

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261720
Address:	27 Aggisters Lane, Barkham, Wokingham, RG41 4DW.		
Proposal:	Householder application for the proposed raising and modification of the main roof and installation of a rear roof extension to provide additional first floor accommodation, plus erection of part two storey part first floor front extensions, addition of rooflights and a new front canopy roof, conversion of the garage to habitable accommodation, changes to external materials and fenestration, and associated front landscaping.		
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 (Urban Tre Experts, Ref SPH/PEA-26/14.05, 22 May 2026) and 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 interfere with, injure, or kill a bat, or to interfere, destroy or damage any roosting or resting site, 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.

A daytime walkover survey external and internal inspections were carried out on 14 May 2026. No bats or evidence of bats was recorded in the external or internal inspections, there were no visible roosting opportunities for bats or access for roosting bats, internally there appeared to be no roosting opportunities. I note the data search did not include any local planning history or bat group or environmental records centre data. The Ecologist has therefore not considered the bat roost which

was recorded in the neighbouring property. While Table 1 in DBW states that there is one European Protected Species licence within 2km of the site it fails to identify that this is very close to the current applications site, and is therefore likely to be the Brown long-eared and Common pipistrelle bat roosts which were destroyed under licence. The Local Planning Authority and Natural England's derogation licence secured installation of two replacement bat tube into the brickwork of the south and the east walls as well as 3 ridge access tiles under the hip tiles at 29 Aggisters Lane. Report SPH/PEA-26/14.05 provides no mitigation proposals to safeguard the bats roosting and commuting from the neighbouring property and no enhancements for bats or proposals to prevent disturbance or reduce impact of lighting pollution are proposed. While I am satisfied that the survey effort and methodology are adequate for the ecologist to conclude that currently there is negligible potential to support roosting bats, I request informative I17 is included in the decision notice and external lighting and retention of existing landscaping conditions are secured.

Conditions & Reasons (if required)

Condition: No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of **ten years** from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure that biodiversity, protected and priority species recorded using the site are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 19 N2, Core Strategy policies CP3 and Managing Development Delivery Local Plan policies CC03 and TB23.

Condition: No external lighting shall be installed on the site or affixed to any buildings on the site without the written approval of the local planning authority.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 14 P3, Core Strategy policies CP1, CP3 and Managing Development Delivery Local Plan policy TB23.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 14 P3 and Section 19, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policies CC03 and TB23.

Despite ecological surveys being undertaken which suggest that protected species are not roosting in the application site, bats are highly mobile creatures, and it is possible that protected species may be encountered once works I recommend the following informative should be appended to any 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:	10/09/26	Signed:	T Cuss
--------------	----------	----------------	--------