

MEMORANDUM

From:	Tina Cuss Ecology Officer	To (Case Officer):	Annabelle Jones
Service	WBC Ecology	App No:	252292
Address:	1 Lancaster Gardens, Earley, Wokingham, RG6 7PA.		
Type of Development:	Other Householder		
Proposal:	Householder application for the proposed erection of a first floor side rear extension plus conversion of loft to create habitable accommodation to include hip to gable plus dormers to the front and rear elevation.		
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

See my comment of 02/03/2026.

Conditions & Reasons (if required)

Condition: All works are to be carried out in full accordance All ecological measures and/or works shall be carried out in full accordance with the mitigation advice details contained in the submitted Preliminary Bat Roost Assessment (Ref CE5074,17 December 2025) and Appendix 4 as agreed with owner prior to determination.

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.

Condition: Prior to commencement of development, details of biodiversity enhancements, to include Habitat bat box (or equivalent integral bat tube, bat tiles or bricks) and bird on the buildings and details of the bitumen type 1F felt with a hessian matrix, or a non-bitumen coated roofing membrane (NBCRM) with a test certificate approved by Natural England that will be used. Wood timber treatments must only use treatments included on the approved list of 'Bat roost and Timber Products (TIN 092)13. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 187 of the NPPF 2024. 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. I advise 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. contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Date:	28/05/26	Signed:	T Cuss
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