

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242815
Address:	49 Hyde End Road, Shinfield, Wokingham, RG2 9EP.		
Proposal:	Householder application for the single storey front extension & two storey side extension following demolition of the existing single storey side porch. Extension of current driveway in front of dwelling.		
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 Bat Emergence Survey (John Wenman Ecological Consultancy, Ref R27722_BESa (draft) and Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R27722_PRAa (draft). 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 kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.

Preliminary Roost Assessment (PRA) recorded five bat droppings typical crevice-dwelling species, such as pipistrelle bats (*Pipistrellus* spp.), in the roof void of the property. External crevice roost features with sufficient space, shelter, protection and conditions for regular use by individual or small non-breeding groups included lifted clay roof tiles. crumbling hip mortar and gaps behind the timber soffit, which have potential to lead to crevice roost sites. The suburban setting with hedgerows linking to nearby ancient woodland increases the potential for bats to be present. Overall, taking into account the rural setting, the house is considered to be of moderate suitability for bats.

Emergence surveys were conducted for the house on the 5 August 2024 and 16 September 2024. A total of three common pipistrelle bats were observed emerging from the house with the points of egress for the bats including from behind the timber soffits on the southwest facing gable end, the main ridge, the eaves on the rear (southeastern) elevation, the eaves on the southwest facing elevation of the rear extension, and verge tiles on the southeastern corner of the rear extension. The emergence survey findings and preliminary survey findings indicate that the house acts as day roosts for individual male or non-breeding female common pipistrelle bats. The proposals will result in the permanent loss of two-day roosts, which are roosts of low conservation significance.

I agree with the Emergence Survey conclusion that a European Protected Species Mitigation Licence is required to allow the work to proceed lawfully, and the site would likely qualify for "low impact" Bat Mitigation Class Licence registration. The mitigation for the impacts of the work required to avoid harming bats and the mitigation strategy set out in Section 7 and submission of a copy of the EPSML should be secured by planning condition in line with planning policy.

Conditions & Reasons (if required)

No works affecting bat roosts shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy (or an email from Natural England that the site has been registered under the 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: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 7 and appendix 4 of the submitted Bat Emergence Surveys report (John Wenman Ecological Consultancy, R2722_BESa) unless otherwise agreed in writing by the council.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals.. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	17/1/25	Signed:	T Cuss
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