

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260696
Address:	Santolina, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB.		
Proposal:	Householder application for raising and forming new pitched roof, loft conversion, single storey rear extension and installation of 7 no. pitched roof dormers and 6 no. skylights, including a front porch extension.		
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

The submitted 'Biodiversity Report / Ecological Statement' is a falsified report and was not prepared by Chase Ecological Consultancy. It appears that the report has been based on the 2021 Preliminary Ecological Appraisal and/or Emergence Survey Report for another site. There is no evidence any ecological survey has been undertaken, and no Bat roost assessment carried out by a licensed competent ecologist has been provided by the Agent.

The Owner must be made aware all British bats are classed as European Protected Species and therefore receive protection under the Conservation of Habitats and Species Regulations 2017 (as amended), making it an offence to:

- Deliberately kill, injure or capture a bat;
 - Deliberately disturb bats;
 - Damage or destroy a breeding site or resting place;
- In addition, all British bats are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which contains further provisions making it an offence to intentionally or recklessly
- Obstruct access to any structure or place which any bat uses for shelter or protection; or
 - Disturb any bat while occupying a structure or place which it uses.

If the proposed development or any works to the property is likely to destroy or disturb bats or their roosts, then a licence must to be obtained from Natural England, which would be subject to appropriate measures to safeguard bats.

Summary

No evidence is provided to rule out the presence of bats and impact to bats from the development proposals. The application should not be validated without a Bat survey. I therefore recommend lack of ecological information can be included in reasons for refusal.

Conditions & Reasons (if required)

Date:	08/05/2026	Signed:	T Cuss
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