
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252201
Address:	38 New Road, Twyford, Wokingham, RG10 9PT.		
Proposal:	Householder application for the proposed erection of two-storey side and rear extension following demolition of existing conservatory, replacement pitched roof, replacement of garage, rear decking, changes to fenestration and the addition of 1no. rooflight.		
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 Ecological Survey Report (Urban Tree Experts, Ref SPH/ESR-25/18.07, 1 August 2026) and Preliminary Ecological Appraisal (Urban Tree Experts, Ref SPH/NP/PEA-25/10.06, 27 June 2025). I have also reviewed the plans and elevations submitted in support of the application.

All species and their roosts are protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This legislation makes it illegal to kill, injure, capture or disturb bats, or to obstruct access to, damage or destroy bat roosts without first having obtained the relevant licence for derogation from the regulations from Natural England. Under the law, a roost is any structure or place used for shelter or protection.

The Preliminary Roost Assessment carried out in June 2025 found there were missing and moved roof tiles, a section of raised lead flashing and missing mortar from the front verge which could provide potential roosting opportunities for bats. The property was assessed as having low potential to support roosting bats. An emergence survey was completed on 18 July 2025. Pipistrelle bats were seen and recorded foraging and transiting the site, but no emergences were recorded. I am satisfied that the survey effort and methodology are adequate for the Ecologist to conclude that the property does not currently support roosting bats. The Survey

Report is valid for 12 months for the survey, or if the site conditions change. There are no ecological objections to the development as proposed. I request informative I17 is included in the decision notice.

Conditions & Reasons (if required)

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 recommend 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:	25/11/25	Signed:	T Cuss
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