

M E M O R A N D U M

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250708
Address:	227a Nine Mile Ride, Finchampstead, Wokingham, RG40 3QA.		
Proposal:	Householder application for the proposed erection of a single storey front, side and rear extension plus changes to fenestration, installation of roof lights, following the demolition of the existing conservatory, garages and chimney.		
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 and reviewed the plans and elevations submitted in support of the 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 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.

I am satisfied that the internal and external inspection methodology and survey effort are adequate for the Ecologist to conclude that the development proposed very unlikely to result in disturbance, death or injury to bats. There are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

Date:	24/07/25	Signed:	T Cuss
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