

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology Householder	App No:	250090
Address:	1 Grange Cottages, Broadcommon Road, Hurst, Wokingham, RG10 0RD.		
Proposal:	Application to vary condition 2 of planning consent 232790 for the householder application for the proposed first floor extension above the garage to create habitable accommodation along with changes to fenestration. Condition 2 refers to the approved details and the variation is to make changes and amendments to fenestration.		
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

The house has several raised tiles on the southwest roof elevation could provide suitable habitat for a low number of crevice dwellings to roost within the subspace between the tiles and roof lining. The Ecologist does not anticipate that the first storey extension proposed would directly impact any bats, but bats using potential roosting features in ridge tiles on the southwest elevation could be indirectly affected. The avoidance and mitigation measures and biodiversity enhancement opportunities recommended in Preliminary Roost Assessment (Arbtech, 3 November 2023) Section 4 table 6 must be secured by planning condition to ensure that the application meets the requirements of policies CP3, CP7 and TB23 and bats and roosts are protected and improvements are provided.

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.

A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time

Conditions & Reasons (if required)

Condition: Works are to be carried out in accordance with the mitigation and biodiversity enhancements in section 4 the submitted Preliminary Roost Assessment (Arbtech, 3 November 2023) unless otherwise agreed in writing by the council. Prior to the commencement a scheme of the biodiversity enhancements (including a timetable for its implementation), shall be submitted to and approved in writing by the council. The biodiversity enhancements scheme shall be implemented as approved and in accordance with the approved timetable.

Reason: Maintenance of the favourable conservation status of bats and ensure that protected and priority species, are not adversely affected by the proposals. Relevant policy the NPPF Section 15 and paragraph 191, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning. Any external light scheme proposed must be designed in accordance with [Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23](#)

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 191 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	20/01/2025	Signed:	TCuss
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