

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	253099
Address:	Wokingham Baptist Church, Milton Road, Wokingham RG40 1DE.		
Proposal:	Full application for proposed replacement of part of the existing atrium roof with a flat roof and rooflight, plus associated refurbishment and changes to fenestration.		
Type of Development:	Minor All other developments		
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 Bat Roost Assessment (GS Ecology, Ref ECO3755, 16 May 2025), planning statement covering letter and the Heritage Statement. I have also reviewed the plans and elevations submitted in support of the application.

All species of bats receive special protection under UK law and it is a criminal offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (The Habitat Regulations), 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.

The atrium glazed between the main roof and the L-shaped roof, at the west of the building is unsuitable for use by roosting bats and the slates on the adjacent roofs are all tightly fitted with no gaps. Internally the church has two loft spaces, one below the main roof and one below the eastern, hipped roof. The roof level of L-shaped section is converted into habitable space. The main loft is a large loft with wooden and metal beams and a wooden ridge board. The roof is lined with breathable membrane with tongue and groove timbers below. At both gable ends there are round headed windows blocked by mesh, although there were gaps in places between the mesh and window aperture.

Approximately 20 bat droppings were found scattered below the ridge of main loft space. This confirmed bat roost is most likely a brown long-eared bat day roost, used occasionally by one or two bats. The most likely roost access points are the round headed windows at the gable ends. The other sections of the building have tightly fitted tiles and corbelling and do not have features potentially suitable for use by roosting bats. No bats or signs of bats were found inside or outside the other areas of the building.

The proposed works, to replace part of the atrium roof with a flat roof and enlarge the adjacent skylight window, will not affect the main roof, the main loft or any other areas of the building. I am satisfied that unless there are further proposals the confirmed bat roost and other features identified during the preliminary roost assessment that could host a bat roost, will be unaffected by the proposals. There is no need to undertake further surveys and there are no ecological objections to the works proposed.

Conditions & Reasons (if required)

I recommend the following informative should be included in the decision notice:
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:	02/03/26	Signed:	T Cuss
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