

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service		App No:	251069
Address:	64 Wessex Gardens, Twyford, Wokingham, RG10 0AY.		
Proposal:	Householder application for the proposed first floor extension to existing bungalow.		
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 Roost Assessment (John Wenman Ecological Consultancy, Ref R2916_PRA_a, April 2025) and reviewed the plans and elevations submitted in support of the application.

All bat species are fully protected under The Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Together these make it illegal to:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

I am satisfied that the survey methodology is adequate. I agree with Ecologist's the conclusions that the gaps were visible in the bungalow comprising small gaps behind the front elevation gable fascias, and a slight crack in the verge mortar at the apex of the front elevation main gable that could potentially provide suitable conditions for crevice-dwelling species, can currently be assessed as being of negligible potential. Development proposals were considered highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost.

Provided I17 is included in the decision notice there are no ecological objections to the development as proposed.

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:	06/0/5/25	Signed:	T Cuss
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