

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250227
Address:	17 Russley Green, Wokingham, RG40 3HT.		
Proposal:	Householder application for the proposed two storey front extension, including a new front porch. Plus a single storey side annex, two storey rear extension, plus the installation of roof lights and changes to fenestration.		
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 Bat Roost Assessment and 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 (as amended), 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. A bat roost is interpreted as any structure or place used for shelter or protection, whether or not bats are present at the time.

According to the PBRA inspections there are numerous gaps under the ridge tiles of the main roof, a feature that could potentially be used by roosting bats. I support the Ecologist's conclusion that the house has "low" potential to host a bat roost (due to the gaps under the ridge tiles of the main roof, a feature suitable for use by roosting bats. The shed is unsuitable for use by bats and assessed as having "negligible" potential.

The development would involve modifications to the main roof and the installation of lighting, may result in the loss, damage, or disturbance of the potential roosting features. I agree that to confirm if the building hosts a bat roost at least one dusk

emergence survey must be carried out between May and the end of August in line with the advice in PBRA paragraph 4.5 to 4.9 and 4.15 to 5.2.

Conditions & Reasons (if required)

Awaiting a bat emergence survey report and protected species mitigation and enhancement strategy.

Date:	29/04/25	Signed:	T Cuss
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