

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260005
Address:	30 Byron Road, Twyford, Wokingham RG10 0AE.		
Proposal:	Householder application for the proposed erection of a part single storey part first floor rear extension including modifications to the roof and external materials and changes 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

I have read Preliminary Ecological Appraisal (DBW) (Urban Tree Experts, Ref: SPH/NP/PEA-26/20.01, 30 January 2026) and Bat Emergence Survey (John Wenman Ecological Consultancy, Ref R3244_BES_a). I have also reviewed the application form and 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. A bat roost is interpreted as “*any structure or place used for shelter or protection*”, whether or not bats are present at the time.

Urban Tree Expert's inspections recorded moved roof and hanging tiles on the rear elevation resulting in gaps which could provide potential roosting opportunities for bats or access into the building. They characterised as having a moderate potential to support roosting bats.

Bat activity observed and recorded by John Wenman Ecological Consultancy on 22 June 2026 was moderate with mostly Common pipistrelle and Soprano pipistrelle foraging activity at the front of the house and within the rear garden. A Common

pipistrelle heard by the surveyor at Location 2 before sunset and seen foraging indicating it was roosting nearby. The results also indicate that Soprano and Noctule are also both roosting nearby.

On 13 July activity was high, especially at the rear of the house, with several bats commuting from the eastern side of the garden suggesting a nearby roost. One Common bat was observed swarming for a couple of minutes and landing around the dormer window on the rear elevation of the house confirming that this is used as a bat roost. There was also frequent Noctule foraging activity over the rear garden and along the western and northern (front) elevations of the house.



Figure 1 – Bat Emergence Survey Findings – Swarming Location and Flight Paths

I am satisfied that the survey effort and methodology are adequate for JWEC to conclude that the property supports a current, historic and/or potential future bat roost around the dormer on the rear of the house. A European Protected Species Licence is required to allow work to proceed lawfully. The Ecologist proposes any roofing membrane will be either a bituminous 1F felt or a bat safe roofing membrane with a certificate that proves that it has passed Natural England's 'snagging propensity test'. The hanging tiles will under the supervision of a licensed ecologist. The mitigation proposals include creation further roosting opportunities within the extended property to include bat access roof tiles or an integrated bat box, as close to the existing roosting location as possible.

I think it is not unlikely that Natural England would grant a Bat Mitigation Class Licence. If the application is approved, I request a planning condition securing submission of a copy of the EPSL (or an email from Natural England confirming the site is registered for a BMCL and a copy of the mitigation strategy approved by Natural England.

Conditions & Reasons (if required)

Condition: No works shall commence until a licence for development works affecting bats has been obtained from Natural England and a copy of the licence (or an email from Natural England that the site has been registered under a Bat Mitigation Class Licence and copy of the approved mitigation strategy have been submitted to the council. Thereafter the approved mitigations measures shall be maintained in accordance with the approved details.

Reason: To ensure that bats, a protected and priority species, are not adversely affected by the proposals. Relevant policy: NPPF Section 19, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

Condition: Any external lighting proposed shall be designed in in accordance with best practice including in accordance with [Bats and Artificial Lighting at Night' Guidance Note GN 08 / 23](#). 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 authority.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 19 N2 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB23.

Date:	09/09/26	Signed:	T Cuss
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