

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251031
Address:	12 Oatlands Road, Shinfield, Wokingham, RG2 9DW.		
Proposal:	Householder application for the Proposed erection of a front porch, alongside the enlargement of existing front dormer; with a single- storey rear/side extension, the enlargement of existing rear dormer and a hip to gable roof modification with associated internal alterations to existing loft, including altered fenestration and demolition of existing chimney.		
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 Phase 1 Bat Survey (Dr Jonty Denton, November 2024) and Phase 2 Bat Emergence Survey (Dr Jonty Denton, May 2025). I have also 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.

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

The Phase 1 Bat Survey internal inspection found no evidence of bats. However, the Ecologist assessed that the hang-tile faced dormers do have some potential openings for crevice-dwelling bats and these would be directly impacted by the proposals. The Phase 2 Emergence Survey recorded low bat activity and no bats emerged from the property. I am satisfied that the bat survey effort and methodology

are adequate for the Ecologist to conclude that the property does not currently support roosting bats.

The development should be implemented in accordance with the conclusions of the and Phase 2 Bat Emergence Survey. If a an external lighting condition and WBC informative I19 are included the decision notice there are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

No External Lighting

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.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery 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 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:	23/05/25	Signed:	T Cuss
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