



ROAVR | GROUP

Project: 26_PRA_03_57
Site: 115 Western Avenue, Woodley, Reading, RG5 3BL
Client: Robin Bainbridge



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Project Number:	26_PRA_03_57
Report Type:	Preliminary Roost Assessment Report (PRA) Daytime Bat Walkover (DBW)
Site Address:	115, Western Avenue, Woodley, Reading, RG5 3BL

Role:	Name:	Position:	Date:
Client	Robin Bainbridge	N/A	N/A
Consultant	Antony Aslam	Ecologist	17/03/26
Surveyor	Antony Aslam	Ecologist	18/03/26

Revision History		
Date:	Version number:	Summary of changes:
19/03/26	1.0	First Draft
20/03/26	1.0	First Issue

[Supplementary Document - Preliminary Bat Roost Assessment. \(SP-1\)](#)
[Supplementary Document - Potential Roosting Features. \(SP-2\)](#)

Summary:

ROAVR Group were appointed by Robin Bainbridge to undertake a preliminary roost assessment survey and report at 115 Western Avenue, Woodley, Reading, RG5 3BL.

The proposals comprise the erection of a two-storey gable-fronted extension to the principal elevation to facilitate two en-suite bathrooms serving the existing bedrooms, together with additional porch, storage and garage space. A single-storey side and rear extension is also proposed following demolition of the existing conservatory and removal of a disused chimney stack. Alterations include the replacement of a window with doors on the north-west elevation, the removal of garage windows and the modification of existing bathroom windows.

Before visiting the site, a desk study was undertaken in order to determine records of local designated sites, habitats and bat species within a 2km of the proposed development. Data was sourced via the Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) on 17/03/26, at this stage, and due to the size of the proposed development, a further Local Environmental Records Centre (LERC) search was not deemed necessary.

A site survey was carried out by Antony Aslam on 18/03/26, under the guidance provided within Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023). Antony Aslam has 2 years of continuous experience carrying out preliminary roost assessments and nocturnal bat activity surveys under supervision from a licensed ecologist.

The application site comprises a detached two-storey brick-built dwelling (B1) with an attached garage, situated within a suburban residential setting characterised by similar properties and well-maintained private gardens. The property is accessed via a quiet residential street to the south-east and is surrounded by managed garden habitats. The curtilage includes front and rear vegetated gardens and areas of hardstanding comprising patio pathways and a patio driveway (HAB3).

The gardens (HAB1) are predominantly laid to grass with ornamental planting and shrubs, and include a small cabbage tree within the rear garden and a native hedgerow along the northern boundary. A medium-sized English yew is present within the southern corner of the front garden (HAB2). No potential roost features (PRFs) were identified within the trees on site at the time of the survey.

An internal and external examination discovered no known potential roosting features. No known evidence of bats was seen within the void space. The building was assessed as holding negligible suitability for roosting bats.

No further survey work is recommended as per the guidance located within Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023.

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months inline with the guidance published by CIEEM and the Bat Conservation Trust.

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Acknowledgements:

Data referred to within this report has been sourced from the Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and publicly available records.

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Bat Roost and daytime bat walkover survey at 115 Western Avenue, Woodley, Reading, RG5 3BL.
- 1.2 The survey was comprised of a desktop study, which was undertaken on 17/03/26 and a site survey, which was carried out by Antony Aslam on 18/03/26.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application. Full details of the proposals can be found on the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2022).

SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 0.04 hectares and is centred on grid reference 'SU 76158 74299'.
- 1.7 The site lies within Woodley, under the jurisdiction of Wokingham Borough Council. It is positioned on the northern side of the town and is accessed via Western Avenue.
- 1.8 The application site comprises a detached two-storey brick-built dwelling (B1) with an attached garage, situated within a suburban residential setting characterised by similar properties and well-maintained private gardens. The property is accessed via a quiet residential street to the south-east and is surrounded by managed garden habitats. The curtilage includes front and rear vegetated gardens and areas of hardstanding comprising patio pathways and a patio driveway (HAB3).

The gardens (HAB1) are predominantly laid to grass with ornamental planting and shrubs, and include a small cabbage tree within the rear garden and a native hedgerow along the northern boundary. A medium-sized English yew is present within the southern corner of the front garden (HAB2). No potential roost features (PRFs) were identified within the trees on site at the time of the survey.

DEVELOPMENT PROPOSALS

- 1.9 The proposals comprise the erection of a two-storey gable-fronted extension to the principal elevation to facilitate two en-suite bathrooms serving the existing bedrooms, together with additional porch, storage and garage space. A single-storey side and rear extension is also proposed following demolition of the existing conservatory and removal of a disused chimney stack. Alterations include the replacement of a window with doors on the north-west elevation, the removal of garage windows and the modification of existing bathroom windows.

POLICY AND LEGISLATION

- 1.10 All UK bat species and their roosts are strictly protected under European and UK legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (CHSR), and the Wildlife and Countryside Act, (WCA, 1981). Furthermore, Annex II of the Habitats Directive lists four UK bat species, providing them further protection. Under the National Planning Framework, bats and their roosts must be considered during development.
- 1.11 Non-licensed bat workers are permitted to carry out preliminary roost assessments, provided that they do not enter a known roost site or use invasive survey techniques such as endoscopes or artificial light. Survey constraints are discussed later in this report.

SCOPE OF WORKS

- 1.12 The aims of this assessment were to:
- Assess the presence/potential for roosting bats within the existing building.
 - Identify potential access/egress points for bat species.
 - Assess potential habitat usage for foraging/commuting bats on-site.
 - Determine whether further bat surveys may be necessary.
 - Provide recommendations for suitable mitigation and ecological enhancement (if required).

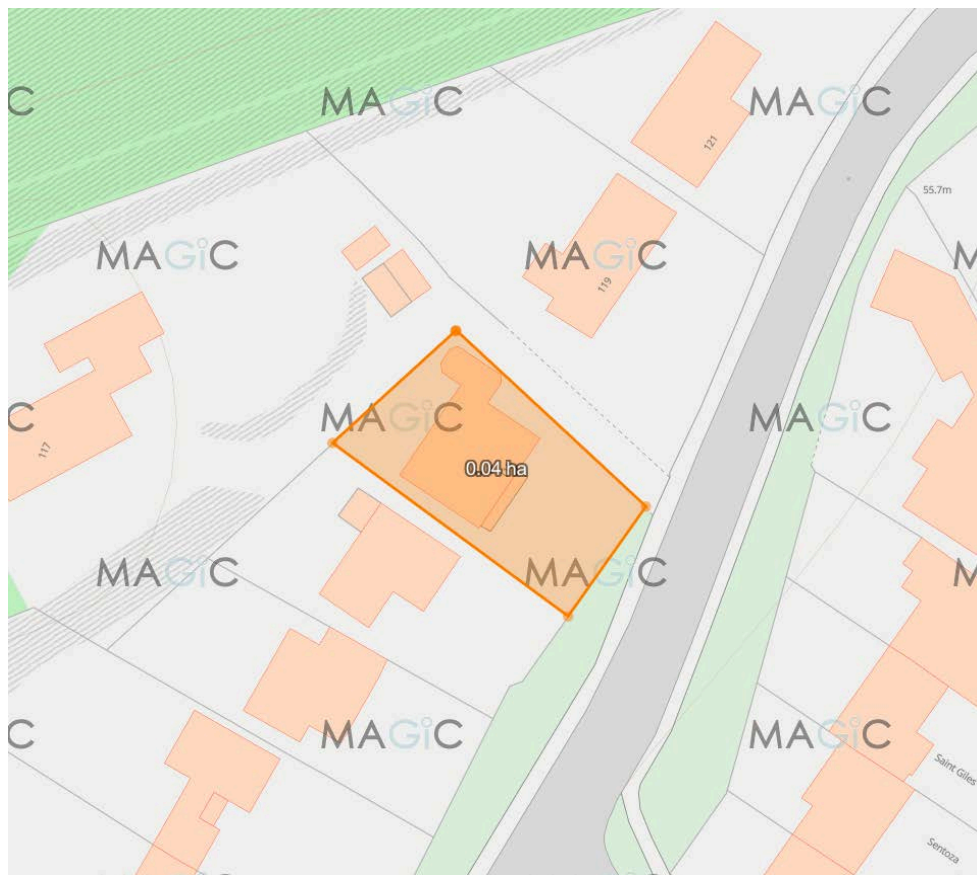
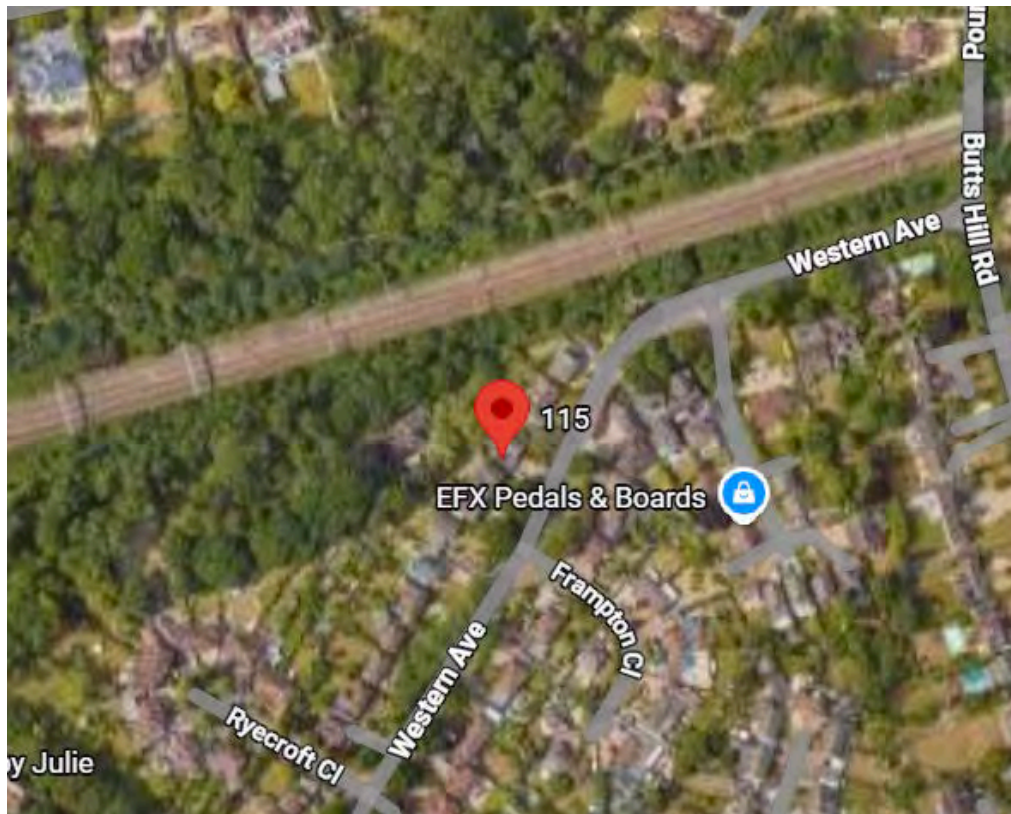


Figure 1 - Site Location and Assessment Boundary (DEFRA, 2026)

2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, bat species and protected habitats within a 2km zone of influence (Zoi) was sourced from DEFRA MAGIC.
- 2.2 In order to ensure that ecological data searches were up to date, species data were screened, and all data records pre-2016 were considered not recent.
- 2.3 Results of the desktop study should be considered to be indicative only.

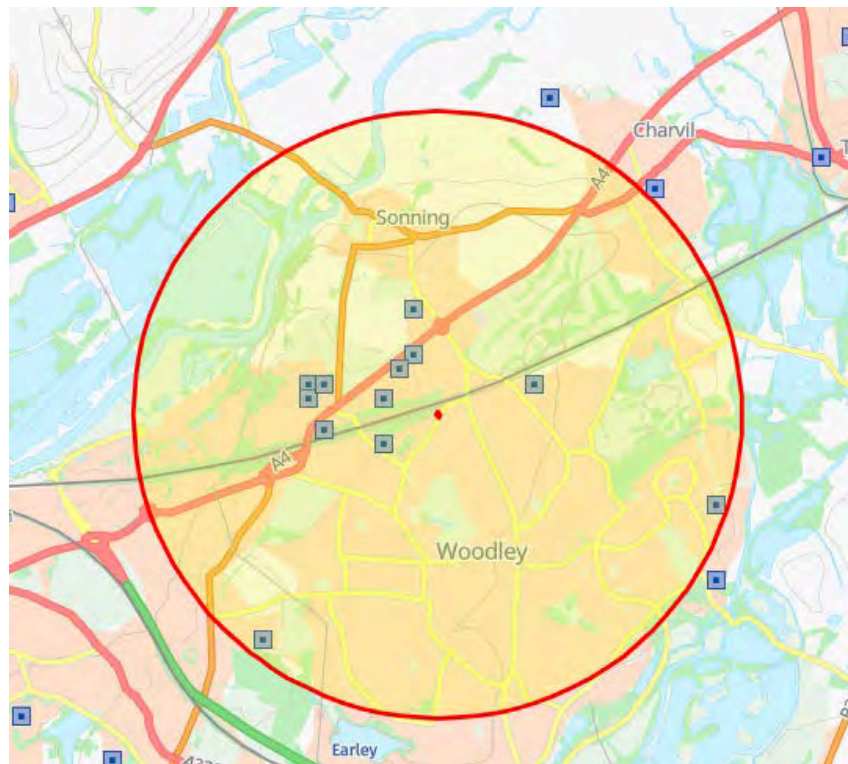


Figure 2 - EPSL licences granted within 2km ZOI.

Table 2.3.1 - Details of granted EPSL licences within 2km ZoI (DEFRA, 2026).

Licence number	Date of Issue	Species listed
2015-17476-EPS-MIT	01/03/2016 – 31/03/2021	Brown long-eared bat Soprano pipistrelle
2015-17476-EPS-MIT-1	01/03/2016 – 31/03/2021	Brown long-eared bat Soprano pipistrelle
EPSM2012-4144	18/07/2012 – 30/09/2013	Common pipistrelle Soprano pipistrelle Brown long-eared bat
2018-34839-EPS-MIT-1	24/04/2019 – 31/07/2023	Soprano pipistrelle
2019-44293-EPS-MIT	31/01/2020 – 30/06/2020	Brown long-eared bat Common pipistrelle Soprano pipistrelle
2020-48093-EPS-MIT	23/07/2020 – 28/02/2026	Brown long-eared bat Common pipistrelle Soprano pipistrelle
2020-48353-EPS-MIT	25/08/2020 – 28/02/2026	Soprano pipistrelle
2020-48694-EPS-MIT	23/09/2020 – 31/12/2025	Common pipistrelle Soprano pipistrelle
2016-27109-EPS-MIT-1	24/05/2017 – 12/01/2022	Brown long-eared bat Common pipistrelle Soprano pipistrelle
2015-17476-EPS-MIT-2	30/11/2016 – 30/11/2016	Soprano pipistrelle
2016-27109-EPS-MIT	17/01/2017 – 17/01/2017	Brown long-eared bat Common pipistrelle Soprano pipistrelle
2018-34839-EPS-MIT	17/05/2018 – 30/06/2019	Soprano pipistrelle
2018-36568-EPS-MIT	04/08/2018 – 31/01/2019	Brown long-eared bat Common pipistrelle
2018-37707-EPS-MIT	13/11/2018 – 30/11/2023	Soprano pipistrelle
2018-38132-EPS-MIT	19/11/2018 – 30/10/2020	Brown long-eared bat Soprano pipistrelle
2014-441-EPS-MIT	14/04/2014 – 30/09/2019	Common pipistrelle Soprano pipistrelle

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.4 A Preliminary Roost (PRA) assessment was undertaken by Antony Aslam on 18/03/26. The PRA was undertaken in line with the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition), Collins, J. (Ed.) 2023.
- 2.5 The survey included an active search for evidence of roosting bats, such as droppings, feeding remains, oil staining, bat fur and/or scratch marks. The survey also assessed the building for suitable Potential Roosting Features (PRF).
- 2.6 The survey was conducted from the ground and from the air using a GPS-enabled handset and a DJI Mavic Mini 3 Pro drone operated by a CAA-approved operator.

SPECIES POTENTIAL

- 2.7 The potential for roosting bats within building B1 and foraging/commuting bats within the existing habitats was assigned a rank as per Table 2.7.1. An assessment was carried out using data collected during both the desktop study and site survey.

Table 2.7.1: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1)

Potential suitability	Description	
	Roosting bats	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains, as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs, but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats but is isolated (i.e. not very well connected to the surrounding landscape by other habitats). Suitable, but isolated habitat that could be used by small numbers of bats for foraging, such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths, such as lines of trees or linked back gardens. Habitat that is connected to the wider landscape that could be used for bats for foraging, such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.	Continuous, high-quality habitat that is well connected to the wider landscape, which is likely to be used regularly by commuting bats. High-quality habitat that is well connected to the wider landscape, which is likely to be used regularly by foraging bats. The site is close to and connected to known roosts.

Table 2.7.2: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

Table 2.7.2. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018), reproduced from Table 6.6. (Collins, 2023.)		
PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
• Woodpecker holes • Squirrel holes • Knot holes • Pruning cuts • Tear outs • Wounds • Cankers • Compression forks • Butt rots	• Lightning strikes • Hazard beams • Subsidence • Cracks • Shearing cracks • Transverse snaps • Welds • Lifting bark • Desiccation • Fissures • Frost cracks	• Fluting • Ivy

Table 2.7.3. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement. reproduced from Table 6.6. (Collins, 2023.)

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

ECOLOGICAL CONSTRAINTS AND MITIGATION

- 2.8 An evaluation of the potential impacts on roosting and foraging/commuting bats caused by the proposed development was made with reference to the 'Bat Mitigation Guidelines' (Mitchell-Jones, 2004) and CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (CIEEM, 2018).

LIMITATIONS

- 2.9 With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months inline with the guidance published by CIEEM and the Bat Conservation Trust.

3 Desktop Study

BAT ECOLOGY AND LEGISLATION

- 3.1 All species of bats in the UK are protected under the Wildlife and Countryside Act of 1981, which prohibits the intentional or reckless disturbance, harm, or destruction of bats and their habitats. The Conservation of Habitats and Species Regulations 2017 implement the EU Habitats Directive in the UK, providing even more stringent protections. This means it is an offence to deliberately capture, kill, or disturb bats, or to damage, destroy, or obstruct access to their roosts.
- 3.2 Specific licences may be granted for certain activities that might otherwise be considered offences under these regulations, such as building developments or research projects, but these are typically accompanied by requirements for mitigation and compensation measures to protect the bat populations. It is essential to maintain compliance with this legislation to conserve the bat populations.
- 3.3 Bats, as European Protected Species, are afforded protection under Policy CP7 (Biodiversity) of the Wokingham Borough Core Strategy, which seeks to conserve and enhance biodiversity assets and requires development to avoid harm to protected species. This is further supported by Policy DM4 (Biodiversity and Nature Conservation) of the Managing Development Delivery DPD, which requires appropriate ecological assessment, mitigation, and, where necessary, compensation for impacts on species such as bats and their habitats.

SITE DESIGNATIONS

- 3.4 There are no designated sites within 2km of the proposed development.

LOCAL HABITAT

- 3.5 The site is entirely residential and lies within 30 m of deciduous woodland associated with railway lines to the north of the property. B1 comprises a detached residential dwelling accessed from Western Road.
- 3.6 The site check identified five priority habitats and ancient woodland designations within the search area. Deciduous woodland is the dominant habitat, occurring in parcels that range from small fragments to large, contiguous blocks. Ancient woodland is well represented, being almost exclusively classified as Ancient and Semi-Natural Woodland (ASNW), and includes named sites such as Alder Moors, High Wood, and Sandpit Copse. Traditional orchards are recorded in the 2024 HAP Inventory, while lowland fen has been identified through the Berkshire Local Wildlife Site survey.

Table 3.6.1 – Priority Habitat and Ancient Woodland Summary (DEFRA, 2026)

Habitat	No. Parcels	Total Area	Approx. Closest Distance from Site (km)
Traditional Orchards	6	0.83 ha	1.09
Deciduous Woodland	97	~113 ha	0.03
Ancient Woodland (ASNW)	20	~17.6 ha	0.67
Ancient Replanted Woodland	1	0.70 ha	1.19
Lowland Fens	2	1.22 ha	1.27

RECENT AND HISTORICAL SPECIES RECORDS

- 3.7 Recent records (< 10 years) indicate the presence of several bat species within the search area, including Daubenton's bat (*Myotis daubentonii*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and occasional records of *Pipistrellus* species identified only to genus level. Daubenton's bat is the most frequently recorded species, with a high number of recent records indicating continued use of the area. Common and soprano pipistrelles are also well represented in recent data, suggesting they remain active and widespread within the locality.
- 3.8 Historical records broadly reflect a similar species assemblage, including earlier records of Daubenton's bat, common pipistrelle, and soprano pipistrelle. In addition, barbastelle (*Barbastella barbastellus*) is represented solely by a single historical record, with no recent observations.

4 Site Survey

- 4.1 The site survey was undertaken by Antony Aslam on 18/03/26. At the time of the survey, the weather was dry with 0% precipitation. The temperature was approximately 14°C, with a gentle breeze from the south-east.

ON-SITE ROOSTING POTENTIAL

All methodology follows the current guidance from the Bat Conservation Trust (Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) Collins, J. (Ed.) 2023) unless otherwise specified.

The survey was undertaken via a ground-based daytime inspection with the assistance of close-focus binoculars. The surrounding habitats were assessed in relation to their connectivity and foraging resource value.

The survey focused on identifying a range of characteristic signs which can indicate current/recent use of a potential roost site by bats, in addition to a detailed focus on potential features which could be utilised by bats, as survey effort should not focus on field signs alone.

An internal inspection of the roof void, limited to only safely accessible areas, was conducted to identify any field signs of bats, including droppings, grease marks, urine stains, feeding remains and bats (living or dead).

Building B1:

The south-east (principal) elevation of B1 comprises brick-built cavity walls in good condition with an attached garage at ground level and a pitched tiled roof above. The roof tiles were intact with no slipped, lifted or missing elements, and the ridge and verge detailing appeared well sealed. No potential roost features (PRFs) were identified at eaves, soffits or within the brickwork. Overall, this elevation is assessed as offering negligible potential for roosting bats.

The north-west elevation is similarly constructed of brick with a pitched tiled roof and includes a conservatory structure at ground level in the northern corner. The building fabric was in sound condition with no visible gaps, cracks or lifted tiles that could provide access for bats. The proposed replacement of a window with doors on this elevation is unlikely to affect bat roosting habitat, given the absence of PRFs, and this elevation is assessed as having negligible bat roost potential.

The north-east and south-west flank elevations are of matching brick construction beneath the continuous pitched tiled roof. Mortar joints and brickwork were well maintained, and soffits and fascias were sealed with no gaps evident. No staining, droppings or other field signs of bats were recorded. These

elevations are therefore considered to provide negligible suitability for roosting bats and are unlikely to be adversely affected by the proposed works.

The pitched roof is tiled and in good overall condition, with no slipped or missing tiles and no visible gaps at the ridge, hip or eaves level. Internally, the loft void was well sealed with no gaps in the underfelt, no light ingress and no evidence of bat presence such as droppings, feeding remains or staining. The roof structure is therefore assessed as having negligible potential to support roosting bats, and the proposed extensions and alterations are unlikely to result in impacts to roosting bats.

The internal inspection of B1 included the loft void and accessible roof space. The loft was observed to be clean, dry and well-maintained, with no visible gaps in the roof lining or at eaves level. The roofing felt appeared intact with no tears or lifted sections, and there was no evidence of daylight ingress. The roof timbers were in good condition with no staining, feeding remains, or accumulations of droppings present. No bat carcasses or live bats were recorded. The overall condition and construction of the loft space provide negligible opportunities for roosting bats in accordance with BCT (2023) guidance.

Trees:

The survey identified two trees within the site boundary: a small cabbage tree (*Cordyline australis*) located in the rear garden and a medium-sized English yew (*Taxus baccata*) situated within the front garden.

The cabbage tree is a small ornamental specimen with a slender stem structure and limited canopy development. It does not exhibit features typically associated with bat roost potential such as cavities, rot holes, lifted bark, split limbs or dense ivy cover. Owing to its size and growth form, it offers negligible potential to support roosting bats.

The English yew is of medium stature and was observed to be in sound condition. A detailed inspection identified no potential roost features, including cracks, cavities, hazard beams, woodpecker holes or areas of decay that could provide suitable roosting opportunities. On this basis, the tree is assessed as having negligible potential to support roosting bats.

FORAGING & CONNECTIVITY

The site is located within a suburban residential landscape characterised by detached dwellings and well-managed private gardens. The immediate foraging habitat within the site boundary comprises front and rear gardens dominated by amenity grassland and ornamental planting, consistent with urban modified grassland under the UK Habitat Classification. These areas are likely to support common invertebrate assemblages associated with garden environments and therefore provide low to moderate quality foraging opportunities for common urban bat species.

A small cabbage tree (*Cordyline australis*) is present within the rear garden, and a medium-sized English yew (*Taxus baccata*) is located within the southern corner of the front garden. While neither tree exhibits features suitable for roosting bats, both contribute limited structural diversity and may support invertebrate prey. A native hedgerow along the northern boundary provides some linear connectivity and potential commuting habitat, offering shelter and foraging opportunities for bats moving through the suburban matrix.

The surrounding area comprises similar residential gardens with semi-mature and mature trees to the north-west and south, which are likely to enhance local habitat connectivity and provide additional foraging and commuting opportunities. The site lies within 30m of deciduous woodland associated with railway lines to the north of the property. Overall, the site and its immediate surroundings offer a habitat of low to moderate suitability for foraging bats typical of suburban environments.

5 Evaluation and Assessment

- 5.1 Results from the desktop study and site survey were evaluated to assess bat species potential (as per Table 2.7.1). An evaluation of potential ecological constraints (in relation to bats) to the proposed development and recommendations for appropriate mitigation strategies are provided in Table 5.1.1
- 5.2 No known evidence of bats was observed during the external or internal inspection of 115 Western Avenue, Woodley, Reading RG5 3BL. The site has good connectivity to moderate foraging habitat to the north at the railway woodland via vegetated gardens with semi-mature and mature trees.
- 5.3 Based on this information and the guidance outlined by the Bat Conservation Trust, the building has been assessed as having negligible suitability for roosting bats.
- 5.4 No further survey work is required.
- 5.5 Construction works should be limited to daylight hours (excl. dawn and dusk) to prevent disturbance to nighttime foraging activity. Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short timers (1 minute) and that the sensitivity be set to large moving objects only.

Table 5.1.1: Potential ecological constraints (in relation to bats) to the proposed development and appropriate mitigation strategies.

Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Roosting Bats	Building B1 - Negligible Trees - Negligible	The dwelling is of modern brick construction with a pitched tiled roof in good condition, no slipped or missing tiles, sealed soffits and fascias, and no visible gaps or crevices. The loft void is well sealed with no light ingress, staining, droppings or other field signs of bats. No potential roost features were identified externally or internally. Trees within the site comprise a small cabbage tree (<i>Cordyline australis</i>) and a medium English yew (<i>Taxus baccata</i>), neither of which exhibits cavities, splits, decay features or other potential roost features. In accordance with the Bat Conservation Trust (2023) guidance, the building and trees are therefore assessed as offering negligible roosting potential.	Given the negligible roost suitability of B1 and the absence of potential roost features in on-site trees, the proposed extensions, demolition of the conservatory and removal of the disused chimney are unlikely to result in impacts to roosting bats.	In line with CIEEM good practice guidance and national standing advice, no further bat surveys are considered necessary due to the negligible roost potential. A precautionary approach should be adopted during works, with contractors briefed on the legal protection afforded to bats under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats be discovered during works, works should cease, and a suitably qualified ecologist should be contacted.

Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Foraging/Commuting Bats	Low to Moderate	The vegetated gardens and boundary hedgerow, together with mature trees in neighbouring gardens, provide some connectivity and invertebrate resources within a suburban context, offering immediate low suitability for foraging and commuting bats typical of residential landscapes. However, these habitats provide good connectivity to moderate foraging habitat to the railway deciduous woodland 30m to the north.	Temporary and localised disturbance to foraging bats may occur during construction due to noise and lighting; however, the scale of habitat affected is limited and confined to an already developed residential curtilage.	Care must be taken to ensure that flight paths are not obstructed. Construction works should be limited to daylight hours in order to prevent disturbance to nighttime foraging activity. The use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short timers (1 minute) and that the sensitivity be set to large moving objects only.

All activity surveys should be carried out in line with the guidance outlined by the Bat Conservation Trust in Chapter 7 of Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines. (4th Edition) The Bat Conservation Trust, London

6 Conclusions

- 6.1 The property at 115 Western Avenue, Woodley, Reading, RG5 3BL is to be redeveloped with the erection of a two-storey gable-fronted extension to the principal elevation to facilitate two en-suite bathrooms serving the existing bedrooms, together with additional porch, storage and garage space. A single-storey side and rear extension is also proposed following demolition of the existing conservatory and removal of a disused chimney stack. Alterations include the replacement of a window with doors on the north-west elevation, removal of garage windows and the modification of existing bathroom windows.
- 6.2 A local record search using publicly available records and DEFRA Magic on 17/03/26 highlighted that a number of bat species are present within the local landscape.
- 6.3 There are no features present at the property that are suitable for crevice-dwelling bat species, which are present in the local area and as such, the property has been classified as having negligible suitability for bats.
- 6.4 No further survey work is required.

7 References

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8 Report Limitations

- 8.1 ROAVR Group has prepared this Report for the sole use of the above-named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
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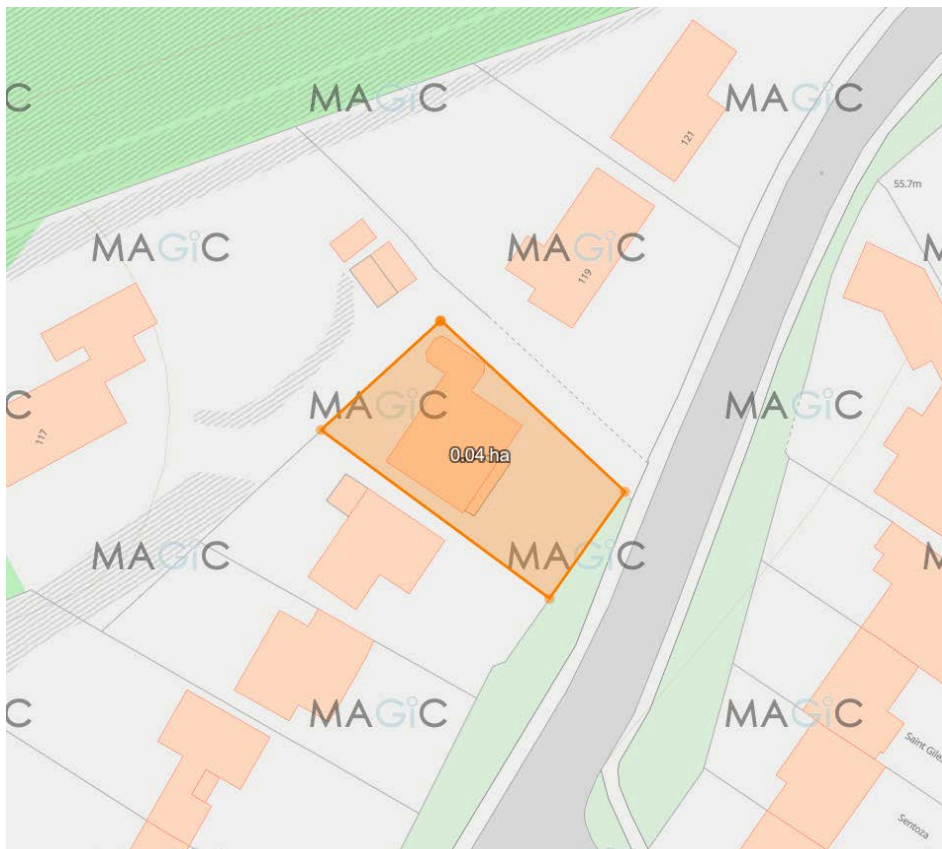
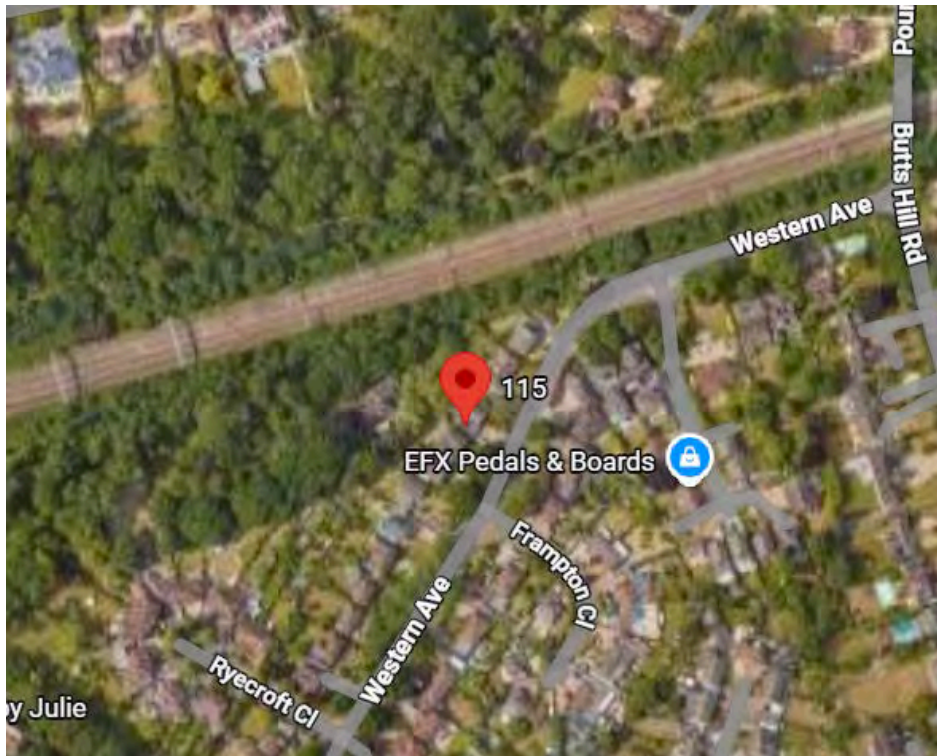
Antony Aslam
Senior Ecologist

A Aslam



Prepared by: Antony Aslam MSci QCIEEM
Checked by: Tom Johnson BSc

Appendix 1: Site Location and Assessment Boundary



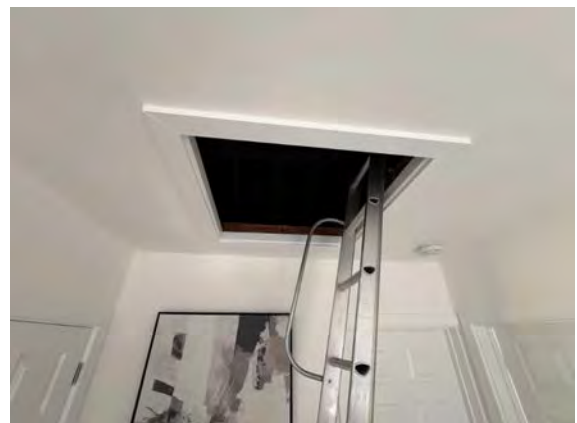
Appendix 2: Additional Site Photographic Plates & Target Notes

Detail	Photograph
<i>Front elevation of B1</i>	
<i>Side elevation of B1</i>	
<i>Rear elevation of B1</i>	

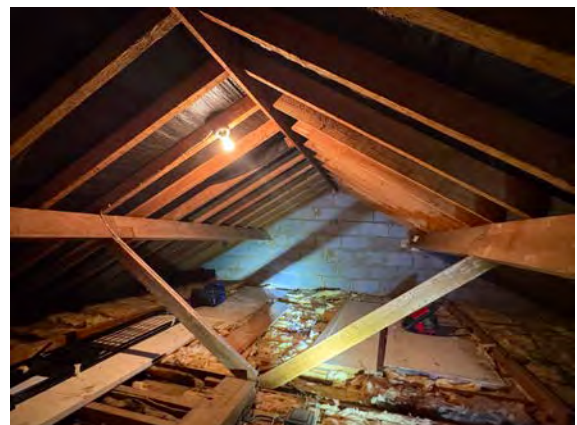
Side elevation of B1



Access to loft space



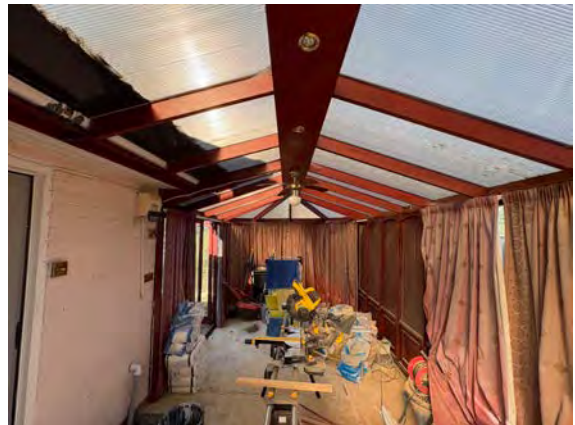
Loft void of B1



Loft void of B1



Internal space of the conservatory to be demolished



English Yew in the front garden



Rear garden with cabbage tree



Front garden with northern boundary hedgerow



What Are PRFs & What Does It Mean For My Project?

Potential Roosting Features (PRFs) are specific structures or characteristics in buildings, trees, or other parts of the environment that might provide suitable places for bats to roost, or set up home.

These can include things like gaps under roof tiles, holes in walls, hollows in trees, and other sheltered, undisturbed spaces that bats might find attractive.

A **Preliminary Bat Roost Assessment** is a survey conducted by an ecologist to check a property or area for these Potential Roosting Features. The goal is to identify whether there's a likelihood of bats being present, which could impact development plans because bats and their roosts are legally protected.

Now, what does this mean for a client, typically someone planning a development or construction project?

If the assessment finds **no PRFs** or if the features found are assessed as offering **negligible potential** for bats, the customer can usually proceed with their plans without further steps to mitigate bat impact.

However, if the assessment **finds PRFs** that could potentially house bats, the next step would typically be **a more detailed** bat survey, **carried out at dusk or dawn** when bats are most active.

If bats are indeed found, **this doesn't mean the project can't proceed**, but there might be some requirements to meet first. Usually, this involves drawing up mitigation measures which are implemented **after planning** is determined.