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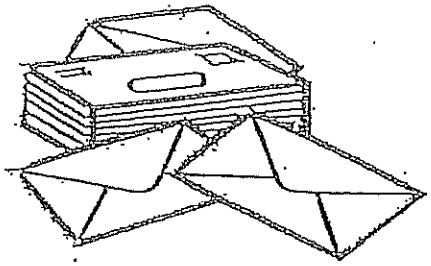

F/2002/6849

Hermes Project Services LLP

Chartered Project Management Surveyors
Chartered Quantity Surveyors

Planning & Development Surveyors
System Building Consultants
Design & Build Advisers
Self-build Specialists

5th March 2004

Mrs A. Odell
Planning Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	HPT 7747
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DC APP	ENF
APP	
CS	
08 MAR 2004	
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	FILE:

c.c. Caron de Vico

Dear Mrs Odell,

Planning approval F/2002/6847
Erection of replacement dwelling at Herons Creek, Thames Drive, Charvil.

As you will know, I have now submitted a further application in respect of the alterations to fenestration and ground floor level.

Whilst this application is considered, my client wishes to proceed with the demolition of the existing property under the above approval.

In order to do so, I should be obliged if you would consider the details below to enable the relevant planning conditions to be discharged:

Condition 2: Terca Old Ivory facing brick plinth with magnolia render above and Vermont structural mottled slate roofing.

Condition 4: Please see attached Bat survey

Condition 7: To follow

Condition 9: As the foundations are currently being designed, I would be obliged if you would agree to this item not effecting demolition. Obviously the relevant information will be provided for approval prior to commencing the new dwelling.

Condition 10: As condition 9.

Condition 14: as condition 9.

5 Lewenscroft
Astwood
Newport Pagnell
Buckinghamshire

Date: 10 March 2004

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6847

Location: Herons Creek, Thames Drive, Charvil, Reading.

Proposal: Proposed erection of one replacement dwelling.

Applicant: Harmers Of London C/O Campbell Mead Ltd.

Case Officer: ANGELA ODELL

The new plans show the following: Bat survey to comply with conditions 2, 4, 7, 9, 10 & 14.

Comments are required by 13/06/2003.

Should you have any queries regarding this application please contact the case officer ANGELA ODELL on 0118 974 6445.

Erin Robson

Net Date

re: Loddon Dr TL
Condition

(RING ONE)

REVISED PLANS	ADDITIONAL PLANS	MINOR AMENDMENTS	DETAILS TO COMPLY WITH CONDITIONS

App. No. F/200 2/6867 Date Rec.

Location: ~~F/2002/6867~~ Herons Creek, Thames Drive, Charnil.

Parish: Charnil.

Applicant: Flanners of Tandon.

Description of attached plans: Conditions 2, 4, 7, 9, 10 + 14.

Drawing No's: Bat Survey

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	
Dinton Pastures Andy G + Bat Survey.	✓
Environmental Health + copy of letter	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER

Consultations Sent by Admin. on 10.03.PS

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

REVISED PLANS	ADDITIONAL PLANS	MINOR AMENDMENTS	DETAILS TO COMPLY WITH CONDITIONS

App. No. F/200 2/6867 Date Rec.

Location: ~~F/2002/[illegible]~~ Harris Creek, Thames Drive, Charnl.

Parish: Charnl.

Applicant: Planners of Tandon

Description of attached plans: Conditions 2, 4, 7, 9, 10 + 11.

Drawing No's: Bat Survey

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	
Dinton Pastures Ar. by G + Bat Survey. + Copy of letter	✓
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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NEIGHBOURS:

Date for Responses

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER

Consultations Sent by Admin. on 10.03.95

Yellow - Case Officer Copy
Green - Part One Copy

Hermes Project Services LLP

Chartered Project Management Surveyors
Chartered Quantity Surveyors

Planning & Development Surveyors
System Building Consultants
Design & Build Advisers
Self-build Specialists

DETAILS TO COMPLY WITH CONDITIONS
- - 6847

5th March 2004

Mrs A. Odell
Planning Officer
Wokingham District Council
Planning Services
PO Box 157
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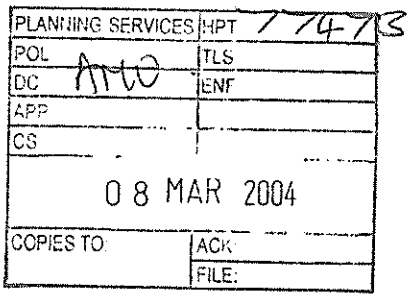
Berkshire
RG40 1WR



c.c. Caron de Vico

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5 Lewenscroft
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Telephone: 01234 391977
Facsimile: 01234 391829
e mail: hermesps@btopenworld.com

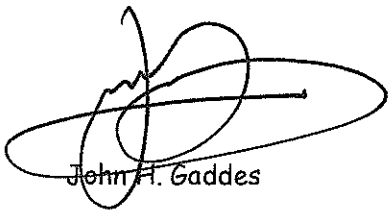
RICS

John H. Gaddes FRICS | Sally M. Gaddes
Registered in England and Wales: No. 0C301308

As my client is looking to commence demolition at the end of March 2004, your help in discharging these conditions in good time would be very much appreciated.

Please do not hesitate to contact me if you need anything further.

Yours sincerely,

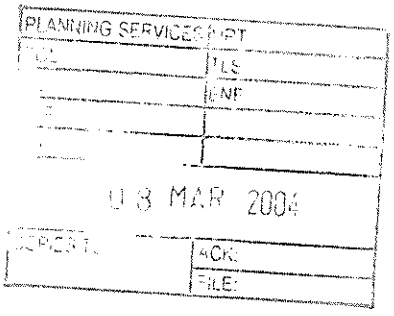


John H. Gaddes

DETAILS TO COMPLY WITH CONDITIONS
-- 6847

Commissioned by:

Mrs Caron de Vico
'Herons Creek'
Thames Drive
Charvil
Berkshire
RG10 9TP



REPORT OF A SURVEY OF 'HERONS CREEK', THAMES DRIVE, CHARVIL FOR BATS

March 2003

Paula R Cox BSc (Hons), PhD, CBiol, MIBiol, MIEEM.
Consultant Ecologist
102 Westwood Road, Tilehurst, Reading, Berkshire RG31 5PP

REPORT OF A SURVEY OF 'HERONS CREEK', THAMES DRIVE, CHARVIL FOR BATS

CONTENTS

1.0 Background

2.0 Legislation

3.0 Methodology

4.0 Results of Survey

4.1 General description
4.2 Exterior
4.3 Garage 1
4.4 Garage 2
4.5 Log shed
4.6 Interior
4.7 Summary of results

5.0 Impact of Proposed Development on Bats

6.0 Summary and Conclusions

Precautionary Advice

REPORT OF A SURVEY OF 'HERONS CREEK', THAMES DRIVE, CHARVIL FOR BATS

1.0 Background

Wokingham District Council has granted planning permission for the demolition of the bungalow 'Herons Creek' in Charvil, and for the erection of a detached house on the site. As a condition of the permission, the planning authority has requested that a bat survey of the existing building be carried out before works can commence. The owner of the property, Mrs Caron de Vica, instructed Dr Paula Cox, an experienced and licensed bat ecologist to carry out the necessary work to comply with the condition.

2.0 Legislation

Bats and their roosts are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments and by the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats, &c.) Regulations 1994*. The *Countryside and Rights of Way Act 2000 'CROW Act'*, that applies only to England and Wales, makes further minor amendments to the species protection measures provided by the *Wildlife and Countryside Act*. Under the provision of the 1981 Act it is an offence to intentionally kill, take or injure any wild bat. It is an offence to intentionally or recklessly (added by the *CROW Act*) destroy, damage or obstruct access to any shelter (roost) used by a bat, or to disturb a bat using such a place. The 1994 Regulations are similar, but use the word 'deliberate' rather than 'intentional'.

If a development is likely to result in the killing or disturbance of a European protected species or the damage or destruction of its breeding site or resting place, then a licence from the Department for Environment, Food and Rural Affairs, DEFRA, will usually be required.

3.0 Methodology

A full inspection of the bungalow 'Herons Creek', Thames Drive, Charvil was carried out on 25 March 2003. The exterior walls were checked and also windows, sills, ledges, pipes etc where droppings could lie undisturbed. Using 10x50 binoculars where necessary, the building was scanned for potential access points such as gaps in the fabric, loose ridge tiles, raised flashing and tiles, spaces behind soffits and damage to fascia and bargeboards. The inside of the loft was examined for the actual presence of bats, and also for signs such as droppings in cobwebs or on surfaces, and staining caused by urine, faeces or fur rubbing.

As the work was carried out in March before bats have returned to their summer roosts and as no evidence of their presence was found, an evening survey to check for emergence was not considered necessary.

4.0 Results of survey

4.1 General description

'Herons Creek' is a large bungalow thought to date from the 1920's and set in extensive, landscaped gardens running down to the River Thames at Charvil. It faces east onto Thames Drive, an un-metalled road located to the northeast of Reading. The building was recently flooded and is in a state of some disrepair.

4.2 Exterior

The bungalow had rendered walls painted cream, a hipped, slate roof in the centre and flat roofed extensions on the sides. Two integral garages were on the north end of the building and there was a single shed at the rear, currently used as a log store.

4.2.1 Front, east

The flat roofed sections had the asphalt sheet curved over and fixed down with aluminium strip, leaving no obvious access for bats or crevices for roosting. The ridge was intact but a few slates had slipped from the hipped, central roof and small gaps at the base could allow potential access by bats. The fascia board holding the gutter was well fitting, as were the bargeboards on the gabled front section, although there were gaps between the planked soffits here. Parts of the window frames were rotting, but there were no gaps through to the interior. There were no droppings on the rendered walls, windows or sills indicating a bat presence.

4.2.2 South side

There was a narrow gap between the fascia board and the wall but this did not appear to lead to a space and there were no droppings or staining present. Creeper was growing over part of the wall onto the flat roof. The wood around the window of the rear utility area was rotted but not enough to allow bat access to the inside.

4.2.3 Rear, west

The roof was in similar condition to the rest. The fascia board had a small gap to the walls but growing vegetation obscured this. The rotted sills were negative for bat signs as were the windows and patio doors.

At the north end the underside of the soffit was wired over at the base of the pitched roof. The rendered chimney was on the external wall and the visible flashing slightly raised. Again the flat roof did not appear to offer any roosting opportunities. There was no evidence of bats on the walls or windows.

4.2.4 North side

The short wall of the garage had no signs of bats.

4.3 Garage 1

This was integral to the house, flat roofed and the 'up-and-over' metal door had a gap above it. Inside there was a partial ceiling, but the wooden structure supporting the asphalt roof was visible and did not appear suitable for bat roosting. The building had recently been flooded.

4.4 Garage 2

The second integral garage had no rear wall and was thus open to the garden. The corrugated, composite roof had no lining and there were no suitable roost sites for bats inside.

4.5 Log shed

This was close to the rear of the house and had a half pitched, corrugated composite roof and rendered walls. The underside of the roof was visible from inside and did not offer any roosting opportunities and no signs of bats were found.

4.6 Interior

None of the habitable rooms had any access for bats from the outside.

The loft void was reached via a hatch in the ceiling of the hallway, and the floor had some loose boards with insulation present. There was no underfelting and the accessible void allowed the entire roof area to be inspected. The slates were laid on battens and then rafters. There were a few glimmers of light at the base of the eaves that indicated gaps in the fabric of the roof and hence potential access points for bats.

Both the short central ridge and the section over the front of the house were thickly cobwebbed and no bats were present here or on the beams, some of which were fire damaged. There were no bat droppings on the floor, beams, stored objects or the tops of the water tanks. There were a few old mouse droppings on the platform supporting the tanks.

4.7 Summary of results

A full survey of 'Herons Creek', Charvil was carried out on 25 March 2003. There were few gaps in the fabric of the roof that would potentially allow bat access, and no evidence of bat presence was found inside the loft void. No droppings were present on the exterior of the house, and the garages and log shed were unsuitable for bat roosting.

5.0 Impact of proposed development on bats

On present evidence, demolition of 'Herons Creek'' should have no adverse impact on individual bats or on local bat populations, as no bats or signs of their presence were found in the property.

6.0 Summary and conclusions

No bats or signs of their presence were found during the inspection of 'Herons Creek', Thames Drive, Charvil. Therefore demolition of the existing bungalow and shed should have no adverse effects on individual bats or on the local bat populations. As there are a few gaps between slates at the base of the roof, precautionary advice is given should demolition be delayed.

Precautionary advice

Although no evidence of bats was found during the site inspection, there are a few gaps at the base of the roof that could potentially allow access to the loft void. Bat populations are mobile, responding to changes in their environment, and if demolition is delayed it is just possible that a bat or bats could enter the roof in the interim. Therefore the contractors should be advised that if a bat is found during demolition, work in the vicinity should stop immediately until advice has been obtained from a licensed bat ecologist or English Nature.