

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252550
Address:	The Coppers, Penny Lane, Wargrave, Wokingham, RG10 8PB.		
Proposal:	Application to vary condition 2 of planning consent 242951 for the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing outbuilding. Condition 2 refers to the approved details, and the variation is to reduce the enlargement of the lower ground floor level.		
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 reviewed the plans and elevations submitted in support of this application. I have read the Emergence Survey Report – Bats (Chase Ecological Consultancy, Ref CE4200-02, June 2024), Emergence Survey Report – Bats (Chase Ecological Consultancy, Ref CE4200-01, September 2023) and Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech, July 2023).

All British species of bats and their roosts are fully protected by The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This legislation makes it a criminal offence to deliberately or recklessly to destroy, damage or to obstruct access to their roosts, or to disturb, kill or injure, capture or disturb bats, without first having obtained the relevant licence 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 PEA/PRA assessed the house B1 has having low bat roost potential due to gaps and the condition of the length of clay hanging tiles from the dormer window on the northeast elevation and lead flashing that could provide suitable habitat for crevice-dwelling bats. During the emergence surveys carried out in September 2023, May and July 2024, several bats were observed to be using the site for both feeding and commuting and two small Common pipistrelle day roosts were recorded within the East facing dormer vertical hanging tiles:

Roost 1 – on left side between roof coverings and vertical hanging tiles.

Roost 2 – facing vertical hanging tiles.

Emergence Point One – Between roof coverings and vertical hanging tiles to East facing dormer window. Emergence Point two – East facing dormer vertical hanging tiles



The Ecologist did not assess the Proposed Elevations drawing 1802-08 F. Chase Ecology were wrong to assume that no modifications to the exterior of dormer were proposed. The bat roosts in the avoidance zone (shown in red) will be destroyed as a result of the dormer cladding proposal. I disagree with the Ecologist's assessment that the development works would have no impacts to the two bat roost and that a European Protected Species Mitigation Licence is not necessary.



PROPOSED EAST ELEVATION A - A.



EXISTING EAST ELEVATION A - A.



PROPOSED REAR ELEVATION



EXISTING NORTH ELEVATION

In the absence of a proposal that the owner will secure a derogation licence, I cannot recommend that Proposed Elevations 1802-08 H is approved. Provided that proof of site registration or a copy of the European Protected Species Mitigation Licence issued to the owner is submitted to the Local Planning Authority, and a revised and detailed protected species mitigation strategy is agreed between the contractor and

the supervising Ecologist, there are no ecological objections. The ecological enhancements secured under 242951 condition 5 must be implemented prior to substantial completion and to the satisfaction of the project ecologist. A plan of the location of the approved integrated Schwegler bat tube and bird boxes should be provided to the LPP prior to commencement of development.

Conditions & Reasons (if required)

Condition No works affecting the east facing dormer shall commence until a licence for development works affect bats and bat roosts has been obtained from Natural England and a copy (or an email from Natural England that the site has been registered under a Bat Mitigation Class Licence) has been submitted to the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details. **Reason:** The building hosts a bat roost that will be destroyed because of the proposals. This condition will ensure that bats, a material consideration, are not adversely affected by the development. Relevant policy: Section 15 of the NPPF Local Plan policies CP3 and CP7 and MDD policy TB23.

Date:	11/11/25	Signed:	T Cuss
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