

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252828
Address:	2 Cedar Close, Wokingham, RG40 1EA.		
Proposal:	Householder application for the proposed erection of a single-storey rear extension, an extension to the existing garage, a first-floor extension above the garage with a side balcony, a rear balcony above the ground-floor rear extension, and a new front porch.		
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 Preliminary Roost Assessment (Arbtech, 26 June 2025) and Bat Emergence and Re-Entry Surveys (BERS) (Arbtech, 10 October 2025). I have also reviewed the plans and elevation submitted in support of the application and site planning history including Bat Survey (AA Environmental Ref 193054/ARB, July 2019) and Bat Mitigation Plan (AAE, March 2019).

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 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.

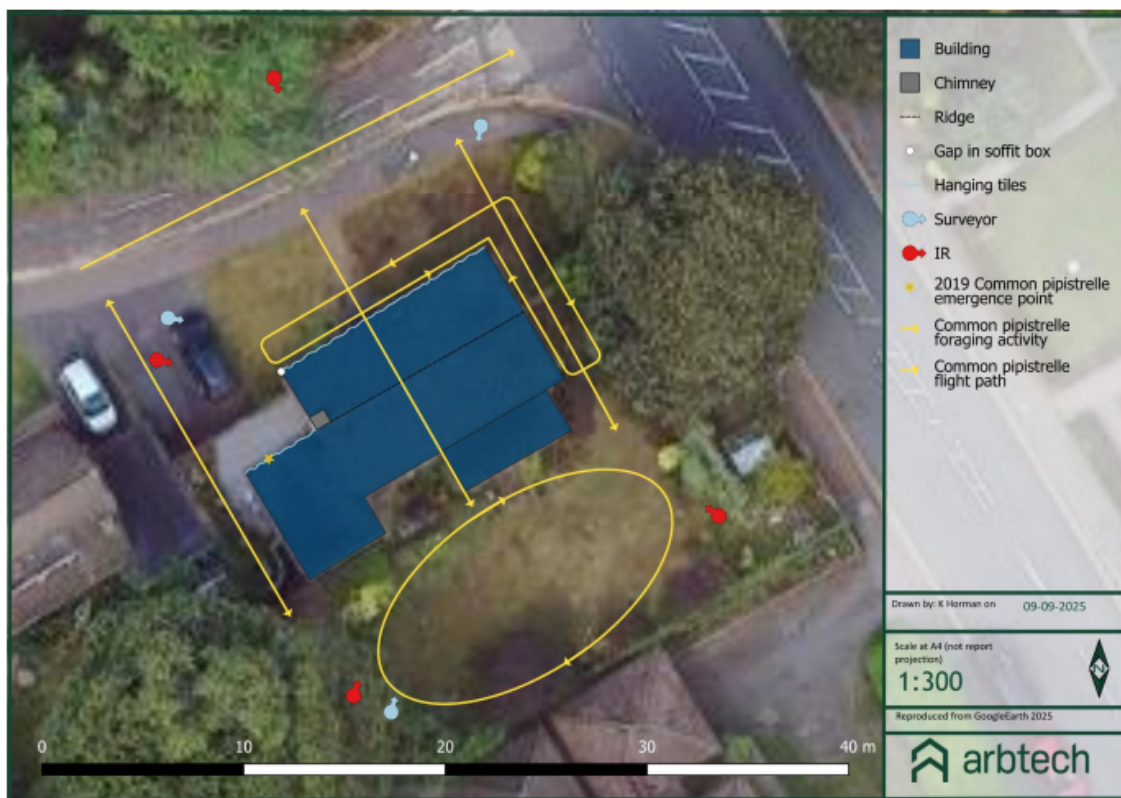
According to the current submitted Preliminary Roost Assessment the house has a moderate habitat value for bats. Hanging tiles are across the northern (front) elevations of the house provide with numerous gaps providing ideal habitats for crevice dwelling bats. Additionally, there is gap in the soffit box on the corner of the north-western elevation. This gap could provide suitable roosting habitat for crevice dwelling bats and access into the roof structure. No bat droppings were found by

rain would have washed this evidence away. The photos of the internal inspection update in August in the BERS, show a number of gaps in the bitumen felt membrane in the loft. The ecologist states the exterior and interior remained relatively unchanged since the site visit in June 2025.

Bat surveys undertaken by AA Environmental in 2019 recorded one Common pipistrelle bat roosting behind the hanging tiles on the side extension. Emergence surveys identified one Common pipistrelle emerging from the hanging tiles on the front of the property.

Dusk emergence surveys were carried out by Arbtech on 28 July, 18 August and 8 September 2025. The first Common pipistrelle bats activity was recorded 8 minutes after sunset on 18 August, and within 16 minutes on 28 July. No bats were recorded emerging or re-entering B1. The flight paths of Common pipistrelle seen or recorded foraging around the house are provided in the Appendix 1: BERS plan.

Appendix 1: BERS plan



I agree with the Ecologist's summary and the conclusion that while surveys in 2025 showed no signs of a current roost, a Common pipistrelle day roost way found under a hanging tile/s on the northwestern elevation. This indicates that there is a risk of illegally injuring or disturbing bats as a result of the proposed works, therefore precautionary working measures are needed to reduce risk to an acceptable level. The Block Plan (RRS Designs, Dwg AS01525-BP01, October 2025) does not indicate the proposal to integrate a bat tube or brick within the new extension. If the application is approved, I suggest AS01525-BP01 is not included in condition 2. The integrated bat box/tube types listed in BERS page 24 or equivalent are acceptable.

Summary

Provided that implementation of the precautionary working measures including pre-commencement check, the proposed mitigation enhancement measures, a biodiversity-sensitive external lighting condition and the use of a non-snagging roofing membrane are secured by condition, there are no ecological objections to the proposals.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in pages 22–24 of the submitted Bat Emergence and Re-Entry Surveys Report (Arbtech, 10 October 2025). Works affecting the roof and loft shall be undertaken under the supervision of an appropriately qualified ecologist or a Natural England Bat licence holder with experience of supervising where there is a risk of bats being present. Works are to follow a method statement agreed between the ecologist and the contractor detailing techniques, including the careful removal of tiles by hand, and the procedure to follow should bats or signs of bats be found. The new roof lining is to be bitumen 1F type roofing felt, or a breathable membrane that has a Natural England certificate demonstrating it has passed a snagging propensity test. Within one month of substantial completion a short closing-out report demonstrating that the bat mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

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

Condition: At no time shall any forms of external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning and unless it is in accordance with the recommendation Guidance Note 08/23 Bats and Lighting at Night (BCT/ILP).

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:

21/01/26

Signed:

T Cuss