

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261860
Address:	The Haven, Church Lane, Three Mile Cross, Wokingham, RG7 1HD.		
Proposal:	Householder application for the proposed single-storey rear extension replacing existing conservatory and 1no. detached rear outbuilding replacing existing detached garage, shed and greenhouse.		
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

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 interfere with, injure, or kill a bat, or to interfere, destroy or damage any roosting or resting site, 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.

The house and garage support futures suitable for void and crevice dwelling bats. Bats have been recorded locally in properties and across the Borough. The application should not have been validated without a bat survey that demonstrates the absence bats and rules out detrimental impacts to bats.

I request I17 and I19 are included in the decision notice, and the owner is made aware planning permission does not convey or imply any approval or consent for protected species required under the Wildlife and Countryside Act 1981 and Conservation of Habitats and Species Regulations 2017 (as amended). The contractor should agree a method statement including the careful removal of tiles by hand with the applicant and the procedure to follow should bats or signs of bats be found. If bat or any evidence of bats is found, then no development must commence

until the relevant protected species licence has been obtained from Natural England or a non-licensed method statement as been agreed.

Conditions & Reasons (if required)

Bats are mobile creatures, and it is possible that protected species may be encountered once works I recommend the following informatives 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.

Informative: This permission does not convey or imply any approval or consent for protected species. required under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Date:	21/09/26	Signed:	T Cuss
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