

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250850
Address:	14 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP.		
Proposal:	Application to vary conditions 2 and 3 of planning consent 213461 for the proposed erection of a first floor rear extension, loft conversion to create additional habitable accommodation with 3 no. pitched roof dormers to the front elevation, plus changes to fenestration. Condition 2 refers to the approved details and condition 3 to the external materials, and the variation is to change external materials and amend the design, including changes to fenestration.		
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 Preliminary Bat Roost Assessment (Chase, Ref CE1506, 29 July 2021), Full Bat Survey Report (Eaves Ecology Ref 21-013-FBSR, August 2021) and Test for Snagging Propensity Certificate TLX-BatSafe roofing membrane provided on 7 August 2025. I have also reviewed the site ecological and planning history WBC Ecology comments on application 202128 and the Officers Report.

I am happy to support variation of conditions 2 and 3 if the Test for Snagging Propensity Certificate TLX-BatSafe roofing membrane submitted on 7 August 2025 is secured.

All British species of bats and their roosts are fully protected by The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This legislation makes it a criminal offence to deliberately or recklessly to destroy, damage or to obstruct access to their roosts, or to disturb, kill or injure, capture, or disturb bats, without first having obtained the relevant licence from Natural England. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.

The 2020 Preliminary Bat Roost Assessment (PBRA) survey found the roof coverings across the North, East and West facing elevations had potential moderate value to bats. Several gaps were recorded below the ridge tiles, missing and slipped tiles which offer suitable roosting features commonly used by crevice dwelling bats were observed. According to the ecologist these features could also offer internal access for void dwelling bats. There was also a small chance that bats may use the disused chimney stack as a roosting site.

During the Eaves Ecology emergence surveys there was a low-moderate level of bat activity, primarily using the trees and bushes surrounding the house to commute and forage. At least four species, including Common pipistrelle, Soprano pipistrelle, Brown long-eared and Noctule bats, were recorded flying in the vicinity of 14 Grovelands Road. On 17 July 2021 three bats were seen emerging from a large Oak tree across the road (west).



Figure 9 – Roof void above extension to the rear, with no insulation fixed on top of bitumen felt



Figure 13- showing missing tiles and gaps along the ridge



Figure 14- showing missing tiles and gaps along ridge on rear extension



Figure 15- showing missing tiles, gaps at ridge and lack of flashing in the valley



Figure 19 – Main flight paths used by bats observed during the two activity surveys at 14 Grovelands Road

I am satisfied that provided that only the TLX-BatSafe roofing membrane which has been issued the Test for Snagging Propensity Certificate sent from the Contractor

by the agent on 7 August 2025 is used ,and informative I17 and I19 are added, there are no ecological objections to variation of condition 2.

The emergence survey out of date, and the results are considered no longer valid. It is not possible to rule out the presence of bats or roosts and the potential for the development to cause illegal disturbance to bats and destruction of roosts. Bats are highly mobile creatures, and the property supports a number of potential roosting features suitable for crevice-dwelling bats. I would strongly advise the need for the Owner to arrange a further survey by a licensed ecologist prior to commencement of any stripping works and construction.

Conditions & Reasons (if required)

Please add the Test for Snagging Propensity Certificate TLX-BatSafe roofing membrane provided on 7 August 2025 to the list in Condition 2

Ecological surveys being undertaken suggest that protected species were not using the application site in 2021. Bats are mobile creatures, and it is very 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.

Informative This permission does not convey or imply any approval or consent for protected species required under the Wildlife and Countryside Act 1981 (as amended) the Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Date:	07/08/25	Signed:	T Cuss
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