

# MEMORANDUM

<b>From:</b>	Tina Cuss Ecology Officer		
<b>Service</b>	WBC Ecology	<b>App No:</b>	250482
<b>Address:</b>	21 Leith Close, Crowthorne, Wokingham, RG45 6TD.		
<b>Proposal:</b>	Householder application for the proposed erection of a single storey rear extension to include rooflights following demolition of existing conservatory.		
<b>Type of Development:</b>	Other Householder		
<b>Site Visit Made:</b>	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 R2884\_PRA\_a, February 2025), Arboricultural Impact Assessment Method Statement & Tree Protection Plan (Trevor Heaps, Ret TH5052, 27 February 2025), and reviewed the plans and elevations 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 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.

I am satisfied that the PRA survey methodology and effort are adequate for the Ecologist to conclude that the property currently has negligible suitability for roosting bats. In order to retain and protect trees and shrubs and ensure no net loss in biodiversity habitat and negative impact on wildlife, I request WBC condition CL7 is included in the decision notice.

## Conditions & Reasons (if required)

### CL7

**Reason:** To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to

the site which are of biodiversity and wildlife Relevant policy: Core Strategy policies CP3 and CP7 Managing Development Delivery Local Plan policies CC03 and TB21 and TB23

<b>Date:</b>	4/3/25	<b>Signed:</b>	T Cuss
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