

Wokingham Borough Council
Planning Services
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref: MSG/P24/16/02

14 November 2025

BY EMAIL ONLY

Dear Sir / Madam,

Bat Assessment – 18 Martineau Lane, Hurst, RG10 0SF (application reference 252725).

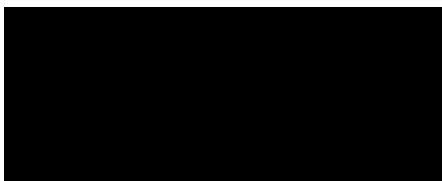
Following your recent validation letter please find attached images (pages 2&3) of the existing garage soffits, roof tiles and mortar.

You will see the garage is in good condition, with no gaps in the roof tiles, walls or eaves. It is understood from the applicant the UPVC fascia and soffit were installed within the last few years.

The applicant has confirmed they have not seen any bats in or around the garage and no evidence of bats present, considering the lack of opportunity for bats to enter the areas of roof or roof space of the garage, we would therefore consider that it is unlikely that there are bats present.

In the unlikely event that bats are actually discovered during the progress of the construction work associated with the proposed works, our client agrees to stop works immediately and seek professional advice from Natural England on how to deal with the situation.

Yours sincerely



Max Smith-Goodey
Planning Manager

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Image 1:



Image 2:



Image 3:



Image 4:



Image 5:



Image 6:



Image 7:



Image 8:

