

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251823
Address:	44 Bearwood Road, Barkham, Wokingham, RG41 4SY.		
Proposal:	Householder application for the proposed garage conversion to create habitable accommodation, erection of a single storey side/rear extension, first floor side/rear extension, modification of the roof along with changes to fenestration to include a Juliet balcony to rear elevation.		
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 Ecological Appraisal (DBW) (Urban Tree Experts, Ref SPH/NP/PEA-25/15.07, 24 July 2025). I am satisfied that the survey effort and methodology are adequate for the ecologist to conclude that currently the property has property negligible potential to support roosting bats.

I would draw the owner's attention to the Contingency Plan provided in section 7.2 and therefore request I suggest WBC Informative I17 is included in the decision notice.

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:	05/08/2025	Signed:	T Cuss
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