

MEMORANDUM

From:	T Cuss Ecology Officer	To (Case Officer):	Kieran Neumann
Service	WBC Ecology	App No:	242961
Address:	Heriots, Wokingham Road, Hurst, Wokingham, RG10 0RX.		
Type of Development:	Other Householder		
Proposal:	Proposed erection of a single storey extension; link extension to curtilage listed outbuilding and enlargement of first floor element over kitchen (part-retrospective). Removal of flue on east elevation; removal of black timber cladding from west gable end and two storey element of east elevation; replacement of ground floor French doors on east elevation with triple windows; alteration and extension of first floor rear extension. Reinstatement of partition wall in ground floor front bay; remodelling of main staircase and removal of first floor staircase and installation of faux fireplace & removal of walls and fittings forming ground floor WC		
Site Visit Made:	No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) stated below;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) stated below;
- ☐ Request further information before determination as stated below.
- ☐ Objection due to the reason(s) stated below

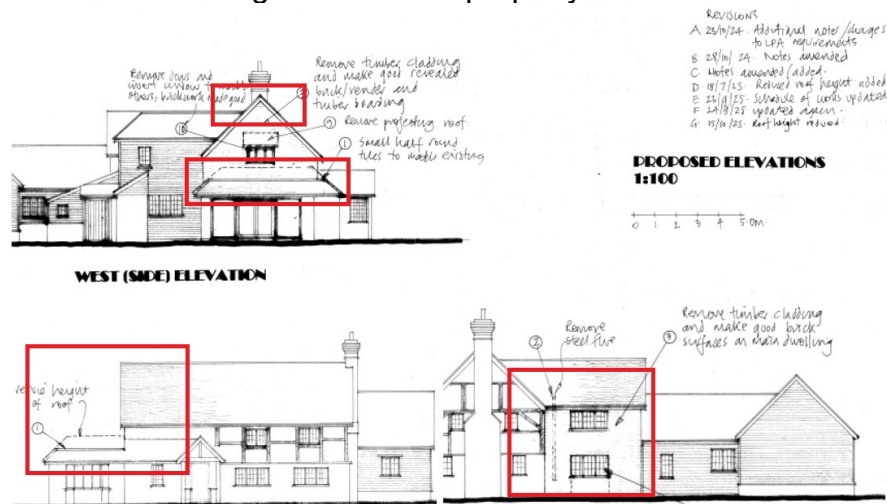
Comments On Proposal

I have reviewed the Bat Mitigation Strategy submitted on 28 November 2028, A review of revised proposals for remediation (Ridgeway Heritage Consultants) and the revised elevations provided on 28 October 2025.

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. 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 emergence surveys confirmed the presence of a day roost for Common pipistrelle in the western extension and Common pipistrelle maternity roost. Dr Denton advises

Common pipistrelle increasingly utilise summer roosts as hibernation, so it is possible the house is also used as a hibernation roost. I am satisfied that the survey effort is adequate for the Ecologist to conclude that the proposed works will result in the destruction of the ground floor day roost, and impact to the western maternity roost through the cladding removal. The roosts above the east gable of the house could be affected by direct or indirect impacts of removing the flue and cladding on the east face in form of minor impacts from scaffolding works noise and dust. Replacement roost provision is proposed in the western extension roof void which will be lined with non-snagging Type 1F bituminous felt. The strategy also proposes two Improved Cavity bat boxes will be installed in the grounds of the property.



Proposed works: Bat critical areas where works would require supervision boxed in red

I am satisfied that it is not unlikely that Natural England would grant a full European Protected Species derogation licence to allow the disturbance or destruction of the maternity roost/s and western day roost and where necessary disturbance of hibernation roosts. I request that a copy of the EPSL and approved mitigation statement are submitted to the LPA prior to commencement of the development.

The Ecologist advises any exterior lighting for security purposes should follow Bats and Artificial Lighting at Night (ILP/BCT GN 08/23). As security lighting and camera don't require visible lighting an external lighting condition securing submission and approval of any lighting shown as necessary for health and safety should be secured in accordance with BS42020 Condition D3.5.

According to the Phase 1 survey, the loft has large amounts of nest material from generations of house sparrows. House Sparrows are a Red List species of Conservation Concern. All wild birds are granted legal protection under the Wildlife and Countryside Act 1981 (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use. In accordance with policy must be protected and adequate mitigation secured to maintain the population and provide enhancement.

Summary

There are no ecological objections provided that a copy of the EPSL is submitted, house sparrows and bats are protected, and the development is implemented and compensation bat roost features provided in accordance with the Bat Mitigation Strategy (Denton, November 2025).

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 and approved mitigation strategy, have been submitted to the council. Thereafter mitigations measures detailed in the licence shall be maintained in accordance with the approved details.

Reason To ensure that protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: 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 and Section 15, Local Plan Core Strategy policies CP3, and CP7 and Managing Development Delivery policy TB23.

Condition: Works are to be carried out in full accordance with the proposals and recommendations given in paragraphs 4.5 to 4.8 of the submitted Bat Mitigation Strategy (Dr J Denton November 2025) unless otherwise agreed in writing by 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.

Informative I19 This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact their Ecologist with regard to any protected species that may be found on the site.

Date:	03/12/25	Signed:	T Cuss
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