
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260480
Address:	1 Beale Close, Wokingham, Wokingham, RG40 1GA.		
Proposal:	Householder application for the proposed erection of single-storey front extension, part conversion of garage, demolition of conservatory, changes to fenestration, photovoltaic panels to the roof, changes to hardstanding and the addition of a flue.		
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 (Urban Tree Experts, Ref 1 Beale Close, Wokingham, Wokingham, RG40 1GA, 30 January 2026) and reviewed the plans and elevations.

All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to kill or injure a bat or interfere with any roosting or resting site. 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 desktop survey did not include a data search from the local records centre or a local planning history search. The Ecologist is therefore not aware that a Pipistrelle bat roost was recorded in a property with similar features immediately to the northwest of the application site. However, I am satisfied that the survey effort and methodology are sufficient for the Ecologist to conclude that within the property and the attached garage currently have negligible potential for roosting bats. I note that the Ecologist states, if there is a time delay of greater than 12 months between the survey and the commencement of work, then the survey should be repeated as the condition of the building may change and bats may start roosting at the site. In the unlikely event that bats are found during the proposed works, all work must stop, and advice sought from a licensed bat ecologist.

There are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

Date:	16/03/26	Signed:	T Cuss
--------------	----------	----------------	--------