

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261934
Address:	40 Linkway, Crowthorne, Wokingham, RG45 6ES.		
Proposal:	Householder application for the proposed extension to garage forming additional parking bay, increase driveway by 1no. parking spaces, garage roof alteration from flat to mansard and alteration of roofline adjacent to garage.		
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**

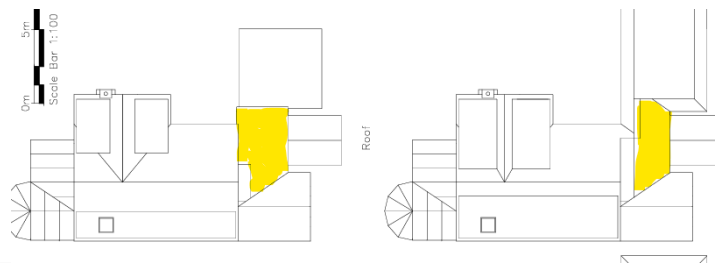
Comments On Proposal

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 interfere with, injure, or kill a bat, or to interfere, destroy or damage any roosting or resting site, 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.

The site is well treed, within 120m of four known bat roosts, and adjacent to areas identified by WBC as supporting suitable bat roost habitat. No bat survey has been submitted in support of the application and the potential to disturb or destroy bat roosts or injure bats, particularly in the mansard roof hanging tiles has not been assessed. Any potential bat roosting features underneath the hanging tiles would be lost in demolition or alteration of the mansard roof. I therefore request Informative I17 is included in the decision notice, and the owner and their contractors are made aware of the potential to disturb, injure or kill bats destroy bat roosts.

Garden birds and many species including bats and invertebrates that are active species at night are sensitive to light pollution. Increase or introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such

disturbance can constitute an offence under relevant wildlife legislation. The existing uplights and high-level floodlights on the property are likely to cause light pollution and negative impact amenity and wildlife. In line with local policy, ILP best practice and the NPPF I request an external lighting condition is included in the decision notice or a lighting scheme is submitted and approved by the LPA before determination or commencement of development.



Conditions & Reasons (if required)

Condition: At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 14 P3 and Section 19 N2, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB23.

Condition: No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 19 N2 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB23.

Bats are highly mobile creatures, and it is possible that protected species may be encountered once works I recommend the following informative:

Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All

contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Date:	05/10/26	Signed:	T Cuss
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