

10 Andrews Road, Earley, Wokingham, RG6 7PJ

Bat Statement

25/02/25

Rev A

The proposed single storey side extension replaces an existing enclosed gym/store area.

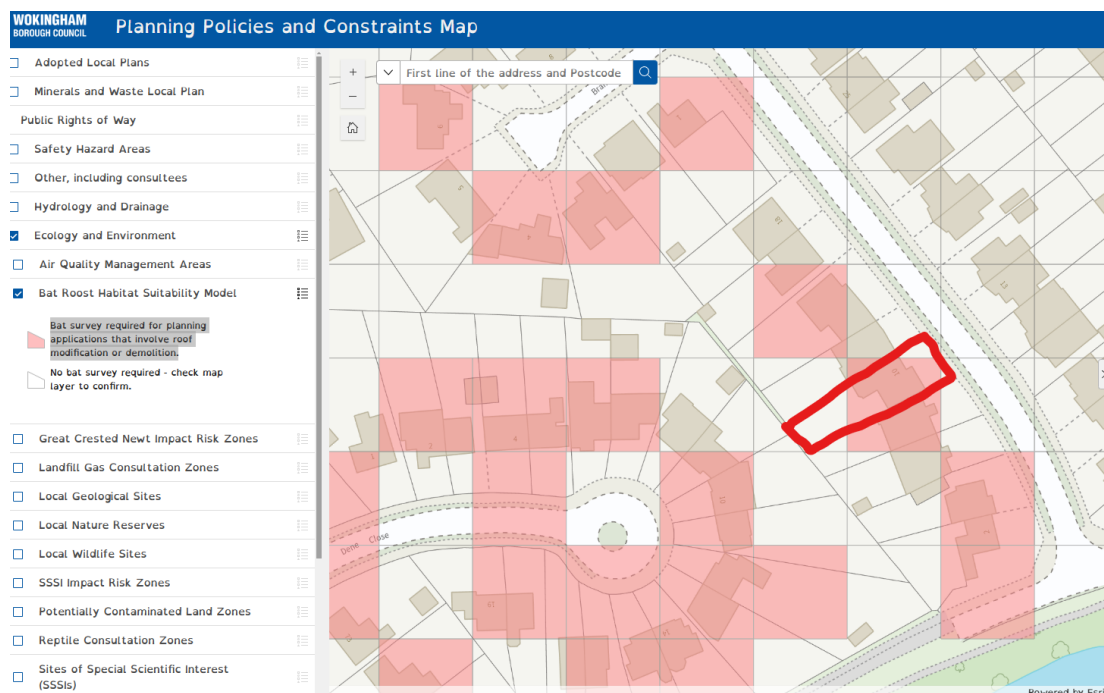
All works are being undertaken on the house are at the side of the house and are limited to the ground floor areas and the area of enclosed gym/store area where it is assumed Bats would not roost.

The WDC Planning Policy map notes 10 Andrews Road in red (see below) which notes a Bat survey is required for planning applications that involve roof modification or demolition.

As no roof works are being proposed then no bat survey has been provided.

This approach was accepted by the planners in the previous expired application ref L192443

Also, there is no signs of feeding remains throughout in the carport. Such signs of insect wings (often not eaten by the Bats) were non-existent. There was no obvious signs or smells of Bats within the surrounding area. Physical evidence of marks around possible access points including scratches and visible tracks left in dust or disturbed insulation were not present. Due to the lack of evidence found during the survey, it is therefore considered the proposed works will not affect any bat habitats. It is noted to the occupants that any evidence in the future to be reported immediately and all works stopped until further investigations are taken place and concluded safe to work or otherwise stopped.



Internal photo of the existing enclosed gym/store area







External photos of the existing enclosed gym/store area



