

Mr L. & Mrs N. Dwight
The Old Cottage
Pearson Road
Sonning
Wokingham
RG4 6UH

18th August 2026

Dear Mr and Mrs Dwight,

The Old Cottage, Sonning – Note of Updated Preliminary Roost Inspection

Following the Preliminary Roost Assessment (PRA) for bats undertaken on the 4th May 2023 (Ref: R3429_PRA_a) and emergence surveys undertaken in August 2023 (Ref: R3538a), which confirmed the presence of five soprano pipistrelle (*Pipistrellus pygmaeus*) bats emerging from the property, I write to confirm that we have completed an updated Preliminary Bat Roost Assessment. The survey included an internal and external inspection at The Old Cottage, as requested as part of a listed building consent to undertake remedial works to strengthen and fractured beam over the bedroom at the western wing of the property

Previous work was undertaken at the eastern end of the roof following the granting of the bat mitigation licence 2024-68217-EPS-MIT to cover repairs to the mock facing timbers on the walls of the Old Cottage, and the re-roofing of the eastern wing of the house, which was undertaken following a non-licensed method statement. The exclusion of bats and soft strip of the mock timbers as required by the licence Method Statement and Work Schedule was undertaken under supervision by Vicky Potts (named ecologist) on 19th August 2024. The removal of the mock timbers was undertaken on the 27th August 2024 by Conor Watson (accredited agent). The verge tiles on the eastern wing of the roof were soft stripped under supervision on the 2nd September 2024 by Vicky Potts. No bats were found during the setting up of the one-way exclusion devices; however, a few small sized bat droppings typical of pipistrelle bats were found stuck on the wall below the features. No bats were found during the soft strip of the timbers on the 27th August 2024 and the roof tiles on the 2nd September 2024.

This letter covers the new listed building application, which involves internal works only to the void at the western end of the roof to repair a fractured beam. An updated survey was completed on the 6th August 2026 by Vicky Potts MCIEEM - registered under Natural England Bat Survey Class Licence CL18 (Registration no.: 2025-85632-CL18-BAT) and assisted by Alice Trchalik. The survey was undertaken using a ladder and head torches to check the loft void for suitability for bats and for any evidence of the presence of bats i.e. bat droppings.

The roof void had an estimated floor to ridge height of 2m and was lined with bitumen reinforced lining, with a tear in the liner on the rear elevation. The roof had the original pegged rafters with no ridge beam. There was fibreglass insulation on the floor throughout. Daylight was visible around the western facing gable ends where there were gaps visible around the brickwork. The roof void was heavily cobwebbed throughout. The fractured beam did not offer any crevice roosting opportunities for bats (**Photograph 1-6**). No evidence of roosting bats was found to the interior of the western end of the property. Externally, the render had been removed in places exposing the brickwork beneath, and gaps were present around the timbers in places that were superficial or completely open and exposed, and therefore not suitable for use by bats (**Photographs 7 & 8**).

The findings suggest that the roof void has not been accessed by bats, although there is a possibility that they are using crevices between the roof tiles and roofing felt across the roof.

The development proposals involve remedial works to strengthen the fractured beam and the addition of new beams, which showed no evidence of use by bats. The works will not impact the roofing felt or roof tiles and will have no direct impacts on the confirmed bat roosts under the roof tiles. Therefore, under a precautionary method of working, the proposals are considered highly unlikely to result in the damage and/or destruction of a bat roost.

Considering the scale and nature of the development, the construction activities are considered unlikely to significantly raise the noise, vibration and light levels above the baseline for any prolonged period. Furthermore, as

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the current evidence is not indicative of the presence of a maternity colony, the level of disturbance is considered highly unlikely to impair bats' ability to survive, to breed or reproduce and to rear or nurture their young.

The development proposals do not directly impact the confirmed bat roost under the roof tiles and by the chimney and the confirmed roost and the potential roost site will remain available to bats throughout the construction and post development (Refer to **Figure 1** below).

In the unlikely event that a bat roost is found during the soft strip, by either uncovering bat droppings or encountering a bat, the work must stop immediately and must not continue until further written advice has been received. At this stage, a European Protected Species (EPS) mitigation licence may be required to permit the works to recommence lawfully.

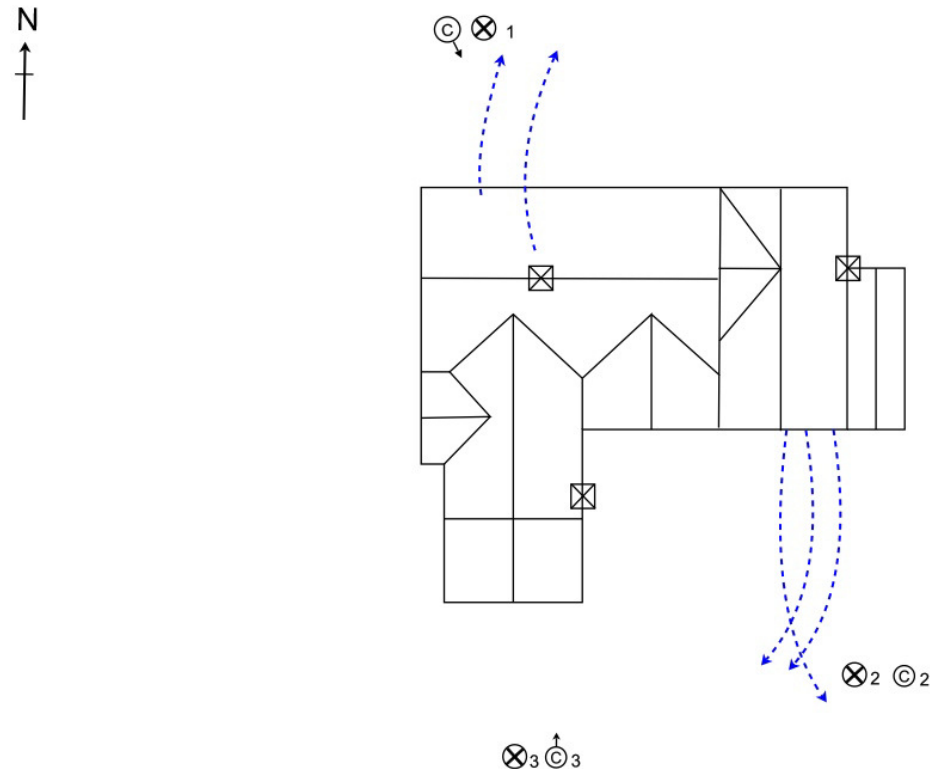
Please feel free to contact me if you have any questions.

Yours sincerely,



Vicky Potts BSc (Hons), MSc, MCIEEM
Senior Ecologist

Figure 1. Bat emergence locations



⊗_n Surveyor location ©_n Camera location - - - - - Soprano pipistrelle emergence

Drawn by:	Date	Scale:	The Old Cottage, Sonning, RG4 6UH	JOHNWENMAN ecological consultancy
MP	September 2023	Not to scale	Bat Survey Findings - Emergence locations and flight paths	

Photographs



Photograph 1. View of west facing gable end.



Photograph 2. View of the eaves on the rear elevation and the western facing gable end.

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Photograph 3. Daylight visible around the brickwork at the west facing gable end.



Photograph 4. Pegged rafters along the ridge.



Photograph 5. Tear in the rear roof elevation.



Photograph 6. Fractured beam underneath the water tank.

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Photograph 7. West facing gable end.



Photograph 8. Timbers to the exterior of the west facing gable end.

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