

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Householder	Ecology	App No: 241930
Address:	20 Rotherfield Avenue, Wokingham, RG41 2EX.		
Proposal:	Householder application for the proposed erection of a single storey rear extension and two storey side extension. The enlargement of front and rear dormers following the demolition of the existing rear extension and side lean-to, plus conversion of the garage to habitable accommodation, removal of a chimney, changes to fenestration and external materials.		
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

Further to my previous comments I have read the Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R3542/a) submitted on 9 August 2023.

I am satisfied that the survey effort and methodology are adequate. I support the Ecologist's recommendation that a precautionary working method statement should be secured to ensure that the development proposals would not deliberately or intentionally/recklessly disturb, injure or kill any bats occupying the historic roost at the time the development is implemented. Provided that a planning condition is imposed securing implementation of the development in full accordance with the Precautionary Working Method Statement and provision of a closing out report, there are no ecological objections. The Bat Emergence Survey (R2550_BES_b) is only valid for 12 months. If development has not commenced the bat emergence survey should be updated and mitigation and the need for a derogation licence reviewed.

Conditions & Reasons (if required)

Condition: Unless otherwise previously agreed in writing by the council all works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 6.2 of the Bat Emergence Survey (John Wenman

Ecological Consultancy, Ref R2550_BES_b, July 2024). Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: No floodlighting or other forms of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. In accordance with the recommendation Guidance Note 02/23 Bats and Artificial Lighting (BCT). Such details shall include location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 191 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 [and CP6 / CP11 and Managing Development Delivery Local Plan policy TB23.

CL7 – protection of trees

Reason: To secure the protection of trees shrubs or hedges growing within or adjacent to the site which are of wildlife value to the area. Relevant policy: Core Strategy policy CP3 and CP7 Managing Development Delivery Local Plan policies TB23

Date:	10-09-24	Signed:	T Cuss
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