

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252649
Address:	121 The Hawthorns, Charvil, Wokingham, RG10 9TT.		
Proposal:	Householder application for the proposed erection of a two-storey rear extension to form an enlarged family/kitchen/dining space at ground floor level alongside the formation of an additional bedroom at first floor level, together with associated alterations to rear elevation fenestration, with any necessary demolition of existing rear walls.		
Type of Development:	Other Householder		
Site Visit Made:	Yes		

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 Emergence Survey (John Wenman Ecological Consultancy, Ref R3159_BES_a, July 2026) and Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R3159_PRA_a, April 2026) and reviewed the plans and elevations submitted in support of the application.

All bat species 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. A bat roost is interpreted as "*any structure or place used for shelter or protection*" whether or not bats are present at the time.

I am satisfied the survey effort and methodology of the emergence survey and PRA findings, conclude that it is unlikely that the property currently supports roosting bats. The PRA inspections identified a number of external potential bat roost features associated with the roof tiles and hanging tile that might provide access to crevice-dwelling bat species such as Pipistrelles. The Ecologist advises any evidence of crevice-roosting species is typically hidden from view in areas such as gaps between

tiles and internal lining/insulation. The property was assigned low suitability for roosting bats.

I support the ecological enhancements recommended and request that a condition securing incorporation of an integrated Vivara Pro Build-in Woodstone Bat Tube in the southwestern elevation of the new extension is imposed.

Conditions & Reasons (if required)

Condition: Prior to the commencement of the development, details of biodiversity enhancements, to include at least one Vivara Pro Build-in Woodstone Bat Tube (or similar equivalent on the southwestern side elevation of the new extension shall be submitted and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and permanently retained.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 187 of the 2024 NPPF. 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 I recommend the following informative should be appended to any 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:	22/07/26	Signed:	T Cuss
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