

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242660
Address:	10 Danywern Drive, Winnersh, Wokingham, RG41 5NR.		
Proposal:	Householder application for the proposed erection of a single storey side and rear extension with installation of roof lantern, dormer windows and roof alterations. Following the demolition of the existing garage and conservatory.		
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 Draft Preliminary Bat Roost Assessment (John Wenman Ecological Consultancy, Ref R2632_PRA_a, March 2024) and (John Wenman Ecological Consultancy, Ref R2632_BES_a, July 2024) and Design Statement (Wallace Bacon Consultants, RE CRP/bb/2332). I have also reviewed the plans and elevations submitted in support of this 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.

According to the Preliminary Bat Roost Assessment (PRA) found no evidence of roosting bats but identified potential external roost features suitable for crevice-dwelling bats under lifted roof tiles along the hips on the rear elevation and a gap between the uPVC soffit and brickwork on the front elevation. The bungalow was assigned low suitability for roosting bats. The PRA recommended that replacement bat access points and roost sites may need to be created and/or reinstated into the house. Where access is provided for bats, a bituminous roofing felt that does not contain polypropylene/polyethylene filaments (e.g. bitumen felt type 1F) or a non-bitumen coated 'breathable' membrane that has passed the snagging propensity test

(e.g. TLX 'Bat Safe') should be used; other non-bitumen coated membranes are harmful to bats and must be avoided. One emergence survey was completed on 25 June 2025. No bats were observed emerging from the property during the survey. I am satisfied that the PRA and BES survey effort and methodologies are adequate for the Ecologist to conclude that it is highly unlikely that the property supports roosting bats. I note the Ecologist states that the Bat Emergence Survey contains information regarding a mobile species so it will likely be valid for up to 12 months only.

According to the application form no trees or hedges will be pruned or removed to carry out the development. The existing and proposed plans fail to show the tree in the front garden and assess whether protection is needed during or post construction to ensure the tree and biodiversity habitat are retained and protected. If WBC condition CL6 is imposed and informative I17 is included on the decision notice, there are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

Condition: No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation. Reason: To ensure no net loss of biodiversity habitat and secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of biodiversity value to the area. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan 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:	9/12/24	Signed:	T Cuss
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