

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251613
Address:	77 Elm Road, Earley, Wokingham, RG6 5TB.		
Proposal:	Householder application for the proposed erection of a single storey front extension to form a porch, alongside a part single, part two- storey, and part three-storey side/rear extension incorporating gables, rear dormers, and roof lights to the front within a redesigned roofs cape, following the demolition of the existing garage, office, and dining room.		
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 Bat Assessment Report (AEWC, Ref 22-217, March 2023) and reviewed the submitted plans and elevations and photos.

All British species of bats and their roosts are fully protected by The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This legislation makes it a criminal offence to deliberately or recklessly to destroy, damage or to obstruct access to their roosts, or to disturb, kill or injure, capture or disturb bats, without first having obtained the relevant licence 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.

Any external lighting must be designed in strict accordance with the advice in paragraphs 5.3 and 5.4 of the Bat Assessment Report. There are no ecological objections if the application is implemented in strict accordance with the Summary and Sections 5 and 6 of the Bat Assessment Report. I recommend a precautionary method statement should be agreed between the Owner, their Contractor and Ecologist prior to site set-up and commencement of development.

Conditions & Reasons (if required)

Condition: Unless otherwise agreed in writing all works affecting the porch or roof shall be undertaken following a method statement agreed between the ecologist and the contractor detailing techniques, including the careful removal of tiles by hand, and the procedure to follow should bats or signs of bats be found. Should bats or recent evidence of bats be found then no development is to commence until any relevant licence has been obtained from Natural England and a copy submitted to and approved in writing by 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.

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. 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:	20/10/2025	Signed:	T Cuss
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