

Preliminary Roost Assessment

Survey site: 65 Evendons Lane, Wokingham, Berkshire, RG41 4AD

Client: Isabelle Renn

Survey date: 8th of October 2025

Project:

This report is prepared to inform a planning application for a rear extension and construction of an additional storey.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

The site survey was undertaken by Ben Duursma BSc (Hons) – Consultant Ecologist – Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
08/10/25	17	78	100	4	None
Executive summary		B1 has moderate value for roosting bats due to the presence of missing tiles, lifted tiles, lifted ridge tiles, and gaps behind soffit boxes, two emergence surveys will be required within the optimal period (May-August inclusive). B2, B3, and B4 have negligible value for roosting bats, no further surveys are required. No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.			
PRA Survey Factor		Detailed using desk study and site survey. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.			
See PRA plan in Appendix 1 and location plan in Appendix 2					
Background and Site Location					
<i>Summary of site location and surrounding habitats</i>		Grid ref: SU 80244 67049 On site habitats: The onsite habitats consist of the main dwelling (B1) and three associated shed structures (B2, B3, and B4), with associated vegetated garden and hardstanding. Surrounding habitats: The site lies on Evendons Lane on the southern edge of Wokingham, Berkshire, within a predominantly residential area that transitions into semi-rural countryside to the south. The immediate surroundings comprise a mixture of detached dwellings with mature gardens, hedgerows, and scattered trees, with small areas of pasture and woodland pockets in the wider landscape. It falls within the Thames Valley National Character Area (NCA 115), characterised by gently undulating lowland			

	landscapes with mixed farmland, broadleaved woodland blocks, and a network of rivers and streams. This combination of suburban greenspace and nearby semi-natural habitats offers moderate ecological connectivity and potential value for foraging and commuting bats.					
<i>EPSL and bat roost records (2km radius)</i>	Magic EPSL records 2km radius:					
	EPSL reference	Approximate distance from site	Bat species affected	Licence start date:	Licence end date:	Impacts allowed by licence
	2014-2425-EPS-MIT	~1.15km to the north-west	Brown long eared, common pipistrelle	22/07/2014	31/10/2015	Destruction of a resting place.
	2014-964-EPS-MIT	~1.15km to the north-west	Brown long eared	15/04/2014	30/09/2014	Damage and destruction of a resting place.
	2015-11806-EPS-MIT	~1.43km to the north-east	Common pipistrelle	05/09/2015	26/08/2017	Damage and destruction of a resting place.
	EPSM2012-5339	~1.63km to the south-west	Common pipistrelle, brown long eared, Nathusius' pipistrelle	12/09/2013	30/09/2015	Destruction of a resting place.
	EPSM2009-561	~1.69km to the south-west	Common pipistrelle, soprano pipistrelle, brown long eared	15/04/2009	31/12/2010	Destruction of a resting place.
	2014-3612-EPS-MIT	~1.83km to the south-east	Soprano pipistrelle	24/10/2014	24/10/2014	Destruction of a resting place.

	2017-31502-EPS-MIT	~1.85km to the north-west	Common pipistrelle	29/09/2017	30/04/2023	Destruction of a resting place.
	2018-34805-EPS-MIT	~1.85km to the north-east	Brown long eared, common pipistrelle	31/05/2018	29/05/2023	Destruction of a resting place.
	2015-9568-EPS-MIT	~1.86km to the south-west	Common pipistrelle	06/05/2015	30/04/2020	Destruction of a resting place.
	2015-9568-EPS-MIT-1	~1.86km to the south-west	Common pipistrelle	07/10/2016	01/04/2020	Destruction of a resting place.
	EPSM2013-6081	~1.87km to the south	Common pipistrelle	09/01/2014	31/10/2014	Destruction of a resting place.
	EPSM2013-6081C	~1.87km to the south	Common pipistrelle	09/01/2014	31/10/2014	Damage and destruction of a resting place.
	EPSM2013-6034	~1.94km to the north-west	Common pipistrelle, brown long-eared	30/07/2013	30/09/2014	Destruction of a resting place.
<i>Designated sites</i>	Designated sites on site: None. Designated sites within a 2km radius of the site: None. Special Areas of Conservation (SAC) within a 10km radius of site (relevant to bats only): None.					
<i>Previous survey data</i>	No previous ecology surveys have been carried out to the author's knowledge.					
<i>Limitations</i>	No known limitations.					

Field survey results*Summary*

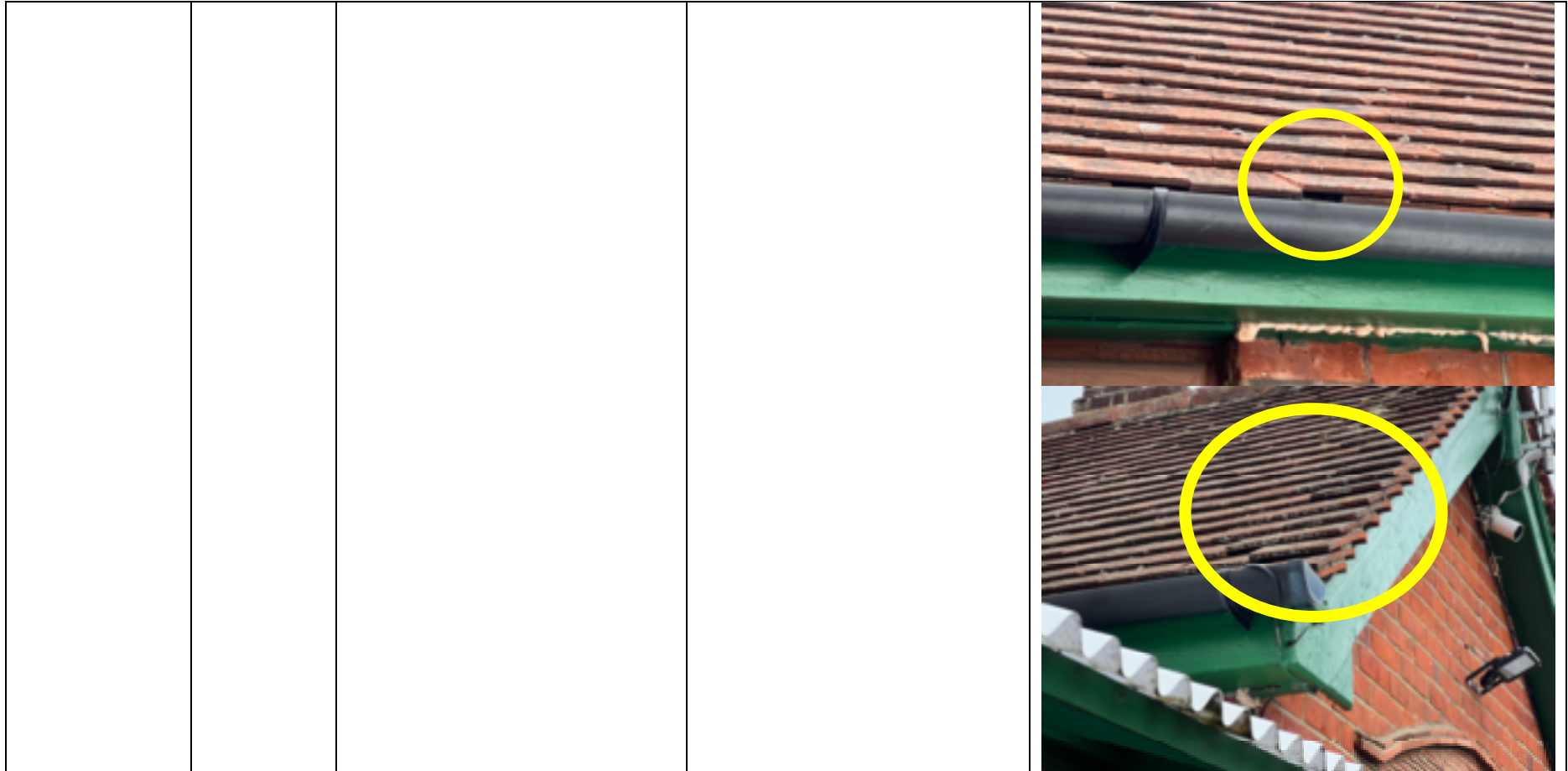
B1 is a detached dwelling with a combination pitched, hipped, and gabled roof structure constructed with clay roofing tiles. The walls are constructed with brick and mortar. The windows and doors are timber-framed. The soffits and fascias are constructed with timber.

Due to the presence of missing tiles, lifted tiles, lifted ridge tiles, and gaps behind soffit boxes, B1 has been described as having 'moderate' habitat value for roosting bats.



Feature	Materials	Condition/description	Suitability/access/evidence of bats	Photos
Walls	Brick and mortar	The brickwork and mortar pointing were in a uniformly good condition. No gaps or cracks were observed.	No roosting habitat observed. No evidence of bat use found.	

Roof	Slate	The clay tiles were in a weathered condition, featuring moss growth. Missing tiles were observed on the eastern elevation. Lifted tiles were observed on the southern, eastern, and northern elevations. Raised ridge tiles were observed on the eastern roof elevation.	There is opportunity for crevice-dwelling bats to roost in the space where there is a missing tile, under the lifted tiles, and under the lifted ridge tiles. No evidence of bat use found.	
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Windows and doors	Timber	The windows and doors were in a uniformly good condition. No gaps or cracks were observed.	No roosting habitat observed. No evidence of bat use found.	

Soffits and facias	Timber soffit boxes	Small gaps were present between the soffit boxes and the adjoining brickwork.	There is opportunity for crevice-dwelling bats to roost in the gaps between the soffit boxes and adjoining brickwork. No evidence of bat use found.	
Internal voids	Timber beams and joists, bitumen lining	The bitumen lining was in a good condition. The timber frames were in good condition. No access points or areas of light ingress were observed. Temperature: 21.4°C Relative humidity: 65.3%	Suboptimal for void dwelling bats due to the small size. No bat evidence or access points noted.	

<i>B2 Building description</i>	<i>Photographs</i>
<i>Summary</i> B2 is a timber shed located adjacent to the eastern site boundary. The shed is well sealed, with no areas of roosting habitat available for crevice dwellers. B2 is assessed to have negligible habitat value for roosting bats due to the single-skinned nature of the Building and the presence of large windows, leaving the internal space subject to frequent fluctuations in temperature and humidity as a result. B2 is negligible for roosting bats.	
<i>B3 Building description</i>	<i>Photographs</i>
<i>Summary</i> B3 is a timber shed located adjacent to the eastern site boundary. The shed is well sealed, with no areas of roosting habitat available for crevice dwellers. B3 is assessed to have negligible habitat value for roosting bats due to the single-skinned nature of the Building and the presence of large windows, leaving the internal space subject to frequent fluctuations in temperature and humidity as a result. B3 is negligible for roosting bats.	

<i>B4 Building description</i>	<i>Photographs</i>
<i>Summary</i> B4 is a timber shed located adjacent to the eastern site boundary. The shed is well sealed, with no areas of roosting habitat available for crevice dwellers. B4 is assessed to have negligible habitat value for roosting bats due to the single-skinned nature of the Building and the presence of large windows, leaving the internal space subject to frequent fluctuations in temperature and humidity as a result. B4 is negligible for roosting bats.	

<i>Habitat value</i>	In line with Good Practice Guidelines (Collins, J. (Ed) 2023) B1 is assessed to have ‘moderate’ habitat value for roosting bats due to the presence of missing tiles, lifted tiles, lifted ridge tiles, and gaps behind soffit boxes. Missing and broken tiles provide suitable roosting features for crevice dwelling bats, such as common pipistrelle. B2, B3, and B4 have negligible roosting value due to the absence of suitable roosting features.
<i>Foreseen Impacts</i>	The proposed development will result in the extension of this building. This could result in damage and destruction of any bat roosts present and could cause disturbance, death or injury to bats.
<i>Recommendations</i>	Two bat emergence and re-entry surveys are required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the building. Both of the surveys should be completed during the optimal survey period mid-May to August inclusive. Infra-red cameras should be used as an aid. Surveys should be a minimum of three weeks apart.

	Three surveyors are required to provide full coverage of the building. If bat roosts are confirmed in the building one additional survey may be required to characterise the roost and to inform an EPSL application to Natural England. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. No further surveys are required for B2, B3, and B4.
<i>Enhancements</i>	To be confirmed upon completion of the surveys.
Nesting Birds	
<i>Summary of Survey Findings</i>	The building offers no opportunities for nesting birds.
<i>Foreseen Impacts</i>	None.
<i>Recommendations</i>	None.
<i>Enhancements</i>	The installation of one bird box appropriate for trees (e.g. Ibstock Swift Eco Habitat or similar alternative brand) at the site will provide additional nesting habitat for birds in line with the measures outlined in the British Standard "Integral nest boxes. Selection and installation for new developments. Specification" (BS 42021:2022).

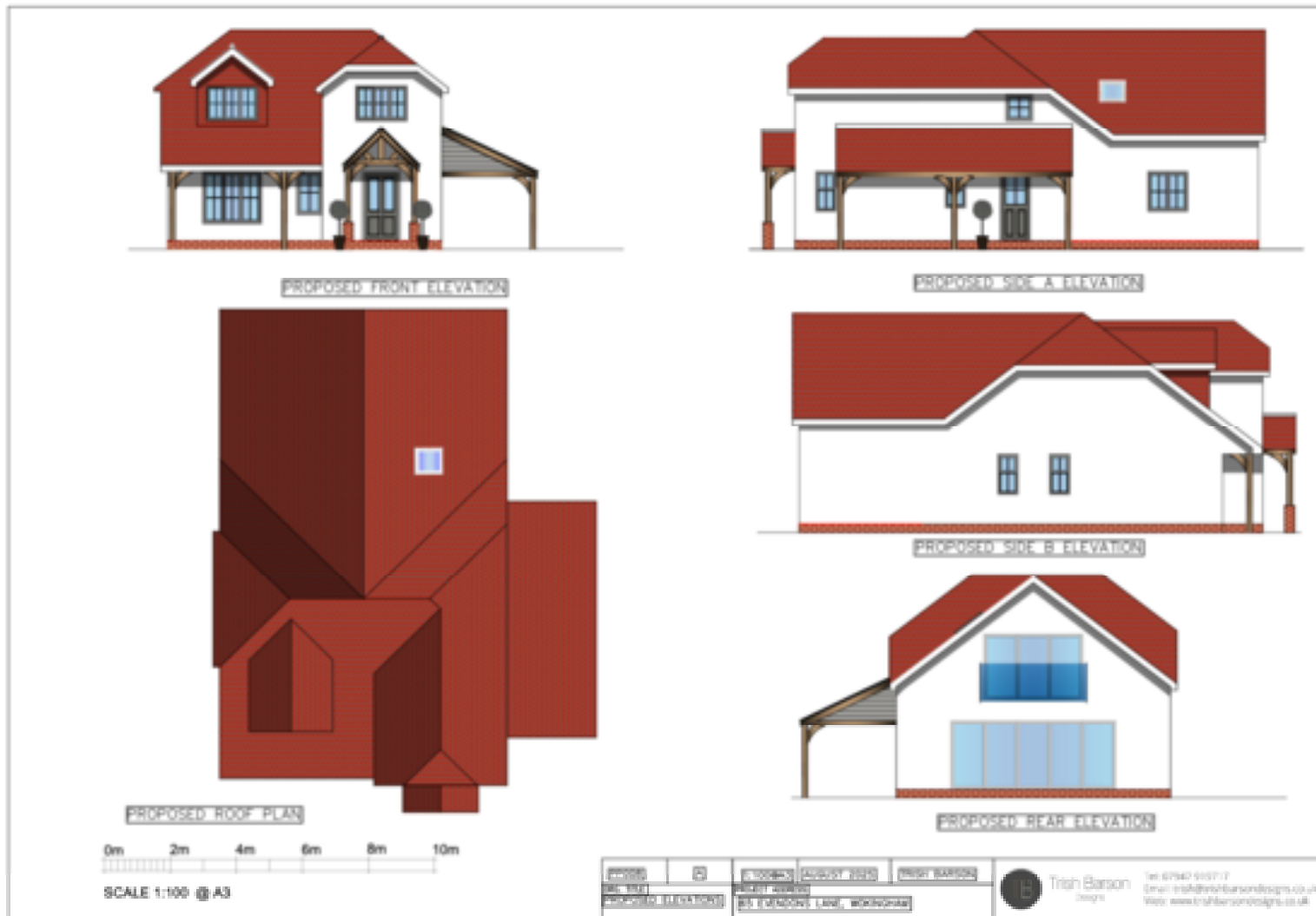
Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed Plans



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Version control			
Status	Issue	Name	Date
Draft	0.1	Ben Duursma BSc (Hons) – Consultant Ecologist – Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.	08/10/25
Final	1	Ben Duursma BSc (Hons) – Consultant Ecologist – Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.	09/10/25