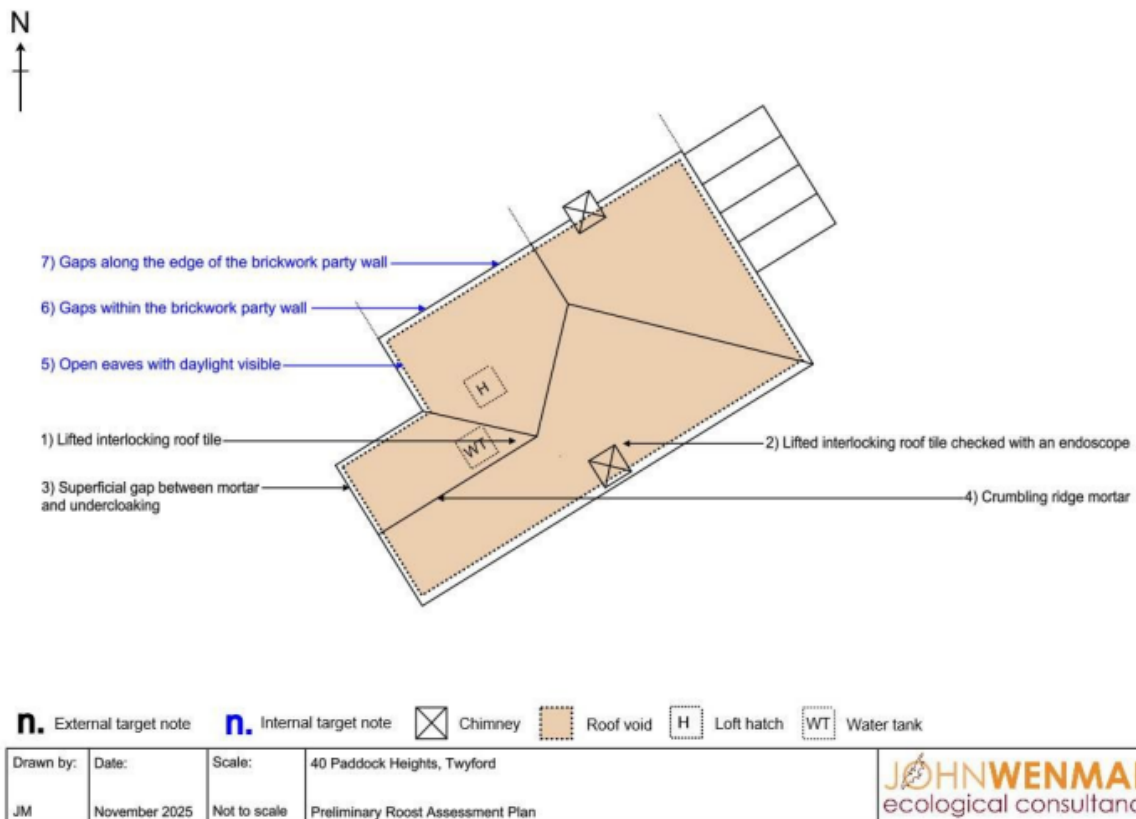
All bat species are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England 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 bungalow had the following potential bat access points:

- Lifted interlocking concrete roof tiles on the front and southeastern elevations
Crumbling ridge mortar
- Gaps within the party wall with direct access to the neighbouring roof void;
and
- Gaps along the edge of the party wall.

The ecologist assessed that the lifted tiles and crumbling ridge mortar may lead to potential crevice roost sites for crevice-dwelling bats, such as Common pipistrelle and Soprano pipistrelle. Evidence of crevice-roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation. Tthe

features of a suitable size and condition for roosting bats and so may be utilised in the future.



I agree with the ecologist's conclusion that the bungalow is assigned low potential suitability for bats. There are no ecological objections provided that implementation in line with the Precautionary Method of Working is secured by planning condition.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 8 of the submitted Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref S3092_PRA_a, November 2025). Within one month of substantial completion a short closing-out report or email demonstrating that the bat mitigation measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

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

Date:	19.01.26	Signed:	T Cuss
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