

MEMORANDUM

From:	[REDACTED] Ecology Officer		
Service	WBC Ecology	App No:	252634
Address:	44 Proctors Road, Wokingham, Wokingham, RG40 1RP.		
Proposal:	Householder application for the proposed double-storey front, side and rear extension, single-storey rear sunroom, changes to fenestration, insertion of 1no. roof lantern and 2no. rooflights.		
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 Owner's document of 19 December 2025.

The document does not demonstrate that bats are not roosting in the property. I maintain my support the ecologist's conclusion that the building has moderate suitability for roosting bats. The observations made by the owner were not carried out in line with the bat survey Good Practice Guidelines 4th Edition and therefore fail to confirm the absence of roosting bats.

According to the owner has revised their previous statement that the emergence and re-entry surveys took place on 18 to 20 July and not September. Sunset was at 21.10 on 18 July and 21.07 on 20 July. Mr Davies emergence survey on consecutive nights therefore still only lasted until 20 or so minutes after sunset instead of extending 1.5-2 hours after sunset. Re-entry surveys are not now recognised best practice, and the owners had no night vision aids or bat detectors.

"As the weather was ideal, we decided to sit out each of the following evenings, Wed 18th -Sat 21st to do bat emergence watches. Observations were made between 20.00 and 21.30pm each evening to look out for any bats emerging from the property or the houses around but none were seen. Neither were any seen foraging in the vicinity, along the hedgerow to the rear or flying around and between the houses, as has been observed in the past".

As advised by Leigh-Ann Barren, emergence surveys need to be carried out at least 3 weeks apart and two surveys should have been completed in the optimal survey period between May and the end of August.

I advise the application is refused on grounds of lack of ecological information in accordance with the NPPF, circular 06/05 and Local Plan policies CP3 and CP7.

Conditions & Reasons (if required)

N/A

Date:

22/12/25

Signed:

