

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251412
Address:	17 Wilderness Road, Earley, Wokingham, RG6 7RU.		
Proposal:	Householder application for the proposed erection of two storey rear extension, single storey rear and side extension, first floor side extension, second storey roof conversion to dormer and removal of chimney.		
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**

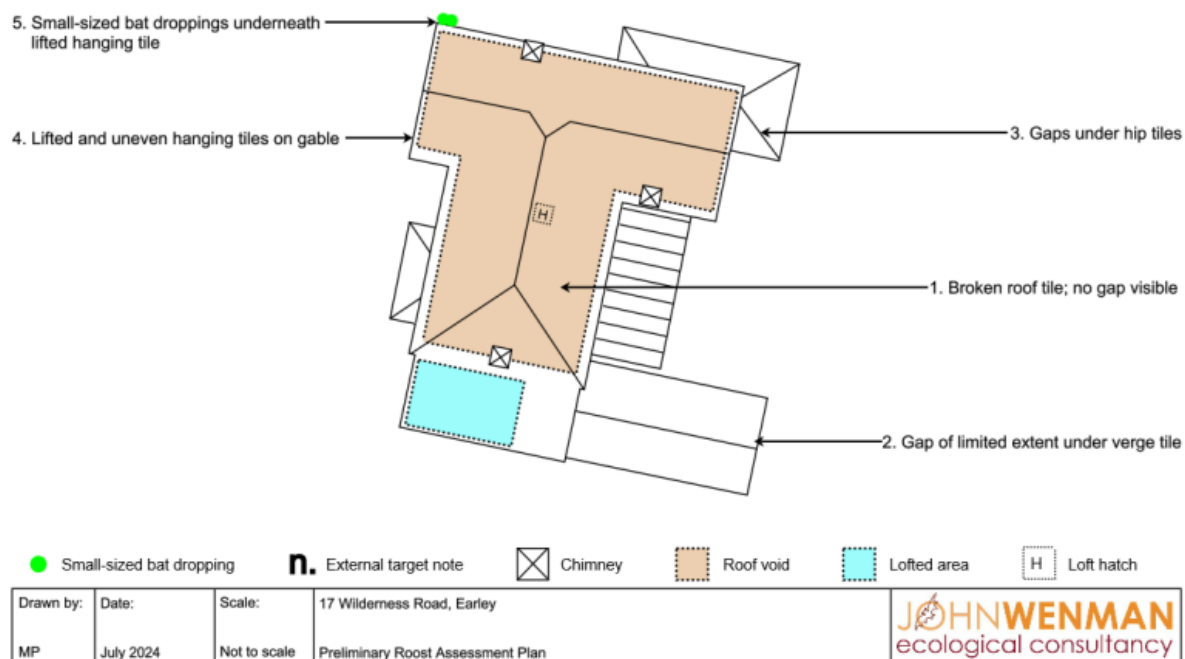
Comments On Proposal

I have read the Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2707_PRA_a, July 2024) and Bat Emergence Survey (John Wenman Ecological Consultancy, Ref R2707_BES_a, June 2025). I have also reviewed the plans and elevations submitted in support of the application.

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 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 in 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 front gable and area above the bay window were clad with hanging tiles that were uneven and lifted, especially on the corners, and offered multiple roosting opportunities behind the tiles. During the Preliminary Roost Assessment (PRA) 5 small-sized bat droppings, were found beneath hanging tiles on the front gable. Other suitable/potential bat access points on the property included gaps under hip tiles on the rear elevation and lifted and uneven hanging tiles on the front gable end. Taking into account the number and type of features present, the house was assigned moderate potential suitability for bats.

Bat activity observed during the emergence survey was moderate. Results indicated that Common pipistrelle, Soprano pipistrelle, and Noctule are roosting nearby. No bats emerged from the dwelling.



I am satisfied that the survey effort and methodology are adequate for the Ecologist to conclude that potential roost sites on the property support roosting bats and the hanging tiles at the front are used only on an occasional/transitional basis by individual pipistrelle bats. The proposal comprises a two-storey rear extension, single-storey side extension, and single-storey remodelling of the existing single-storey section on the southern elevation. Provided that the confirmed roost site on the front northwest gable is retained and remains unchanged during construction and post-development, proposed works are far away enough away not to result in any indirect adverse impacts to bats or roosts. I agree that a European Protected Species (EPS) mitigation licence would not be required for the planning works to go ahead lawfully.

Provided WBC informative I17 is included on the decision notice there are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

Despite ecological surveys being undertaken which suggest that protected species are not using the application site, bats are mobile creatures, and it is possible that protected species may be encountered once works commence. I recommend the following informative should be appended to any such consent:

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:	13/08/2025	Signed:	T Cuss
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